



---

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

### NOTICE OF PUBLIC HEARING

APPLICATION: Master Case 21-089: Specific Plan Amendment 21-001

PROJECT APPLICANT: City of Santa Clarita

PROJECT LOCATION: The project area consists of 271 acres of the Old Town Newhall Specific Plan area

PROJECT DESCRIPTION: The City of Santa Clarita's (City) Old Town Newhall Specific Plan (OTNSP) was originally adopted in 2005. The OTNSP promoted the revitalization of Old Town Newhall, formerly known as Downtown Newhall, by encouraging new development and transforming a state highway into a pedestrian-friendly shopping and restaurant district. Through diligent implementation of the OTNSP along with public and private investments, Old Town Newhall has truly been transformed over the last 16 years and has emerged as a thriving Arts and Entertainment District.

In 2020, the City was awarded Senate Bill 2 grant funds and hired a consultant, Dudek, to assist in a comprehensive update of the OTNSP. The intention of this update is to build upon what has already been accomplished and memorialize the substantial City investments over the next 15 to 20 years. The proposed 2022 updates will maintain the planning framework of the 2005 OTNSP and its subsequent amendments, while revising specific regulations and adopting new ones to reflect the economic and regulatory realities of 2022.

Since the project kick off, staff has engaged the community to solicit feedback on the plan, including an online survey, two in-person public outreach events (walking tour in June 2021 and outdoor interactive exhibition in October 2021), presentations at the Old Town Newhall Association, and has interviewed stakeholders, property owners, merchants, and councilmembers to receive input and feedback. These outreach events provided staff with a further understanding of community priorities to be referred to when refining the vision for the OTNSP.

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

DATE: Tuesday, March 15, 2022  
TIME: At or after 6:00 p.m.  
LOCATION: City Hall, Council Chambers  
23920 Valencia Blvd., First Floor  
Santa Clarita, CA 91355

ENVIRONMENTAL REVIEW: An Environmental Impact Report (EIR) for the OTNSP (Originally Approved Plan) was certified in 2005 (State Clearinghouse No. 2005021012). The EIR was prepared pursuant to the California Environmental Quality Act (CEQA) and contains a disclosure and analysis of potential environmental effects associated with its implementation. An Addendum to the certified EIR was prepared to analyze the proposed modifications, to the

Originally Approved Plan and its subsequent amendments. It has been concluded that the OTNSP update does not require major revisions to the EIR because no new significant impacts or substantial increases in the severity of previously identified significant impacts would occur.

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, those comments must be submitted to the Community Development Department by Friday, March 4, 2022.

For further information regarding this proposal, you may contact the Project Planner, by appointment, at the City of Santa Clarita Permit Center: 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: [www.santa-clarita.com/planning](http://www.santa-clarita.com/planning). Send written correspondence via e-mail to [hnguyen@santa-clarita.com](mailto:hnguyen@santa-clarita.com), or by US mail to: City of Santa Clarita Planning Division, 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: Hai Nguyen, Associate Planner.

Jason Crawford, AICP  
Planning & Economic Development Manager