

**PROJECT NUMBER**

PRJ2022-003631-(5)

HEARING DATE

September 23, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2022011153

PROJECT SUMMARY

OWNER / APPLICANT

Faris Haddad

MAP/EXHIBIT DATE

October 25, 2022

PROJECT OVERVIEW

The applicant, Faris Haddad, is requesting a Conditional Use Permit ("CUP") to authorize grading and related retaining walls for a driveway across multiple parcels located within a Hillside Management Area (HMA) in the R-A (Residential-Agricultural) Zone. The proposed grading involves approximately 1,840 cubic yards of cut to be exported off-site, spanning adjoining parcels.

LOCATION

17114 Forrest Street, Canyon Country

ACCESS

Forrest Street, access easement

ASSESSORS PARCEL NUMBER(S)

3231-008-030 & 3231-008-041; 3231-008-031

SITE AREA

2.94 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Sand Canyon

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

H5 (Residential 5)

ZONE

R-A

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the General Plan & Santa Clarita Valley Area Plan
- Satisfaction of the following Chapters and Section(s) of Title 22 of the County Code:
 - Section 22.18.040 (Development Standards for Residential Zones)
 - Section 22.158.050.B (CUP Findings requirements)
 - Chapter 22.104 (HMAs)
 - Section 22.110.070 (Fences and Walls)

CASE PLANNER:

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