

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

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Supervisory District 1

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Commissioner
Supervisory District 3

MICHAEL R. HASTINGS
Commissioner
Supervisory District 5

AGENDA

Meeting Place: In-Person: 320 W. Temple Street, Room 150, Los Angeles, CA 90012 Virtual
(Online): <https://bit.ly/ZOOM-RPC> Webinar ID: 858 6032 6429 Or call by phone:
(669) 444-9171 or (719) 359-4580

Meeting Date: July 30, 2025 - Wednesday

Time: 9:00 AM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Tuesday, July 29, 2025, will be provided to the Regional Planning Commission. Written public comments submitted after 12 p.m. on Tuesday, July 29, 2025, will not be provided to the Regional Planning Commission but will be added to the public record.

OBSERVING THE MEETING VIRTUALLY (ONLINE)

To observe the meeting without public comment for the record, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429), <http://facebook.com/LACDRP>, or call by phone: (669) 444-9171 or (719) 359-4580.

PROVIDING VERBAL PUBLIC COMMENT VIRTUALLY (ONLINE)

To provide verbal public comment for the record during the meeting, go to <https://bit.ly/ZOOM-RPC> (Webinar ID: 858 6032 6429) or call by phone: (669) 444-9171 or (719) 359-4580 and staff will assist you or send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Tuesday, July 29, 2025, will be transcribed and provided to the Regional Planning Commission. Verbal public comments submitted after 12 p.m. on Tuesday, July 29, 2025, will not be provided to the Regional Planning Commission but will be transcribed and added to the public record.



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PART I - LAND ACKNOWLEDGMENT STATEMENT

1. Commission

PART II - PLEDGE OF ALLEGIANCE

2. Commission

PART III - REPORTS

3. Approval of Agenda
4. County Counsel
5. Director/Deputy Director

PART IV - MINUTES FOR APPROVAL

6. July 9, 2025

[25-164](#)

PART V - PUBLIC HEARING

7. Project No. PRJ2021-001195-(5) / Trails at Lyons Canyon
Planner: Erica G. Aguirre, AICP
Applicant: NUWI-Lyons Canyon, LLC
Address: South of Sagecrest Circle, west of The Old Road, and north of
Calgrove Boulevard (APNs.: 2826-022-026, -027, -035; 2826-023-014;
2826-041-039)
Santa Clarita Valley Planning Area

[25-094](#)

a. Vesting Tentative Tract Map No. 83301 (RPPL2021003061)
To create 37 lots on 233.5 gross acres, including 10 multi-family residential lots with 510 attached dwelling units within 290 buildings (462 for-sale units, including 71 affordable for-sale units; and 47 senior affordable rental apartments, plus one manager's unit), open space lots, recreation center lots, debris basin lots, a water tank lot, and a lot for the water purveyor, in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-3 (General Commercial), C-3-DP (General Commercial-Development Program) and RPD-1-1.4U (Residential Planned Development - One Acre Minimum Required Lot Area - 1.4 Dwelling Units Per Net Acre) Zones. Request includes street frontage waivers.

b. Conditional Use Permit No. RPPL2021003113
To authorize a density-controlled development, development within a

Significant Ecological Area, a Hillside Management Area, on-site project grading over 100,000 cubic yards (approximately 2.85 million cubic yards), townhouses within the A-2-1 and A-2-2 Zones, and for residential uses within the C-3-DP Zone.

c. Oak Tree Permit No. RPPL2021003070

To authorize impacts to 232 oak trees, including removal of 219 oak trees (including 17 heritage oak trees and 27 oak trees to remain within debris basins that are counted as removals), and encroachment into the protected zone of 13 oak trees (including five heritage oak trees).

d. Administrative Housing Permit No. RPPL2021003105

For the provision of 71 affordable set-aside units, including 24 affordable for-sale units, which fulfill inclusionary zoning requirements, and 47 very low-income senior affordable rental units as part of a density bonus request. The request includes two incentives and six waivers for multi-family housing in a density-controlled development within the C-3-DP Zone and parking as a primary use in the A-2 Zone; reduced building separation on Lot No. 6; overheight residential building height in the A-2 Zone; maximum retaining wall height of up to 17.5 feet within setback areas; overheight retaining walls with non-view-obscuring fences in both cut and fill conditions; and reduced rear-yard setback for Lot Nos. 3 and 4.

e. Environmental Assessment No. RPPL2021003071

To consider an EIR with significant and unavoidable environmental impacts to Transportation that cannot be mitigated to less than significant, and impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Tribal Cultural Resources, and Wildlife considered and reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements. In addition to the EIR, this includes a Mitigation Measure and Reporting Program, Findings of Fact, and a Statement of Overriding Considerations.

PART VI - PUBLIC COMMENT

8. Public comment pursuant to Section 54954.3 of the Government Code.

PART VII - CONTINUATION OF REPORTS

9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.240.010.B of the Los Angeles County Code.

10. Commission/Counsel/Director Reports

PART VIII - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., WEDNESDAY, AUGUST 6, 2025

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Commission has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to two (2) minutes per speaker. Responses to questions from the Commission will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Chair may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Commission shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the meeting may be re-opened by the Commission without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Regional Planning Commission on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package may be accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to a majority of the Regional Planning Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Regional Planning Commission Meetings on its website at <http://planning.lacounty.gov>.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974- 6409 or info@planning.lacounty.gov 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a info@planning.lacounty.gov 72 horas hábiles antes de la reunión. Gracias.

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如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供 特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409, 電郵地址為 info@planning.lacounty.gov。謝謝。