

City of
Santa Clarita

23920 Valencia Blvd.
Suite 300
Santa Clarita
California 91355-2196

Phone
(805) 259-2489
Fax
(805) 259-8125

RECEIVED



July 30, 1997

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MOUNTAINS RECREATION
& CONSERVATION AGENCY

Dear Property Owner:

Re: Application for Minor Use Permit pertaining to 24233 The Old Road
(Relating to Proposed Towsley Canyon Annexation)

As you are aware, the City has been pursuing annexation of the area in which you own property. Most of the properties in your vicinity along The Old Road are proposed to be rezoned to the City's Community Commercial (CC) zone, so that City zoning is in place upon completion of the annexation, rather than the current County zoning.

In addition to the CC zone, some properties would benefit from having an additional land use entitlement known as a minor use permit. The above property is one such example. The attached notice and draft minor use permit are provided for review to adjacent property owners. In this case, a few additional nearby properties are being notified as well. You are welcome to review the permit. Approval of this permit would enable the existing kennel business on the property to remain. The permit will not become final until the annexation is completed.

A fifteen-day review period is customarily provided for a minor use permit. Accordingly, I would appreciate any comments you have, to be submitted in writing, by no later than August 15, 1997. If you feel any additional conditions of approval of the permit are necessary, or if you have any comments about the draft permit, please feel free to call me at (805) 255-4949. I will be happy to assist you.

Sincerely yours,

Michael A. Rubin, AICP
Associate Planner

MAR:lep
Enclosure

cc: Mr. and Mrs. Cosimo P. Di Sesso

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CITY OF SANTA CLARITA
DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE OF APPLICATION FOR A MINOR USE PERMIT

DATE: July 31, 1997

APPLICATION: Master Case 97-127, Minor Use Permit 97-012

PROJECT PROPONENT: Cosimo P. and J. Sue Di Sesso

PROJECT DESCRIPTION: Upon annexing into the City of Santa Clarita the applicant is requesting a Minor Use Permit allowing for an existing kennel facility in conjunction with living quarters to operate as a legal use.

PROJECT LOCATION: 24233 The Old Road, Newhall. Assessor Parcel No. 2826-023-019

In order to give the use regulations the flexibility necessary to achieve the objectives of the City's Unified Development Code, certain uses are permitted, subject to the granting of a minor use permit. Because of their unusual characteristics, these specific uses require special consideration so that they may be located properly with respect to the objectives of the Development Code, and with respect to their effects on surrounding properties. In order to achieve these goals, the Director of Community Development is empowered to grant approval with conditions, defer the decision to the Planning Commission or deny applications for minor use permits.

Public notice is required prior to approval of the minor use permit. Should you have any concerns or comments regarding this request, please forward these to the Community Development Department, in writing, prior to August 15, 1997.

City of Santa Clarita
Department of Community Development
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355
Attn: Mike Rubin

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CITY OF SANTA CLARITA
MASTER CASE 97-XXX
MINOR USE PERMIT APPROVAL NO. 97-XXX
UNIFIED DEVELOPMENT CODE SECTION 17.03.040

Date: July 30, 1997

Applicant: Mr. and Mrs. Cosimo P. DiSesso
24233 The Old Road
Newhall, CA 91321-3922

Request: The applicant is requesting a minor use permit that would allow a kennel facility in conjunction with living quarters. The project is in the CC (Commercial Community) zone and located at 24233 The Old Road, Newhall, CA. Assessor Parcel Number: 2826-023-019

Findings: The Community Development Department has determined that the applicant's request is a reasonable and conforming use of the property with the application of conditions. The determination has been made that the principles and standards required by the Unified Development Code have been applied to this decision. Therefore, the above request is approved, subject to the following conditions:

CONDITIONS OF APPROVAL/MITIGATION MEASURES

1. The applicant's request for a kennel facility in conjunction with living quarters has been approved by the Community Development Department. Dogs and cats are the primary animals kept on the property. Other animals, including some farm and wild animals may be kept on the property on a permanent or temporary basis, but do not constitute the primary type of animals.
2. The applicant shall dispose of all excrements produced by the animals on a regular basis so as to control flies and odor.
3. This approval shall not supersede the approval of any other affected agency.
4. All applicable provisions of the Fire, Business License Codes, Building & Safety Codes, and codes of all other affected agencies shall be met.
5. This approval shall be effective upon the completion of both the adoption of a rezoning ordinance rezoning the property to a zone that requires a minor use permit for a kennel and a residence, AND the annexation of the property to the City of Santa Clarita.



6. The approval granted by this permit shall be permitted to be maintained in perpetuity and shall not preclude other uses from being developed on the property in accordance with the CC zone.
7. The applicant must sign the attached notarized affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit then must be returned to the Community Development Department before approval is granted.

Should you have any questions regarding this document, please contact me at (805) 255-4330.

Sincerely,

Michael A. Rubin, AICP
Associate Planner

MAR:lep
Enclosure

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VOID