



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 4, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Doug Smith, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Tyler Montgomery *TM*
Land Divisions Section

SUBJECT: **PROJECT NO. R2014-02680-(5)**
VESTING TENTATIVE TRACT MAP NO. 073065
CONDITIONAL USE PERMIT NO. 201400126
ENVIRONMENTAL ASSESSMENT NO. 201400215
November 4, 2015 Public Hearing
Agenda Item No. 7

Since the distribution of the previous update memo, staff has received three additional letters of opposition regarding the above project. These letters are attached.

Staff's recommendation for continuance of the project to January 13, 2016 remains unchanged.

Enclosed:
Three (3) letters of opposition from area residents

11/04/15
KKS:TM

Tyler Montgomery

From: Olga Alvarez [olga91350@yahoo.com]
Sent: Thursday, October 29, 2015 5:18 PM
To: Tyler Montgomery
Subject: Condos Construction in Plum Canyon

Categories: Hearing correspondence

To Whom It May Concern:

I am writing to let you know that I oppose your plan about constructing a condo bldg in the open space. We are already dealing with traffic issues and this project would not only create more congestion but an eye sore to the beautiful home environment we are all so proud of.

I hope that my email, along with the many others you have received opposing this project, is considered and not ignored. I hope you can appreciate that families love neighborhoods without the "city" feel which is the main reason people move to Santa Clarita.

Thank you,
Olga

Tyler Montgomery

From: NICHOLAS SUNLEY [nicholassunley@hotmail.com]
Sent: Sunday, November 01, 2015 9:43 AM
To: Tyler Montgomery
Subject: Plum Canyon / KB Homes Condo project R2014-02680 / TR 073065

Categories: Hearing correspondence

Mr. Montgomery:

I am writing to you to express my concern regarding the high-occupancy proposed condo project on the commercially zoned lot in the La Madrid / Plum Canyon area.

In discussion with many neighbors I've yet to find a single person who thinks this project is a good idea. This area is not capable of supporting a project of this scale, and the traffic that it would bring. The roadways and general infrastructure of the area were not set up to handle an influx of people this great. Not to mention problems with finding space in local elementary schools for families that moved into the proposed neighborhood. There was already the farce with builders on the other side of Plum promising enrollment in Plum Canyon Elementary to prospective residents when all the kids in that development wound up having to go to Sky Blue Mesa instead.

The idea just seems illogical, poorly thought out, and unconcerned with anything other than making the developers some money regardless of concerns of residents and problems that would have to endure once they had finished and moved on elsewhere.

Please stop KB Homes from proceeding with this proposed development.

Thank you very much,

Nick Sunley
19747 Paige Place
Saugus, CA 91350

Tyler Montgomery

From: SUSAN Wright [susanwriighthomes@gmail.com]
Sent: Wednesday, October 07, 2015 11:32 AM
To: Tyler Montgomery
Subject: Re: Can Find Documents on Project

Thanks Tyler.

Since I wrote to you I have found out that our neighborhood has started a petition to stop you from changing the commercial zoning to include 175 condos! That would be absolutely awful. It would add an unbelievable amount of noise as well as other things. The noise now from Plum/Whites goes right up the hill and now you're thinking of adding more noise. We were told when we purchased, that the area was designated as commercial and that a grocery store would probably go in among other stores. Never in our wildest dreams did we imagine 175 condos!!!!

THIS HAS TO BE STOPPED!!!!

I hope to make the meeting but as I'm sure you are aware, getting to downtown Los Angeles for an early morning meeting is a very difficult task. I think that is what developers and planners count on!

Thank you,

Susan Wright
19135 Graham Lane
Santa Clarita, CA 91350

Susan Wright

Realtor-CHS

Realty Executives Santa Clarita

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On Wed, Oct 7, 2015 at 9:38 AM, Tyler Montgomery <tmontgomery@planning.lacounty.gov> wrote:

Ms. Wright,