

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: January 22, 2026

HEARING DATE: January 28, 2026 AGENDA ITEM: 7

PROJECT NUMBER: R2015-00408

PERMIT NUMBERS: Vesting Tentative Tract Map (“VTTM”) No. 073336 (RPPL2023004336)
Vesting Tentative Parcel Map (“VTPM”) No. 073335 (RPPL2023004448)
Conditional Use Permit (“CUP”) No. RPPL2023004316
Environmental Assessment No. RPPL2023004887

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: “Northlake Phase 1 Project”, located North of Lake Hughes Road, East of Ridge Route Road and I-5, and West of Castaic Lake and Lagoon

OWNER: Northlake Associates LLC

APPLICANT: Northlake Associates LLC

CASE PLANNER: Jodie Sackett, Senior Planner
jsackett@planning.lacounty.gov

The purpose of this supplemental report is to provide the Regional Planning Commission (“Commission”) with minor revisions to the hearing materials as well as additional correspondence received after January 15, 2026. The revisions include two minor corrections to the staff report and draft conditions of approval, and one additional condition of approval.

PROJECT DESCRIPTION

Northlake Phase 1: Phase 1 of the adopted Northlake Specific Plan (“Northlake Phase 1”) comprises a total of 386 lots and 2,295 dwelling units on 720 gross acres; including 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet (“sf”) of commercial space in 8 buildings (34 owner-

ship, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); one highway commercial lot (2.5 acres), 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot (1.4 acre building pad). Of the total 2,295 dwelling units in Northlake Phase 1, 1,777 units are proposed to be for-sale and 518 units anticipated for rental.

REVISED HEARING DOCUMENTS

There is a typographical error on page four of the staff report - the last sentence of the first paragraph has two references to “Phase 1.” This is incorrect. These references should both be to “Phase 2.” The staff report paragraph in question is below with the tracked changes (bold added for emphasis):

*In 1998, the Applicant filed for additional entitlements (SP Amendment, CUP, DA, VTTM) but all were withdrawn in 2007. In 2015, new tentative maps and a CUP were processed with a Supplemental EIR (“SEIR”) for Northlake Phase 1, originally approved by the Commission in 2018 along with a Final Supplemental Environmental Impact Report (“FSEIR”) but was then appealed to the County Board of Supervisors (“Board”). After the Board denied the appeal and approved Northlake Phase 1 in 2019, litigation occurred and was ultimately resolved in 2023. As a result of the court decision, the entitlements were set aside, and certain elements of the FSEIR required further clarification, requiring a Recirculated Partial Final SEIR (“RPFSEIR”) as detailed below (see “Environmental Analysis”). In 2023, a Partial Creek Avoidance Alternative (“PCAA”) was developed to implement the changes to Northlake Phase ~~1~~**2**, which primarily encompassed a reduction of the Northlake Phase ~~1~~**2** project footprint in the northerly portion of the site.*

Draft VTTM No. 07336 Condition No. 27 also contains a typographical error. This condition should require 50 feet (not 60 feet) of street frontage (bold added for emphasis):

*27. **Street Frontage.** The Subdivider shall provide at least **6050** feet of street frontage for each lot, except for those lots granted a street frontage waiver; and at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.*

Staff also has one additional condition of approval for CUP No. RPPL2023004316 in support of LA County’s commitment to minimize light pollution and help ensure compliance dark skies. This new condition is added as draft CUP Condition No. 49:

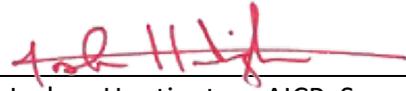
*49. **Dark Skies.** All exterior lighting shall be equipped with down-shields and connected to timers with automatic “on/off” lighting systems.*

ADDITIONAL CORRESPONDENCE RECEIVED

Additional correspondence has been received since January 15, 2026, and is attached.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



David DeGrazia, Deputy Director

Supplemental Attachment A: Seven e-mails of support, one e-mail of opposition, and one support letter from the SCV Chamber of Commerce.



January 22, 2026

Los Angeles County Regional Planning Commission
Hall of Records
320 West Temple Street, Room 150
Los Angeles, CA 90012

RE: Support for the Northlake Project – Project No. R2015-00408 January 28, 2026 Regional Planning Commission Hearing

Honorable Chair and Members of the Commission:

On behalf of the Santa Clarita Valley Chamber of Commerce, I am pleased to submit this letter in strong support of the Northlake Project, scheduled for public hearing before the Los Angeles County Regional Planning Commission on Wednesday, January 28, 2026.

As the region’s largest business advocacy organization, the Chamber views housing availability—particularly price-attainable housing for working families—as one of the most pressing economic development issues facing the Santa Clarita Valley and Los Angeles County today. Northlake directly addresses that need in a manner that is policy-consistent, environmentally responsible, and economically essential.

Housing as Economic Infrastructure

Employers throughout the Santa Clarita Valley consistently identify housing costs as a primary barrier to workforce recruitment and retention. Teachers, healthcare workers, first responders, skilled tradespeople, and service-sector employees are increasingly priced out of the communities they serve. Northlake’s diversified housing program—including 315 affordable units representing approximately 10 percent of the total project—provides critically needed options for working families and seniors while supporting long-term regional economic stability. Housing is economic infrastructure. Projects such as Northlake ensure that businesses can grow, expand, and retain talent locally rather than losing workers to longer commutes or other regions entirely.

A Proven, Longstanding Planning Framework

The Northlake Specific Plan was unanimously approved by the Los Angeles County Board of Supervisors in 1992, and the current proposal remains fully within the envelope of that approved plan, while updating the community to reflect modern standards for sustainability, walkability, and environmental performance.

The project is consistent with the Los Angeles County General Plan and the Santa Clarita Valley Area Plan, “One Valley, One Vision” (OVOV), which explicitly identifies this area for future growth and housing opportunity.

Economic and Fiscal Benefits

In addition to meeting housing needs, Northlake will:

- Support local businesses through population growth and consumer demand
- Generate construction and permanent employment opportunities
- Strengthen local school enrollment and funding stability

- Deliver commercial and mixed-use development that supports services closer to where people live and work

These benefits contribute to a more resilient and balanced regional economy.

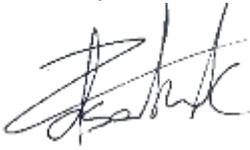
Responsible Growth and Environmental Stewardship

The Chamber also recognizes the project’s significant environmental and recreational commitments, including expanded open space, enhanced parks, wildlife connectivity, and an integrated trail and active transportation network. This approach demonstrates that economic growth and environmental stewardship are not mutually exclusive, but rather complementary when guided by sound planning.

Northlake represents the type of thoughtful, long-term investment needed to support a healthy regional economy—one that balances housing affordability, job creation, environmental protection, and quality of life.

For these reasons, the Santa Clarita Valley Chamber of Commerce respectfully urges the Regional Planning Commission to support approval of the Northlake Project.
Thank you for your consideration.

Sincerely,



Ivan Volschenk
President & CEO, Santa Clarita Valley Chamber of Commerce

Jodie Sackett

From: Karina Winkler <gm.hixva@excelhotelgroup.com>
Sent: Thursday, January 22, 2026 10:36 AM
To: Jodie Sackett
Subject: Support Northlake – Project No. R2015-00408

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

As a local resident, I am writing to express my support for the Northlake project.

Our region is facing a serious shortage of affordable and price-attainable housing, and Northlake helps address that need while also delivering significant parks, open space, trails and recreational amenities that will benefit the entire community.

In addition to housing, the project will provide meaningful economic benefits, including support for local businesses, job creation, and long-term investment in transportation and community infrastructure. New homes mean a stronger local economy and a more complete, sustainable community.

Northlake represents thoughtful planning that balances housing, environmental stewardship, and economic opportunity. I respectfully urge the Commission to support this project.

Thank you for your time and consideration.

Sincerely,

Karina Winkler | General Manager
Holiday Inn Express & Suites Valencia - Santa Clarita
27501 Wayne Mills Pl. Valencia, Ca 91355
Hotel: 661-284-2101 Fax: 661-284-3550

Jodie Sackett

From: Jordin Hopkins <jordin.hopkins@gmail.com>
Sent: Thursday, January 22, 2026 9:13 AM
To: Jodie Sackett
Subject: Support Northlake – Project No. R2015-00408

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

As a local resident, I am writing to express my support for the Northlake project.

Our region is facing a serious shortage of affordable and price-attainable housing, and Northlake helps address that need while also delivering significant parks, open space, trails and recreational amenities that will benefit the entire community.

In addition to housing, the project will provide meaningful economic benefits, including support for local businesses, job creation, and long-term investment in transportation and community infrastructure. New homes mean a stronger local economy and a more complete, sustainable community.

Northlake represents thoughtful planning that balances housing, environmental stewardship, and economic opportunity. I respectfully urge the Commission to support this project.

Thank you for your time and consideration.

Sincerely,
Jordin Hopkins

Jodie Sackett

From: Eric Angle <eangle@pmpmanage.com>
Sent: Thursday, January 22, 2026 8:58 AM
To: Jodie Sackett
Subject: Support Northlake – Project No. R2015-00408

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

As a local resident, I am writing to express my support for the Northlake project.

Our region is facing a serious shortage of affordable and price-attainable housing, and Northlake helps address that need while also delivering significant parks, open space, trails and recreational amenities that will benefit the entire community.

In addition to housing, the project will provide meaningful economic benefits, including support for local businesses, job creation, and long-term investment in transportation and community infrastructure. New homes mean a stronger local economy and a more complete, sustainable community.

Northlake represents thoughtful planning that balances housing, environmental stewardship, and economic opportunity. I respectfully urge the Commission to support this project.

Thank you for your time and consideration.

Sincerely,

 Eric Angle - CMCA, AMS, PCAM
Division Vice President
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🌐 www.PMPmanage.com
☎ [661.295.4900](tel:661.295.4900)



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From: [Amanda O'Connor](#)
To: [Jodie Sackett](#)
Subject: Support Northlake – Project No. R2015-00408
Date: Thursday, January 22, 2026 10:50:26 AM

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Sackett,

As a local resident, I am writing to express my support for the Northlake project.

Our region is facing a serious shortage of affordable and price-attainable housing, and Northlake helps address that need while also delivering significant parks, open space, trails and recreational amenities that will benefit the entire community.

In addition to housing, the project will provide meaningful economic benefits, including support for local businesses, job creation, and long-term investment in transportation and community infrastructure. New homes mean a stronger local economy and a more complete, sustainable community.

Northlake represents thoughtful planning that balances housing, environmental stewardship, and economic opportunity. I respectfully urge the Commission to support this project.

Thank you for your time and consideration.

With sincere appreciation,
Mandy O'Connor
Santa Clarita Valley Resident

Jodie Sackett

From: Dan Silver <dsilverla@me.com>
Sent: Wednesday, January 21, 2026 4:48 PM
To: Jodie Sackett
Subject: Re: NorthLake Specific Plan

CAUTION: External Email. Proceed Responsibly.

Dear Jodie

Also, the inaccuracy in the responses to comments I mentioned is Response B.2.2.

Regarding Policy LU 1.10, that policy provides: “Prohibit plan amendments that increase density of residential land uses within mapped fire and flood hazard areas unless generally surrounded by existing built development and the County determines the adjoining major highways and street networks can accommodate evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County.” This policy is not applicable as the NLSP was not rescinded, and the proposed Project is not seeking a plan amendment.

Additionally, the proposed Project is consistent with this policy in that the Project Site is generally surrounded by existing built development including the 5-freeway to the west, urban development to the south and State recreational areas to the east,

An aerial view shows that the property is generally surrounded by open space. I would not consider the State re superfluous sentence can be deleted in an errata.

With best regards
Dan

NOTE NEW MAILING ADDRESS

Dan Silver, Executive Director
Endangered Habitats League
505 S Flower St #71001
PO Box 71001
Los Angeles CA 90071

213-804-2750
dsilverla@me.com
<https://ehleague.org>

On Jan 21, 2026, at 2:34 PM, Jodie Sackett <jsackett@planning.lacounty.gov> wrote: