PROJECT SUMMARY

OWNER / APPLICANT	**MAP/EXHIBIT DATE**
Elyse M. Selvage / Remon Hanna	May 1, 2025

PROJECT OVERVIEW

The applicant, Elyse M. Selvage, is requesting a Conditional Use Permit ("CUP") to authorize retroactive grading of 17,900 cubic yards (9,900 cubic yards of cut and 8,000 cubic yards of fill) for the construction of an access driveway, drainage improvements, and retaining walls over approximately 2.9 acres and the proposed restoration of a previously disturbed area through the establishment of a 1.19-acre landscaping area using a native seed mix within a rural Hillside Management Area ("HMA"). The Project will provide a total of 9.5 acres of open space, consisting of 6.3 acres of natural open space and 3.2 acres of improved open space.

LOCATION	**ACCESS**	
411 West Avenue U, Palmdale	West Avenue U	

ASSESSORS PARCEL NUMBER(S)	**SITE AREA**	
3054-025-025	10 Acres	

GENERAL PLAN / LOCAL PLAN	**ZONED DISTRICT**	**PLANNING AREA**
Antelope Valley Area Plan	Soledad	Antelope Valley

LAND USE DESIGNATION	**ZONE**
RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres)	A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area)

PROPOSED UNITS	**MAX DENSITY/UNITS**	**COMMUNITY STANDARDS DISTRICT ("CSD")**
N/A	N/A	NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land
Class 33 Categorical Exemption – Small Habitat Restoration Projects

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.16.030.C (Land Use Regulations for A-1, A-2, O-S, R-R, and W)
  - Section 22.104.060 (Hillside Management Areas Findings)
  - Section 22.140.240 (Grading Projects)

CASE PLANNER:	**PHONE NUMBER:**	**E-MAIL ADDRESS:**
Soyeon Choi	(213) 893 - 7021	schoi@planning.lacounty.gov