



CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

NOTICE OF PUBLIC HEARING / NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION

APPLICATION: Master Case 21-146: Architectural Desing Review ADR21-021, Development Review 21-014, Hillside Development Review 421-002, Minor Use Permit 21-018, Oak Tree Permit 421-002, Conditional Use Permit 22-008, Tentative Map TTM22-002

PROJECT APPLICANT: Community Multihousing, Inc.

PROJECT LOCATION: 23755 Newhall Avenue (Assessor's Parcel Numbers 2827-003-016, -017, -018, -019, -020, and -021)

PROJECT DESCRIPTION: The applicant is requesting entitlements for the development of the Newhall Avenue Mixed-Use Project (Project), consisting of 106 multi-family units including 70 apartments and 36 townhome units, and 4,000 square feet of of commercial floor area. Buildings on-site would range from one- to four-stories, maximum of 61 feet in height. The Project would require grading export of approximately 63,000 cubic yards. The Project includes the removal of 48 non-heritage oak trees and the encroachment of 17 oak trees.

The City of Santa Clarita Planning Commission will conduct a public hearing on this matter on the following date:

DATE: Tuesday, May 20, 2025
TIME: At or after 6:00 p.m.
LOCATION: City Hall, Council Chambers
23920 Valencia Blvd., First Floor
Santa Clarita, CA 91355

CALIFORNIA ENVIRONMENTAL QUALITY ACT: An Initial Study (IS) and draft Mitigated Negative Declaration (MND) has been prepared for the Project. A MND is a determination that a project will not have a significant impact on the environment with the incorporation of appropriate revisions to the project (mitigation measures). The Project site is not identified on the list of hazardous materials site under Section 65962.5 of the Government Code. The IS/MND is available for a period of public review, during which the City of Santa Clarita Community Development Department will receive comments, beginning at noon on April 29, 2025, and ending at noon on May 20, 2025. During the public review period, a copy of the draft IS/MND and all supporting documents will be located in the City Clerk's office located in the City Hall building at 23920 Valencia Boulevard, Suite 120, Santa Clarita, CA 91355. In addition, a copy will be available on the Planning Division's website. <https://santaclarita.gov/planning/environmental>.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearings. If you wish to have written comments included in the materials the Planning Commission receives prior to the public hearing, it must be submitted to the Community Development Department by Friday, May 9, 2025.

For further information regarding this proposal, you may contact the project planner at the City of Santa Clarita, Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: www.santaclarita.gov/planning. Send written correspondence to: 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Project Planner: Erika Iverson, Senior Planner, eiverson@santa-clarita.com.

Patrick Leclair
Planning Manager

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PROJECT SITE

23755 Newhall Avenue

(Assessor's Parcel Numbers 2827-003-016, -017, -018, -019, -020, and -021)

