

**PROJECT NUMBER**

PRJ2021-001195

HEARING DATE

July 30, 2025

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 83301 (RPPL2021003061)

Conditional Use Permit No. RPPL2021003113

Oak Tree Permit No. RPPL2021003070

Administrative Housing Permit No. RPPL2021003105

Environmental Assessment No. RPPL2021003071

PROJECT SUMMARY

OWNER / APPLICANT

New Urban West (NUWI-Lyons Canyon, LLC), c/o Adam Browning

MAP/EXHIBIT DATE

September 23, 2024

PROJECT OVERVIEW

Vesting Tentative Tract Map: To create 37 lots on 233.49 gross acres, including 510 dwelling units across 290 buildings on 10 lots (462 for-sale condominium units, including 24 affordable for-sale units; and 47 senior affordable rental apartments, plus one manager's unit), 16 open space lots (12 Homeowner's Association open space lots and four natural open space lots), two lots for the recreation center, seven debris basin lots, one water tank lot, and one lot for the water purveyor, with several street frontage waiver requests. The total earth movement would be approximately 2.85 million cubic yards of grading, including the on-site project improvements. The grading would be balanced on-site, and no import or export of soil is proposed.

Conditional Use Permit ("CUP"): To authorize a density-controlled development ("DCD"), development within a Significant Ecological Area ("SEA") and Hillside Management Area ("HMA"), on-site project grading over 100,000 cubic yards, townhouses within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) Zones, and for residential uses within the C-3-DP (General Commercial - Development Program) Zone.

Oak Tree Permit ("OTP"): To authorize impacts to 232 oak trees, including removal of 219 oak trees (including the removal of 14 heritage oak trees; and three heritage oak trees and 24 non-heritage 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).

Administrative Housing Permit ("AHP"): To ensure the long-term maintenance of 71 affordable set-aside units, including 24 moderate affordable for-sale units that 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; over height residential building height in the A-2 Zone; maximum retaining wall height of up to 17.5 feet within setback areas; over-height retaining walls with non-view-obscuring fences in both cut and fill conditions; and reduced rear yard setback for Lot Nos. 3 and 4.

LOCATION West of The Old Road, South of Sagecrest Circle, Santa Clarita Valley	ACCESS The Old Road	VERY HIGH FIRE HAZARD Yes
ASSESSORS PARCEL NUMBERS 2826-022-026, -027, -035; 2826-023-014; 2826-041-039	SITE AREA 233.49 Gross (227.34 Net) Acres	ZONED DISTRICT Newhall
GENERAL PLAN / AREA PLAN Santa Clarita Valley Area Plan ("Area Plan")	PLANNING AREA Santa Clarita Valley	SUP DISTRICT 5
LAND USE DESIGNATION H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre)	ZONE A-2-1, A-2-2, RPD-1-1.4U (Residential Planned Development - One Acre Minimum Required Lot Area - Up to 1.4 Dwelling Units per Net Acre), C-3 (General Commercial), and C-3-DP	

PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
510 Units / 37 Lots	455 Units	None

ENVIRONMENTAL DETERMINATION (“CEQA”)

An Environmental Impact Report (“EIR”) was prepared by the County, which concludes the proposed project will have significant and unavoidable environmental impacts to Transportation that cannot be mitigated to less than significant. There are no impacts or less than significant impacts to Energy, Mineral Resources, Population/Housing, Recreation, and Utilities and Service Systems. Environmental impacts to the following would be reduced to less than significant with mitigation: 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, pursuant to CEQA reporting requirements. In addition to the EIR, the County has prepared a Mitigation Measure and Reporting Program, Findings of Fact, and a Statement of Overriding Considerations.

KEY ISSUES

- Consistency with the General Plan and Area Plan, and the Subdivision Map Act, and compliance with the following portions of Title 21 and Title 22 of the County Code:
 - Section 21.24.380 (Condominiums)
 - Chapter 21.38 (Vesting Maps)
 - Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When)
 - Section 22.16.050 (Development Standards for A-1 and A-2 Zones)
 - Chapter 22.18 (Development Standards and Regulations for the RPD Zone)
 - Chapter 22.52 (Development Program Zone)
 - Section 22.102.080.D (SEA - Findings)
 - Section 22.104.060 (HMA - Findings) Chapters 22.120 & 121 (Density Bonus) & (Inclusionary Housing Ordinance)
 - Section 22.140.170 (DCD)
 - Section 22.140.240 (Grading Projects)
 - Section 22.140.600 (Townhouses)
 - Section 22.158.050 (CUP - Findings and Decision Requirements)
 - Section 22.166.040 (AHP)
 - Section 22.174.060 (OTP - Findings)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
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