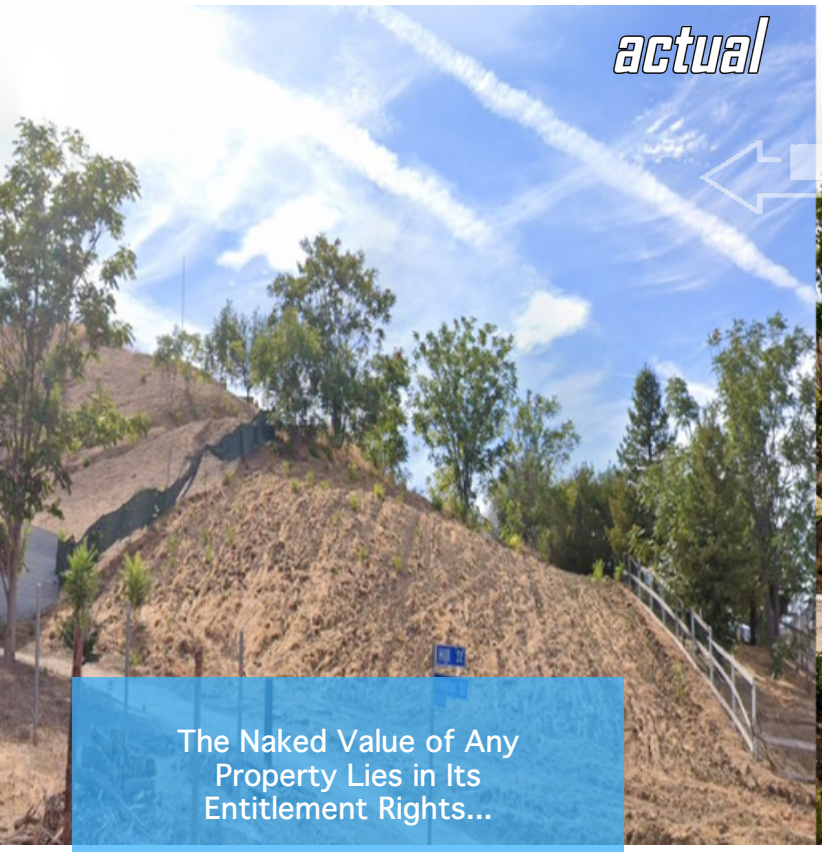
NAKED HOUSE.AI

Apn 3270-013-021, Castaic, CA
APN: 3270-013-021

The Good News - In Naked Truth

PROPERTY RIGHTS & ALLOWED USES





The Naked Value of Any Property Lies in Its Entitlement Rights...

This property allows construction of up to:

43900sqft
MAX FLOOR AREA

See More

THE GOOD NEWS REPORT

CLICK BELOW FOR DETAILS

A pg 3
DIMENSIONS & SETBACKS
Required minimum distances between building and property lines

B pg 3
ALLOWABLE USES
Land uses permitted under the R-1 zoning classification

C pg 5
ADU REGULATIONS
Accessory Dwelling Unit (ADU) Regulations for R-1 zoning in Castaic, Los Angeles County, CA

D pg 7
DEVELOPMENT POTENTIAL
Percentage of lot used in potential development scenario

E pg 7
POTENTIAL DEVELOPMENT SCENARIO
Analysis of maximum development potential within zoning constraints

F pg 7
CONSIDERATIONS
List of development considerations

G pg 9
PROPERTY OUTLINE
Outline of the Property based on dimensions

H pg 10
SITE PLAN ANALYSIS
Visual outline of the buildable area including setbacks

I pg 11
SITE PLAN AERIAL VIEW
Visual outline of the buildable area with aerial underlay

J pg 12
3D BUILDING ENVELOPE
3D rendering of buildable envelope, including height

K pg 13
GLOSSARY OF TERMS
Glossary of Terms used throughout the report, with definitions

DOWNLOADABLE MEDIA

NakedHouse AI Image

NakedHouse AI Image w/ Max Sq Ft

NakedHouse Max Sq Ft Image

TERMS & CONDITIONS

A

DIMENSIONS & SETBACKS

105.30' X 257.20'	27090^{sqft}	R-1 - Single-Family Residence
LOT DIMENSIONS	LOT AREA	ZONING

Required minimum distance between building and property lines.

SETBACK	DISTANCE	WHAT IT MEANS
Front Yard	20^{ft}	Distance from street/front property line
Side Yards	5^{ft} Each	Distance from side neighbors (both sides)
Rear Yard	15^{ft}	Distance from rear property line

B

ALLOWABLE USES

Land uses permitted under the R-1 zoning classification.

PERMITTED BY RIGHT [Code section in brackets]
List may be truncated due to length. Consult Zoning Code for complete listing.

- Adult residential facilities: Facilities serving six or fewer persons [§22.18.030-B]
- Family child care homes, large and small, in an approved residential use [§22.18.030-B]
- Farmworker dwelling units [§22.18.030-B]
- Group homes for children: Facilities serving six or fewer persons [§22.18.030-B]
- Model homes [§22.18.030-B]
- Residential Substance Use Recovery: Serving six or fewer persons [§22.18.030-B]
- Single-family residences [§22.18.030-B]
- Cargo shipping container, limited to one [§22.18.030-B]
- Community gardens [§22.18.030-B]
- Foster family homes [§22.18.030-B]
- Motel conversions, temporary [§22.18.030-B]
- Occupied recreational vehicle parking during a County-declared shelter crisis [§22.18.030-B]
- Real estate tract offices [§22.18.030-B]
- Riding and hiking trails, excluding trails for motor vehicles [§22.18.030-B]
- Secondary land uses under high-voltage transmission lines [§22.18.030-B]

BACK TO HOME PAGE

CONDITIONAL USE PERMIT REQUIRED [Code section in brackets] **Uses not permitted by right as discussed above may require issuance of a Conditional Use Permit by the responsible governmental agency. List may be truncated due to length. Consult Zoning Code for complete listing.**
• Adult residential facilities: Facilities serving seven or more persons [§22.18.030-B]
• Farmworker housing complexes [§22.18.030-B]
• Group homes for children: Facilities serving seven or more persons [§22.18.030-B]
• Mobilehome parks [§22.18.030-B]
• Model homes, in those areas where such uses are specifically mentioned in the General Plan [§22.18.030-B]
• Residential Substance Use Recovery: Serving seven or more persons [§22.18.030-B]
• Adult day care centers [§22.18.030-B]
• Airports, heliports, helistops, and landing strips [§22.18.030-B]
• Arboretums and horticultural gardens [§22.18.030-B]
• Cemeteries [§22.18.030-B]
• Child care centers, less than 50 children [§22.18.030-B]
• Child care centers, more than 50 children [§22.18.030-B]
• Churches, temples, or other places used exclusively for religious worship, including accessory educational and social activities [§22.18.030-B]
• Communication equipment buildings [§22.18.030-B]
• Convents and monasteries, where on the same lot as a legally established church or school [§22.18.030-B]

ACCESSORY USE PERMIT REQUIRED [Code section in brackets] **Uses not permitted by right as discussed above may require issuance of a Accessory Use Permit by the responsible governmental agency.**
• Accessory dwelling units [§22.18.030-C]
• Accessory emergency shelters [§22.18.030-C]
• Accessory overnight safe parking [§22.18.030-C]
• Animals, domestic and wild, maintained or kept as pets or for personal use, in conjunction with a residential use: In compliance with Section 22.140.070.B.1 [§22.18.030-C]
• Animals, domestic and wild, maintained or kept as pets or for personal use, in conjunction with a residential use: In compliance with Section 22.140.070.B.2 [§22.18.030-C]

BACK TO HOME PAGE

C

ADU REGULATIONS

The following highlights regulations applicable to the construction of an ADU on your property. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

LOCAL ADU REGULATIONS

Accessory Dwelling Unit (ADU) Regulations in **Castaic, Los Angeles County, CA**

Code Reference: §22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units)

Allowed Zones: All zones that allow residential use; in a Coastal Zone, ADUs/JADUs follow the applicable Local Coastal Program; prohibited within a Very High Fire Hazard Severity Zone unless the lot has two distinct means of vehicular access to a highway (§22.140.640.B/C)

Allowed on SF Lot: On a lot with a proposed or existing single-family residence: 1 ADU attached to or within the residence/accessory structure, plus 1 detached ADU, plus 1 JADU (§22.140.640.E Table 22.140.640-A)

Allowed on MF Lot: On a lot with a proposed or existing multi-family residence: 25 percent of the principal dwelling units attached to or within existing residential building(s) (minimum 1, fractions rounded up), plus 2 detached ADUs (§22.140.640.E Table 22.140.640-A)

Maximum Size (Detached): 1,200 sq ft general maximum; 800 sq ft for a state-exempt detached ADU under Subsection H; no maximum if entirely within an existing residence or a converted accessory structure (§22.140.640.G.1.a.ii / H.1)

Maximum Size (Attached): 1,200 sq ft (no maximum if entirely within an existing single-family or multi-family residence) (§22.140.640.G.1.a.ii)

Maximum JADU Size: No numeric local maximum stated; a JADU must be within the existing/proposed single-family residence space and is restricted by a recorded covenant on size and attributes (§22.140.640.H.2)

Height Limit: 25 ft maximum for an attached or detached ADU on a lot with an existing/proposed single- or multi-family residence; minimum allowed heights of 16 ft (detached), 18 ft (detached near a major transit stop / on a multi-family lot, +2 ft for matching roof pitch); no maximum if within an existing residence (§22.140.640.G.1.b)

Setbacks: Four-foot side and rear setback for new construction; an ADU of 800 sq ft or less may encroach into the required front yard; no setback required if within an existing residence or a converted accessory structure of the same dimensions (§22.140.640.G.1.c / H)

Parking Requirements: No parking required for an ADU located outside a Very High Fire Hazard Severity Zone; no replacement parking required when a garage/carport/covered parking is demolished or converted; tandem/driveway parking permitted (§22.140.640.G.1.d)

Owner Occupancy: Not required for an ADU — the County releases its interest in any covenant that required owner-occupancy in perpetuity; required for a JADU — either the single-family residence or the JADU must be the principal residence of at least one legal owner of the lot (§22.140.640.H.2.f / I)

Approval Type: Ministerial — a decision is made within 60 days of a complete application; approval is not subject to correction of any nonconforming zoning condition (§22.140.640.D / K)

BACK TO HOME PAGE

CALIFORNIA STATE ADU LAW

California Government Code §66310 et seq. (formerly §65852.2) establishes statewide minimum standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Local jurisdictions may not impose requirements more restrictive than state law.

Size Limits

- Detached ADU: Up to 1,200 sq ft (state minimum allowance)
- Attached ADU: Up to 1,200 sq ft or 50% of primary dwelling living area, whichever is less
- Local agencies must allow at least an 800 sq ft ADU regardless of lot size or FAR limits
- JADU: Maximum 500 sq ft, must be within existing or proposed single-family dwelling

Setback Requirements

- Detached ADU: 4 ft side and rear setbacks (state maximum local agencies can require)
- ADU above garage: 4 ft side and rear setbacks
- Garage conversion: No setback required for existing legally permitted structure
- ADU within existing footprint: No additional setbacks required

Height Limits

- Detached ADU: 16 ft minimum allowance (local agencies must permit)
- ADU above garage: 18 ft minimum allowance
- Within 1/2 mile of major transit: 18 ft minimum (2 stories if detached)
- Attached ADU: 25 ft or zone maximum, whichever is lower

Parking Requirements

- No parking required if within 1/2 mile of public transit stop
- No parking required if within 1 block of car share vehicle
- No parking required for ADU conversions of existing space
- No replacement parking required when converting garage to ADU
- Otherwise: Maximum 1 space per ADU (may be tandem, in setbacks)

Number Allowed

- Single-family lot: 1 ADU + 1 JADU (both permitted by right)
- Multi-family lot: Up to 25% of existing units as conversions (minimum 1) + 2 detached ADUs
- SB 9 lots: ADUs may be combined with lot split provisions

Other Requirements

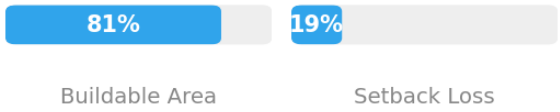
- Owner occupancy: Not required for ADUs; may be required for JADUs
- Rental term: Minimum 30 days (no short-term vacation rentals)
- Sale: ADU cannot be sold separately from primary residence (except AB 1033 provisions)
- Approval: Ministerial (no discretionary review); 60-day approval timeline
- Impact fees: Exempt for ADUs under 750 sq ft; proportional for larger ADUs
- Fire sprinklers: Not required unless required for primary residence

BACK TO HOME PAGE

D

DEVELOPMENT POTENTIAL

Percentage of lot used in potential development scenario



Buildable Area: Single-floor footprint as % of lot | Setback Loss: Lot area consumed by required setbacks | Width/Depth Usage: Usable dimension vs. total

E

POTENTIAL DEVELOPMENT SCENARIO

Required minimum distance between building and property lines

PARAMETER	VALUE	EXPLANATION
Stories	2 stories	estimated
Building Height	35ft	Maximum allowed height per zoning code
Max Floor Area	43900sqft	Maximum interior space across all floors
Buildable Area	21950sqft	Maximum buildable lot area (may be subject to coverage limits)
FAR Achieved	1.62	Floor Area Ratio = Total Floor Area/Lot Area

F

CONSIDERATIONS

Factors that may influence design decisions for this property

Setbacks consume approximately 19% of the lot area, shaping building placement while still allowing flexibility within the permitted design envelope.

Narrow side setbacks (5.0 ft) may limit window placement on neighboring walls, while still allowing effective light, ventilation, and privacy solutions.

Height allowance (35.0 ft) may permit vaulted ceilings or rooftop features, supporting flexibility in interior volume and roof design.

BACK TO HOME PAGE

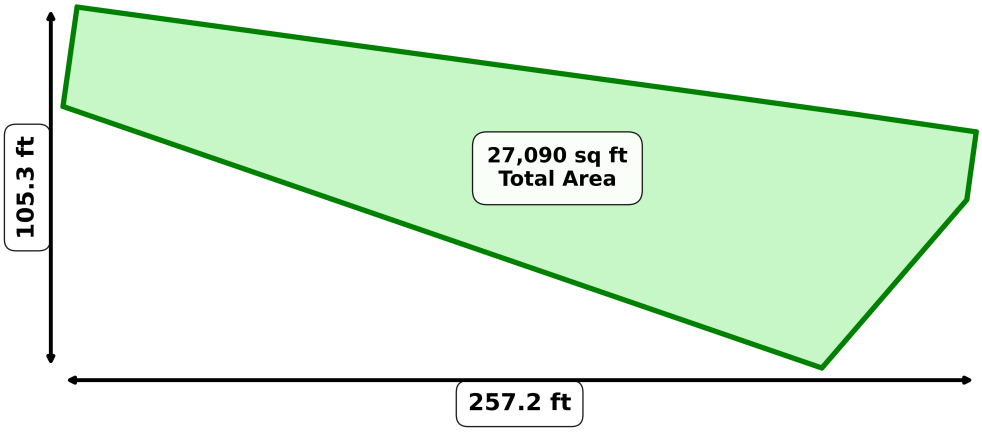
Buildable width (94.4 ft) may favor front-to-back room arrangements, supporting efficient planning and flexible interior layouts.
A multi-story approach could expand the program to approximately 43,900 sq ft, unlocking considerably more usable space than a single-story layout.
Consider a multi-story development to optimize site utilization.
Conduct geotechnical and environmental due diligence to confirm site suitability.
Verify utility capacity and connection requirements to ensure adequate service for the development.
Review neighborhood context and applicable design guidelines; some areas may have restrictions such as historic preservation limits or oversight by architectural review boards.
Consult with a qualified architect and planning consultant to guide design and regulatory compliance.
Verify current zoning with local planning department to ensure alignment with development potential.

DISCLAIMER: This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development standards and regulations, Specific Plan standards and regulations, easements, environmental regulations, hillside regulations, and building codes. In cases where Planned Development or Specific Plan standards are unavailable, overarching and/or like zoning districts may be utilized. This report is for informational purposes only. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

BACK TO HOME PAGE

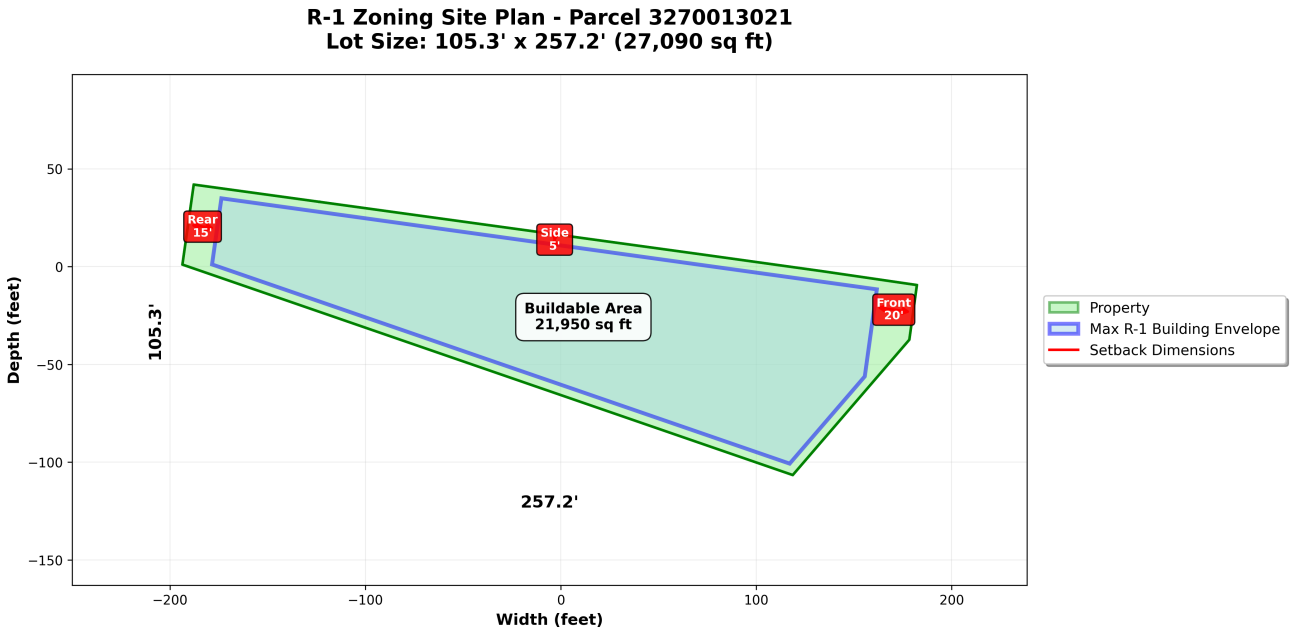
G PROPERTY OUTLINE

Property Outline - Parcel 3270013021
105.3' x 257.2' (27,090 sq ft)



BACK TO HOME PAGE

H SITE PLAN



BACK TO HOME PAGE

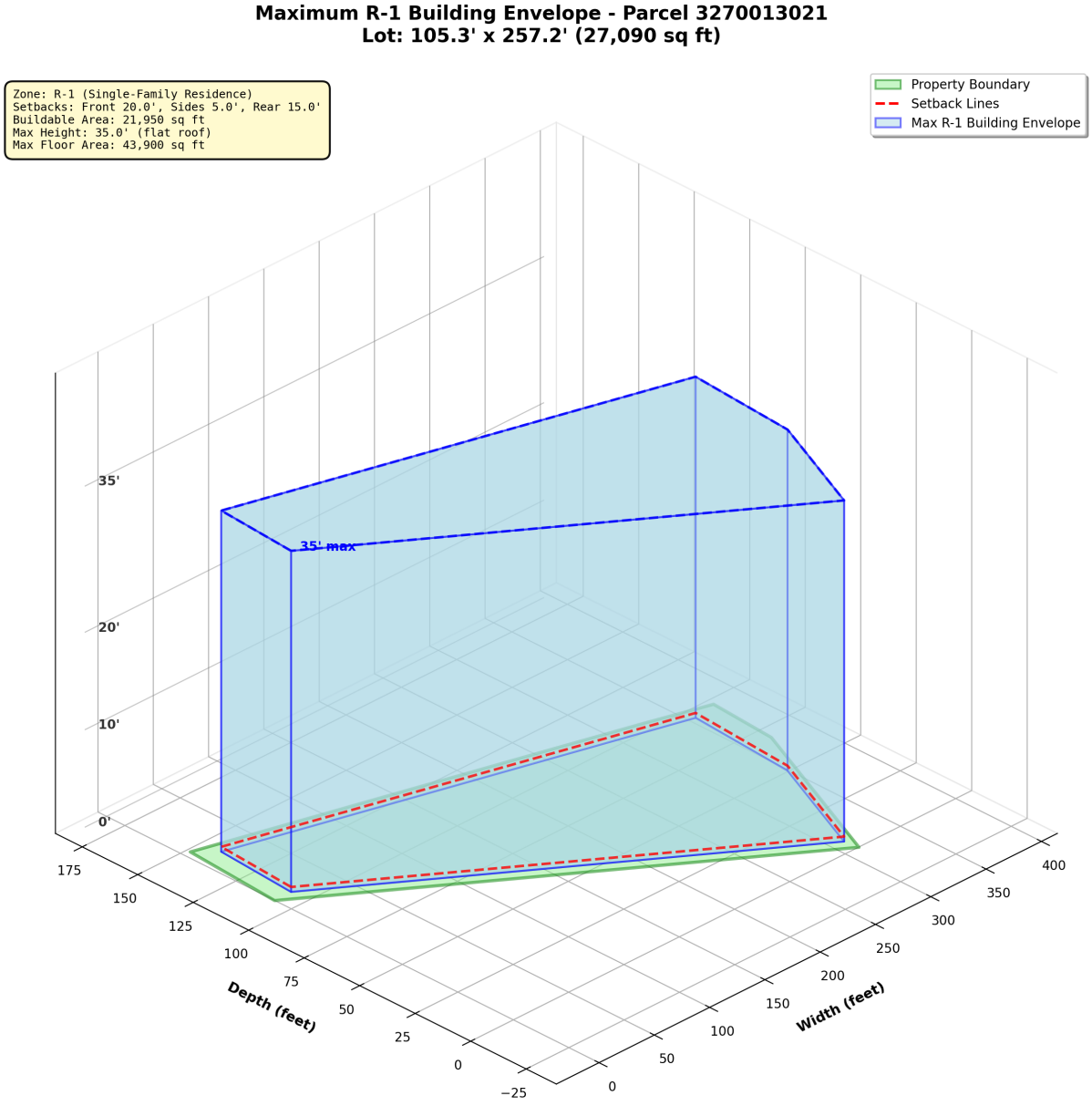
I SITE PLAN AERIAL VIEW



BACK TO HOME PAGE

J

3D BUILDING ENVELOPE



BACK TO HOME PAGE

GLOSSARY OF TERMS

LOT / PARCEL TERMS

Total Lot Area:
The complete area of the property parcel as recorded in official records, measured in square feet.

Buildable Area:
The portion of the lot where construction is permitted after applying all required setbacks. Also called 'building envelope footprint.'

Lot Width:
The horizontal dimension of the lot, typically measured along the front property line (street-facing).

Lot Depth:
The vertical dimension of the lot, measured perpendicular to the front property line.

SETBACK TERMS

Front Setback:
Required minimum distance between the front property line (usually the street) and any building.

Side Setback:
Required minimum distance between side property lines and any building. Applies to both sides.

Rear Setback:
Required minimum distance between the rear property line and any building.

Setback Loss:
The percentage of total lot area that cannot be built upon due to setback requirements.

DEVELOPMENT METRICS

FAR (Floor Area Ratio):
Total building floor area divided by lot area. A FAR of 1.0 means floor area equals lot size; 2.0 means twice the lot size across multiple floors.

Max Floor Area:
Maximum total interior space permitted, calculated as buildable footprint number of stories.

Building Height:
Maximum vertical dimension from grade to roof peak or parapet, as defined by local zoning code.

Stories:
Number of floor levels above grade that can be built within height restrictions.

EFFICIENCY METRICS

Buildable Area %:
Buildable footprint as a percentage of total lot area. Shows single-floor building capacity.

Width/Depth Usage:
Percentage of lot width or depth remaining after setbacks are applied.

ECONOMIC TERMS

Est. Construction Cost:
Rough estimate based on maximum floor area x assumed cost per square foot. Actual costs vary significantly by location, materials, and finishes.

Cost/Lot SF:
Construction cost divided by total lot area. Useful for comparing development intensity across different lot sizes.

BACK TO HOME PAGE

PRODUCT AGREEMENT & TERMS AND CONDITIONS

Following is the applicable Product Agreement and Terms and Conditions (the "Terms") applicable whenever you use or purchase the Property ID Corporation ("PID") Property Development Analysis Report (the "Report"). By using or purchasing the Report, you agree that you are bound by the Terms.

Our Privacy Policy provides information regarding the handling of any personal information that you may provide to us. By using or purchasing the Report, you are accepting the Terms, acknowledging receipt of the Terms, and agreeing to be bound by the Terms.

We provide the Report solely to assist you in understanding development potential and zoning constraints in connection with the specifically identified real property. You will not use the Report for any other purpose.

ALL DISPUTES SHALL BE RESOLVED BY BINDING, INDIVIDUAL ARBITRATION.

By using or purchasing the Report, you agree that all disputes arising in connection with such use or purchase, including, without limitation, the scope and applicability of the Terms and anything having to do with your relationship with PID, shall be resolved by binding arbitration in accordance with and pursuant to the rules of the Judicial Arbitration and Mediation Services ("JAMS"). All arbitration proceedings shall be held in Los Angeles, California. You acknowledge and agree that arbitration is a cost-effective mechanism to resolve any disputes with respect to the parties' relationship, the Report, and the Terms. You also acknowledge that by agreeing to arbitration you are waiving your right to trial by jury and you may be limiting your rights to discovery and to an appeal of the arbitration decision.

The arbitration shall be conducted by a single arbitrator. The arbitrator shall have the power to award a party any relief or remedy that the party could have received in court in accordance with the law or laws that apply to the dispute, subject to any limitations of liability or damages that exist under the Terms. Any arbitration shall be governed by the laws of the State of California. The parties shall share equally in all costs of the arbitration, including the arbitrator's fees. The prevailing party in the arbitration shall be entitled to recover reasonable attorneys' fees and costs as well as its share of the arbitrator's fees.

To the fullest extent permitted by applicable law, you and PID agree that any dispute, claim, or controversy arising out of or relating to these Terms, the Report, or the relationship between you and PID shall be resolved on an individual basis only and not as part of any class, collective, consolidated, private attorney general, or representative action.

You expressly waive any right to participate in a class action lawsuit, class arbitration, or any other representative proceeding against PID, including any right to bring or participate in claims as a representative or member of a class of claimants.

Unless both you and PID agree otherwise in writing, any arbitrator may only resolve claims between you and PID individually and may not consolidate claims or preside over any form of representative or class proceeding.

If this Class Action Waiver is found to be unenforceable or unlawful with respect to a particular claim or request for relief, then such claim or request for relief shall be severed and proceed in a court of competent jurisdiction, but the remainder of this waiver shall continue in full force and effect.

By using or purchasing the Report, you acknowledge receipt of our Privacy Policy.

The Report and the PID internet site contain copyrighted material and any information you obtain or access is copyrighted by PID. You may not remove, alter or cover any copyright or other proprietary notices placed on the Report or PID internet site or related materials. PID retains ownership of all intellectual property rights in the Report and its internet site, including without limitation any information, materials, text, graphics, images, logos, site design, and the selection, assembly, and arrangement of the Report or internet site ("Content"). The Content may not be copied, distributed, displayed, modified, reproduced, performed, published or reverse engineered in whole or in part without our prior written permission.

The Report identifies development potential based on zoning data, setback requirements, and other regulatory information obtained from federal, state, county, city, or other jurisdictions (collectively "Government Data"). PID has no control over the accuracy or completeness of the Government Data. You acknowledge and agree that the subject government agencies are solely responsible for the completeness and accuracy of the Government Data and that any error in such Government Data shall be the sole responsibility of the responsible government agencies. Neither PID nor any of its officers, directors, employees, agents, independent contractors, or affiliates warrant the accuracy or completeness of the Government Data.

This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development standards and regulations, Specific Plan standards and regulations, easements, environmental regulations, hillside regulations, and building codes. In cases where Planned Development or Specific Plan standards are unavailable, overarching and/or like zoning districts may be utilized. This report is for informational purposes only. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase any

BACK TO HOME PAGE

insurance for the subject property. PID has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded.

PID does not conduct any onsite investigation of the subject property. PID does not conduct any soils testing or environmental assessment at the subject property. PID does not conduct any investigation of any structures on the subject property, including without limitation, whether the structure is permitted, properly constructed, or suitable for any purpose.

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the subject property. PID has no information concerning whether the subject property can be developed or improved. PID expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the subject property. The purchaser of this Report should contact a qualified professional consultant for any such determination.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the subject property, including, without limitation, habitability of structures or the subject property, suitability of the subject property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the subject property.

Imagery used in this report is taken from publicly available sources, and may show variations in resolution, quality, and ground location. Time of photo, camera quality, camera angle, lighting, and other factors may contribute to imagery that appears inaccurate, for any given property. While every effort has been made to account for variability in quality, the imagery used in this report may not accurately represent the subject property in question. All imagery, either from the source, or AI Visualizations, should be considered representative only and should not be relied upon for actual design or development purposes.

This Report is not a substitute for a physical or visual examination or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, PID recommends that an appropriate qualified professional consultant be retained.

The Report is provided "as is" and all warranties, express or implied, including without limitation those of merchantability or fitness for a particular purpose are hereby disclaimed to the extent authorized by law.

Neither party will have any obligation to the other for any direct, indirect, special, consequential or exemplary damages, including without limitation, loss of profits. Damages awardable against PID shall be limited to the cost of the Report.

The Terms constitute the entire agreement by and between the parties. You agree that neither the Report nor the Terms is intended to or does confer any rights on any third parties. There are no express or intended third-party beneficiaries of the Report. You may not assign the Report to any third party. The Report is intended solely for the party that purchased the Report and has acknowledged and agreed to be bound by the Terms. The Terms may only be modified in a writing signed by all parties.

The Report and the Terms shall be governed by and construed in accordance with California law.

BACK TO HOME PAGE