



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 21-036: Architectural Design Review 21-007, Conditional Use Permit 21-002; Development Review 21-005, Hillside Development Review 421-001, Minor Use Permit 21-002, Tentative Map 68203

PROJECT APPLICANT: Renaud and Sue Veluzat

PROJECT LOCATION: Northwest Corner of Golden Valley Road and Sierra Highway
(Assessor's Parcel Numbers 2836-013-106, -107, -111, -128, -141, & -175;
2836-020-058, -078, -086, & -087)

PROJECT DESCRIPTION: The applicant is requesting entitlements for the development of the Golden Valley Road Mixed-Use Project (Project), consisting of a four-story, 60-room hotel; a four-story, 151-room assisted living facility; and 73 age-qualified (age 55 and over) two-story condominium townhomes. The Project would require grading of approximately 360,000 cubic yards of cut and fill to be balanced on-site.

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

DATE: Tuesday, May 19, 2026
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) have been prepared for the Project. An 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 sites 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 (City) Community Development Department will receive comments, beginning at 12:00 p.m. on April 17, 2026, and ending at 12:00 p.m. on May 19, 2026. 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 8.

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@santaclarita.gov.

Patrick Leclair
Planning Manager

PROJECT SITE

Northwest Corner of Golden Valley Road and Sierra Highway

(Assessor's Parcel Numbers 2836-013-106, -107, -111, -128, -141, &-175; 2836-020-058, -078, -086, & -087)

