

NOTICE OF EXEMPTION



TO:

FROM:

[X] County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650

City of Santa Clarita
Community Development
23920 Valencia Boulevard, Suite #302
Santa Clarita, CA 91355

[X] Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

DATE: October 22, 2024

PROJECT NAME: Master Case 21-086: Minor Use Permit 21-012, Architectural Design Review 21-015, and Development Review 21-011

PROJECT APPLICANT: Harvard 826 Property, LLC

PROJECT LOCATION: 26111-26135 Bouquet Canyon Road
(Assessor's Parcel Numbers 2811-003-016, -017, and -018)

PROJECT DESCRIPTION: The applicant, Harvard 826 Property, LLC, is requesting a Minor Use Permit (MUP) to construct the Promenade Flats Mixed-Use Project on a 1.2-acre site at 26111-26135 Bouquet Canyon Road. The project would construct a new four-story mixed-use building in the parking lot behind an existing restaurant building and would also construct a new parking lot on vacant land in the southwest corner of the commercial center. The new building would include 7,234 square feet of commercial space on the first floor with 30 one-bedroom apartments on the upper floors, along with rooftop amenity space for residents. Four of the apartments would be live-work units, providing an additional 1,640 square feet of commercial space. The project site is within the Mixed-Use Corridor (MXC) zone. The project was approved at an administrative hearing on April 17, 2024 and was then appealed to the Planning Commission. On June 18, 2024, the Planning Commission voted 4-1 to deny the appeal and affirm the project approval. Subsequently, Cornerstone Realty Advisors, on behalf of Cinema Park, LLC filed an appeal of the Planning Commission decision to the City Council.

This is to advise that the [] Hearing Officer [] Planning Commission [X] City Council of the City of Santa Clarita approved the above project on October 22, 2024. Review of the project by the City Council found that the project is categorically exempt from additional environmental review under the California Environmental Quality Act.

EXEMPT STATUS: The project is exempt from additional review under the California Environmental Quality Act as a Class 32 In-Fill Development Projects categorical exemption, pursuant to CEQA Guidelines Section 15332. A Class 32 exemption consists of projects characterized as in-fill development.

Person or agency carrying out the project: City of Santa Clarita, Community Development Department

This is to certify that the Notice of Exemption with comments/responses and record of project approval is available for public review at:

City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355
(661) 255-4330

Contact Person/Title: Andy Olson, Associate Planner

Signature: 