

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

DAVID W. LOUIE
Chair
Supervisory District 2

ELVIN W. MOON
Vice Chair
Supervisory District 4

YOLANDA DUARTE-WHITE
Commissioner
Supervisory District 1

PAM O'CONNOR
Commissioner
Supervisory District 3

MICHAEL R. HASTINGS
Commissioner
Supervisory District 5

**DRAFT – Until
Approved by RPC
9/10/25. Prepared by
Elida Luna**

MINUTES

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 a.m.

Present: Commissioners Louie, O'Connor, Moon, Hastings

Absent: Commissioner Duarte-White

Ex Officio Members:

Director of Public Works: Ms. Aracely Lasso, Senior Civil Engineer

County Counsel: Ms. Kathy Park, Deputy County Counsel

Planning Director: Mr. David DeGrazia, Deputy Director, Current Planning Division

Forester and Fire Warden: Mr. Juan Padilla, Supervising Fire Prevention Engineer

Mr. Wally Collins, Fire Prevention Engineering Assistant II

LAND ACKNOWLEDGMENT

1. The Land Acknowledgment Statement was led by Chair Louie representing the Second District. The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants -- past, present, and emerging -- as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order) the: Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians, San Fernando Band of Mission Indians. To learn more about the First Peoples of Los Angeles

LAND ACKNOWLEDGMENT (Cont.)

County, please visit the Los Angeles City/County Native American Indian Commission website at lanaic.lacounty.gov.

PLEDGE OF ALLEGIANCE

2. The Pledge of Allegiance was led by Commissioner Hastings representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

3. Motion/seconded by Commissioners Moon/Hastings – That the agenda for July 30, 2025, be approved.

At the direction of the Chair, the agenda was approved with Commissioners Moon, Hastings, Louie, O'Connor in favor and Commissioner Duarte-White being recorded as absent.

COUNTY COUNSEL REPORT

4. County Counsel stated for the record that while this is an online meeting, it is a public meeting the same as if it were held in person in the Commission's hearing room and rules that allow for an orderly meeting shall apply. As such, when speaking on an agendized item, comments should address the item on the agenda and no other issues.

Similarly, if speaking during public comment, comments should be limited to issues related to the business of the Regional Planning Commission.

If speakers do not remain on topic, they may be reminded by the Chair or myself to do so. Failure to discuss issues not related to the agendized item, may result in the loss of the right to speak on the item or other items, if directed by the Chair. In addition, speakers should refrain from conduct that is disruptive of the meeting. Doing so also could result in the loss of the right to speak on the agenda item or any other items.

Disruptive conduct can include, but is not limited to, threats made against other speakers, the Commission or its members, or any others participating in the meeting, profane comments not related to the agenda item, or disorderly or contemptuous behavior leading to a disruption of the orderly progression and holding of the meeting.

In such cases, the Chair will advise that the behavior is disruptive and direct that the speaker's microphone be disabled. That person may, however, continue to observe the meeting. Further, disruptive behavior communicated to the panelists of the meeting, which include the Commission and County staff, may result in the removal of that person from the meeting by disconnecting them from the online connection.

DIRECTOR/DEPUTY DIRECTOR

5. There were no reports given by the Deputy Director of Current Planning.

MINUTES FOR APPROVAL

6. Motion/seconded by Commissioners Moon/Hastings – That the minutes for July 9, 2025, be approved.

At the direction of the Chair, the minutes were approved with Commissioners Moon, Hastings, Louie, O'Connor in favor and Commissioner Duarte-White being recorded as absent.

ADMISSION PROCEDURES

Staff announced if you are joining us via telephone and want to provide comment on any of the agenda items, please send an email to comment@planning.lacounty.gov and provide the agenda item number, your first name, your last name, your email address, your phone number, and indicate if you are the applicant or not the applicant

All participants' microphones will be muted during the meeting unless you have signed up to provide comment. If you have signed up to provide comment, your microphone will be unmuted when it is time for you to speak, and staff will call your name.

PUBLIC HEARINGS

North County Development Services

Project Approved

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. 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

PUBLIC HEARINGS (Cont.)

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.

Ms. Aguirre presented the project, followed by testimony from the Applicant's Representative, Mr. Jonathan Frankel, in favor of the project. The Commission opened the public hearing and took testimony from 16 members of the public, 12 in favor and four (4) in opposition to the project. Supporters of the project emphasized the critical need for housing in Santa Clarita and commended several of the project's merits including open-space conservation, provision of middle-income and senior affordable housing, and robust fire-safety features as exemplifying thoughtful, forward-looking smart growth. Those in opposition raised concerns that the Project Site lacks proximity to essential amenities, services, and public transit. One testifier acknowledged both the support and opposition to the Project but emphasized apprehensions regarding emergency evacuation: specifically, how mobility-impaired seniors could safely exit a four-story building if elevators fail.

The Commission inquired about the Project's grading, construction plan, multipurpose trail, and the nearest fire station. Staff confirmed that grading work will be fully balanced onsite, eliminating the need for dirt removal or haul routes, that a comprehensive construction plan will be submitted before final map recordation, and that the multipurpose trail will be accessible to the public for both pedestrian and bicycle use upon Project completion.

The Commission also commended Mr. Frankel for including 71 affordable housing units and requested details regarding the estimated sale price of the middle-income for-sale units and the placement of the affordable units on the site. In response, Mr. Frankel stated that the middle-income units will target an average of 135 percent Area Median Income, with an equivalent sale price currently estimated in the low \$400,000 range, as this figure adjusts annually, a final sale price will be confirmed closer to the commencement of construction.

Additionally, both Mr. Frankel and staff confirmed that senior affordable housing will be located on Lots 10 and 11, while the middle-income for-sale units will be distributed across Lots 2 through 9. Mr. Frankel also noted that a public transit subsidy program has been incorporated into the Project's mitigation measures.

In rebuttal, Mr. Frankel confirmed that the nearest fire station is 2.6 miles away and that there is a bus stop approximately 0.5 mile from the Project Site. He also confirmed that the City of Santa

PUBLIC HEARINGS (Cont.)

Clarita stated that they are not opposed to brush thinning on their property, pending a final agreement with standard insurance and indemnity.

For further action and discussion visit:

http://lacdrp.granicus.com/ViewPublisher.php?view_id=1

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission close the public hearing; certify the Environmental Impact Report; and Adopt the Findings of Fact and Statement of Overriding Considerations, as modified to reflect the modified project to preserve 12 additional trees, and Mitigation Monitoring and Reporting Program for the project pursuant to state and local CEQA guidelines.

Motion/seconded by Commissioners Hastings/Moon – That the Regional Planning Commission approve Vesting Tentative Tract Map No. 83301, Conditional Use Permit No. RPPL2021003113, Oak Tree Permit No. RPPL2021003070, and Administrative Housing Permit No. RPPL2021003105, subject to the findings and conditions, as updated by staff.

At the direction of the Chair, the item passed with Commissioners Hastings, Moon, Louie, O'Connor in favor and Commissioner Duarte-White being recorded as absent. The appeal period for this item ends on August 11, 2025.

PUBLIC COMMENT

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

There were no requests by members of the public to address the Commission.

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.

There were no items Called up for Review by the Commission.

10. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 11:05 a.m. to Wednesday, August 6, 2025.

Elida Luna, Commission Secretary

ATTEST

APPROVE

David Louie, Chair

David DeGrazia, Deputy Director
Current Planning Division