

**CITY OF SANTA CLARITA  
CITY COUNCIL  
MINUTES OF SPECIAL MEETING  
5:00 P.M.  
MINUTES OF REGULAR MEETING  
6:00 P.M.  
JANUARY 13, 2009**

**CALL TO ORDER**

Mayor Ferry called to order the special meeting of the City Council at 5:02 p.m.

**ROLL CALL**

All Councilmembers were present, with the exception of Councilmembers Ender and McLean who arrived at 5:03 p.m.

**PUBLIC PARTICIPATION**

There was none.

**CLOSED SESSION**

Carl Newton, City Attorney, advised of the need to conduct a Closed Session for the purpose of holding a:

**CONFERENCE WITH PROPERTY NEGOTIATOR**

Government Code Section 54956.8

**Location of Property:** 24533 Railroad Avenue, Newhall, CA 91321

Assessor's Parcel No's.: 2831-006-002, 030 & 031

**Property Owner:** General Auto Parts

**Under Negotiation:** Price and Terms

**Location of Property:** 24533 Railroad Avenue, Newhall, CA 91321

Assessor's Parcel No's.: 2831-006-002, 030 & 031

**Property Owner:** CBS Viacom

**Under Negotiation:** Price and Terms

**CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION**

Government Code Section 54956.9(a)

**Case Name:** Santa Clarita Redevelopment Agency v. Thomas M. Fitterer, Trustee of the Fitterer Retirement Trust dated September 28, 2001, et al.

Los Angeles County Superior Court, Central District, Case No. BC 403682

**Case Name:** Las Lomas Land Company, L.L.C. v. City of Santa Clarita, et al.

Los Angeles Superior Court, Case No. BS 097982

**Case Name:** M. Jorjezian Investments, Inc. v. City of Santa Clarita

Los Angeles Superior Court, Case No. BC 402173

**Case Name:** Community Advocates for Healthcare SCV, et al. v. City of Santa Clarita, et al.  
Los Angeles Superior Court, Case No. BS 118344

**Case Name:** William Cannon v. City of Santa Clarita  
Los Angeles Superior Court, Case No. BC 404699

### **RECESS AND RECONVENE**

Mayor Ferry recessed the meeting to Closed Session at 5:04 p.m. and reconvened the meeting at 6:05 p.m.

### **CITY ATTORNEY ANNOUNCEMENT**

Carl Newton, City Attorney, announced that as a result of the Closed Session just concluded, the City Council, by unanimous vote, authorized the City Attorney and the firm of Burke, Williams & Sorensen to defend the City in the following litigation matters:

M. Jorjezian Investments, Inc. v. City of Santa Clarita, Los Angeles Superior Court, Case No. BC 402173. This is an action by a property owner claiming improper denial of development of substandard lots.

Community Advocates for Healthcare SCV, & Santa Clarita Organization for Protection of the Environment v. City of Santa Clarita, et al., Los Angeles Superior Court, Case No. BS 118344. This is a challenge to the sufficiency of the Environmental Impact Report associated with the approval by the City of the Henry Mayo Newhall Memorial Hospital Expansion Project.

William Cannon v. City of Santa Clarita, Los Angeles Superior Court, Case No. BC 404699. This is a case filed against the City by a former employee claiming that he was terminated improperly based upon discrimination.

### **ADJOURN**

Mayor Ferry adjourned the meeting at 6:07 p.m.

### **INVOCATION**

Councilmember Kellar gave the invocation.

### **CALL TO ORDER**

Mayor Ferry called to order the regular meeting of the City Council at 6:11 p.m.

### **ROLL CALL**

All Councilmembers were present.

### **FLAG SALUTE**

Councilmember Kellar led the flag salute.

### **AWARDS/RECOGNITION TO MEMBERS OF THE COMMUNITY**

Mayor Ferry and Councilmembers presented certificates of recognition to members of the

Saugus High Girls' Cross Country Team for winning their third straight California State Championship.

### **PRESENTATIONS TO THE CITY**

Lisa Pope, First Vice President, presented a certificate from the City Clerks Association of California to City Clerk Sharon Dawson for receiving her Master Municipal Clerk designation.

Mayor Ferry and Councilmembers recognized City Environmental Services staff on receiving the American Public Works Association 2008 Best Environmental Project Award for the Santa Clara River Arunda Removal Project.

### **COMMITTEE REPORTS/COUNCILMEMBER COMMENTS**

Councilmember Ender commented on the Chamber of Commerce Installation Dinner to be held on January 30, 2009.

Councilmember Kellar commented on the excellent talent performing at the Santa Clarita Performing Arts Center at College of the Canyons and recommends that everyone check it out.

Councilmember McLean commented on the Extreme Neighborhood Makeover held last weekend in Saugus; urged those in multi-family neighborhoods to contact Waste Management requesting the ability to recycle; commented on the LA County Division of the League of CA Cities meeting held January 8; and announced that she had been reelected as the 5<sup>th</sup> District representative on the County Library Commission.

Mayor Pro Tem Weste congratulated Congressman McKeon and Senator Boxer on the passage of the Wilderness Bill and expressed the hope that it would continue to move forward.

Mayor Ferry thanked representatives of Magic Mountain for a fun New Year's Eve event that they hope to grow in future years; urged participation in the community bike ride on January 24; and advised that the Elk's Club Roast would also be held on January 24.

### **EXECUTIVE MEETING**

This time has been set aside for Councilmembers to review the agenda and obtain any further information that may be needed.

### **APPROVAL OF AGENDA**

**Motion by Kellar, second by McLean, to approve the agenda, pulling Item 3 from the Consent Calendar.**

**Hearing no objections, it was so ordered.**

### **APPROVAL OF MINUTES**

**Motion by Kellar, second by Weste, to approve the minutes of the December 9, 2008 special and regular City Council meetings as submitted.**

**Hearing no objections, it was so ordered.**

**CONVENE SANTA CLARITA REDEVELOPMENT AGENCY  
CALL TO ORDER**

Chair Ferry called the meeting of the Redevelopment Agency to order at 6:39 p.m.

**PUBLIC PARTICIPATION**

There was none.

**APPROVAL OF MINUTES**

**Motion by Kellar, second by Weste, to approve the minutes of the December 9, 2008 regular meeting as submitted.**

**Hearing no objections, it was so ordered.**

**ITEM 1**

**JOINT CONSENT CALENDAR**

**JUNE 30, 2008 COMPREHENSIVE ANNUAL FINANCIAL REPORT AND AUDIT COMMITTEE LETTER**

The City's independent audit firm, Diehl, Evans and Company, has completed the City's annual audit for fiscal year ending June 30, 2008. Diehl, Evans and Company conducted the audit in accordance with generally accepted auditing standards, whereby an audit plan was prepared and followed to obtain reasonable assurance that the City's financial statements were free from material misstatements. Approve the Component Unit Financial Statements and the Redevelopment Agency State Controller Report for fiscal year ending June 30, 2008; the Comprehensive Annual Financial Report (CAFR) and Audit Committee Letter for fiscal year ending June 30, 2008.

**Motion by McLean, second by Kellar, to approve the Consent Calendar.**

**On roll call vote:**

**Ayes: Ender, Kellar, Weste, McLean, Ferry**

**Noes: None**

**Absent: None**

**Motion carried.**

**ADJOURN SANTA CLARITA REDEVELOPMENT AGENCY**

Chair Ferry adjourned the meeting at 6:40 p.m.

**RESUME CITY COUNCIL MEETING**

Mayor Ferry resumed the City Council meeting at 6:40 p.m.

**ITEM 2**

**CONSENT CALENDAR**

**READING OF ORDINANCE TITLES**

Government Code Section 36934 requires that all ordinances be read in full prior to Council taking action on the ordinance. By listing the ordinance title on the Council meeting agenda, Council may determine that the title has been read. Determine that the titles to all ordinances which appear on this public agenda have been read and waive further reading.

### **ITEM 3**

#### **CONSENT CALENDAR**

**PRESERVATION OF 263 +/- ACRES OF REAL PROPERTY, SOLEDAD CANYON AREA, ASSESSOR'S PARCELS 3210-016-032, 3210-002-012, 3210-003-007, 008 and 009**

Consideration of purchase of 263 +/- acres of vacant land for open space preservation in Soledad Canyon Area, adjacent to existing City-owned open space. Approve the purchase of 263 +/- acres of real property located in the Soledad Canyon area within unincorporated Los Angeles County, Assessor's Parcels 3210-016-032, 3210-002-012, 3210-003-007,008 and 009; appropriate \$886,135 from Open Space Preservation District Fund Balance (Fund 358) to Open Space Preservation District Expenditure Account 12592-5201.004; approve the expenditure of \$886,135 from Open Space Preservation District Account 12592-5201.004; and authorize the City Manager, or designee, to execute all documents, subject to City Attorney approval.

Addressing the Council on this item was Phil Rawlins.

Mayor Ferry suggested Rick Gould, Director of Parks, Recreation and Community Development, contact Mr. Rawlins to respond to his concerns.

### **ITEM 4**

#### **CONSENT CALENDAR**

**TAX-SHARING RESOLUTIONS FOR SANITATION DISTRICT ANNEXATIONS 1038, 1040, 1041, AND 1043**

The Santa Clarita Valley Sanitation District provides wastewater treatment services within the District's service area. To provide wastewater treatment service to property located outside of the District's service area, the boundary must be expanded through the annexation process. Adopt the Sanitation District's **Resolution No. 09-1** approving and accepting the negotiated exchange of property tax revenues resulting from Sanitation District Annexation 1038; adopt the Sanitation District's **Resolution No. 09-2** approving and accepting the negotiated exchange of property tax revenues resulting from Sanitation District Annexation 1040; adopt the Sanitation District's **Resolution No. 09-3** approving and accepting the negotiated exchange of property tax revenues resulting from Sanitation District Annexation 1041 and adopt the Sanitation District's **Resolution No. 09-4** approving and accepting the negotiated exchange of property tax revenues resulting from Sanitation District Annexation 1043.

### **ITEM 5**

#### **CONSENT CALENDAR**

**AWARD CONTRACT FOR COMMERCIAL BANKING SERVICES**

The City has been utilizing Union Bank of California as its primary bank since February 2003. In order to ensure the City was receiving the highest quality banking services, a Request for Proposal (RFP) for Commercial Banking Services was issued on October 1, 2008. Award contract for Commercial Banking Services to Union Bank of California, in an amount not to exceed \$50,000 annually, for a term of four years; authorize the City Manager or designee to execute the above contract and associated documents, and execute up to two (2) one-year options not to exceed the above annual limits, plus Consumer Price Index (CPI) adjustments, contingent upon the appropriation of funds by the City Council during subsequent fiscal years, subject to City Attorney approval.

**ITEM 6**

**CONSENT CALENDAR**

CHECK REGISTER NOS. 49, 50, 51, & 52

Approval of the Check Registers. Approve and ratify for payment the demands presented in Check Register Nos. 49, 50, 51, & 52.

**Motion by Kellar, second by Weste, to approve the Consent Calendar.**

**On roll call vote:**

**Ayes: Kellar, Weste, McLean, Ender, Ferry**

**Noes: None**

**Absent: None**

**Motion carried.**

**ITEM 7**

**PUBLIC HEARING**

THE MASTER'S COLLEGE MASTER PLAN PROJECT AND EIR, MASTER CASE NO. 04-496, CONSIDERATION OF MASTER PLAN 07-001, GENERAL PLAN AMENDMENT 04-009, ZONE CHANGE 04-006, TENTATIVE TRACT MAP 66503, RIDGELINE ALTERATION PERMIT 07-001, HILLSIDE REVIEW 04-010, AND OAK TREE PERMIT 04-050 AND AN ENVIRONMENTAL IMPACT REPORT FOR A MASTER PLAN TO GUIDE FUTURE DEVELOPMENT OF THE MASTER'S COLLEGE (TMC) CAMPUS, TO DEVELOP 42 SINGLE FAMILY RESIDENCES, AND TO CONSTRUCT AND EXTEND DOCKWEILER DRIVE AND DEPUTY JAKE DRIVE ON THE PROJECT SITE, GENERALLY LOCATED AT 21726 PLACERITA CANYON ROAD, IN THE CITY OF SANTA CLARITA

Mayor Ferry opened the public hearing.

Sharon Dawson, City Clerk, stated that all notices required have been provided.

James Chow, Associate Planner, advised that this item is for the consideration of Master Plan 07-001, General Plan Amendment 04-009, Zone Change 04-006, Tentative Tract Map 66503, Ridgeline Alteration Permit 07-001, Hillside Review 04-010, and Oak Tree Permit 04-050 and an Environmental Impact Report for a Master Plan to guide future development of The Master's College (TMC) campus, to develop 42 single-family residences, and to construct and extend Dockweiler Drive and Deputy Jake Drive on the project site, generally located at 21726 Placerita Canyon Road, in the City of Santa Clarita.

Representing the applicant, David Armstrong and Dennis Hardgrave provided information on the proposal.

Addressing the Council on this item was Michael Kosmal (submitted material); Tim Ben Boydston; Valerie Thomas representing the Placerita Canyon Property Owners Association; and Chris Townsley. One written comment was submitted on this item.

The applicant's representatives chose not to provide a rebuttal.

Mayor Ferry closed the public hearing.

In response to inquiries from Councilmembers, Mr. Hardgrave and City staff provided additional information.

**Motion by Kellar, second by Ender, to adopt Resolution No. 09-5 certifying the Final Environmental Impact Report (FEIR) (State Clearinghouse Number 2006101171) prepared for The Master's College Master Plan project, which includes the California Environmental Quality Act (CEQA) Environmental Findings, Mitigation Monitoring and Reporting Program and the Statement of Overriding Considerations; adopt Resolution No. 09-6 approving Master Case 04-496: Master Plan 07-001, General Plan Amendment 04-009, Tentative Tract Map 66503, Ridgeline Alteration Permit 07-001, Hillside Review 04-010, Oak Tree Permit 04-050; introduce and pass to a second reading on February 10, 2009, an ordinance entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING ZONE CHANGE 04-006 (MASTER CASE 04-496) TO AMEND THE CITY'S ZONING MAP AND CHANGE THE ZONING OF TWO AREAS OF THE PROJECT SITE FROM RL (RESIDENTIAL LOW) TO PE (PRIVATE EDUCATION) AND FROM PE TO RM (RESIDENTIAL MODERATE) ON THE PROJECT SITE GENERALLY LOCATED AT 21726 PLACERITA CANYON ROAD, IN THE CITY OF SANTA CLARITA", with changes to the conditions of approval to address concerns discussed including enhanced landscaping and shielding the road as well as the dormitory, conditioning the screening of the water tanks and minimization of the "whine", utilizing permeable paving when necessary, to not include "landscape modification" in the "minor modification" category of The Master's College Master Plan and adding new language referred to by Mr. Brotzman, to ensure all down-lighting minimizes any lighting for Downtown Newhall, to make sure there is integration of craftsman architectural style, that the oak trees develop canopies, looking at the trail classification to see if there is the ability to modify it to Class 1, discussion of joint use of the chapel, to investigate modifying the median width along the new section of Dockweiler to reduce the impact on the old Dockweiler, and to make sure that grading allows for a buffer for the residential pads.**

**On roll call vote:**

**Ayes: Weste, McLean, Ender, Kellar, Ferry**

**Noes: None**

**Absent: None**

**Motion carried.**

## **RECESS AND RECONVENE**

Mayor Ferry called a recess at 8:30 p.m. and reconvened the meeting at 8:40 p.m.

## **ITEM 8**

### **UNFINISHED BUSINESS**

#### **ARTS COMMISSION STUDY**

Rick Gould, Director of Parks, Recreation and Community Services, advised that at the October 14, 2008, City Council meeting, the Council directed staff to research the advantages and disadvantages of creating an Arts Commission. The resulting Arts Leadership Report is the

culmination of this research effort. By memo dated January 13, 2009, additional attachments were provided for this item.

Addressing the Council on this item was Bruce Fortine representing the College of the Canyons Board; Paul Strickland representing the SCV Theatre Project; David Bossert representing the Santa Clarita Ballet; Suzan Solomon; Marc Winger; Diane Trautman representing the Arts Advisory Committee; Tim Ben Boydston representing the Canyon Theatre Guild and the Santa Clarita Regional Theatre; Jeudi Cornejo Brealey representing Dr. Judy Fish of the Saugus Union High School District; Dr. Mitch Capet representing the College of the Canyons; John Dow representing the Santa Clarita Symphony; Sandy Fisher representing the Santa Clarita Artists Association; Sherry Klahs representing the Arts Advisory Committee; Valerie Thomas; Dr. Michael Millar representing the Arts Advisory Committee; Allan Cameron; Greg Finley representing the Canyon Theatre Guild; Ann Unger; Jaylene Armstrong; and Andy Pattantylus. Five written comments were submitted on this item.

**Motion by Kellar, second by McLean, to approve the formation of an Arts Commission for the Santa Clarita Valley.**

**On roll call vote:**

**Ayes: McLean, Ender, Kellar**

**Noes: Weste, Ferry**

**Absent: None**

**Motion carried.**

#### **PUBLIC PARTICIPATION**

There was none.

#### **STAFF COMMENTS**

There were none.

#### **ADJOURNMENT**

Mayor Ferry adjourned the meeting at 10:37 p.m.

#### **FUTURE MEETINGS**

The next regular meeting of the City Council will be held Tuesday, January 27, 2009, at 6:00 p.m. in the Council Chamber, 1st floor of City Hall, 23920 Valencia Blvd., Santa Clarita, CA.

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**MAYOR**

**ATTEST:**

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**CITY CLERK**

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**Excerpt of comments by Councilmember Bob Kellar on  
Item 8: Arts Commission Study  
1/13/09 City Council meeting**

I urge my fellow Councilmembers to say “yes” to the development of an Arts Commission. For purposes of maybe just giving a little bit of guiding light and picking up on what was said, I’m envisioning maybe a 9-member commission. I do believe that a stipend is appropriate, but I think it should be absolutely nominal, and I’m thinking like maybe \$25 a meeting. That they should perhaps come together on a monthly basis and that we should give them a figure of...3 years was put out there; maybe we should be consistent with our existing structure and commissions at 2 years. I’m open, but I think the thing that we as a Council need to do this evening is to say “yes” to staff that we want the formation of an Arts Commission for the City of Santa Clarita. And really it’s for the Santa Clarita Valley and I’m proud to say that. And then give the responsibility of the details, if you will, to our existing committee that has incredible talent and experience, for them to come back for us to ratify what this Commission would look like and how it should be structured and maybe further review of what they intend to do. I know we have 14 points here that I know a lot of effort and perhaps that would be the guiding light and I’d be very comfortable with that because I was very impressed with those 14 points. But that’s my recommendation to my fellow Council and I would like to make that as a motion that we do approve the formation of an Arts Commission for the citizens of the Santa Clarita Valley and we do it this evening. Thank you.

I made the motion that we cause a commission to represent the arts interests in the Santa Clarita Valley and no longer have the Arts Committee, simple as that. And then have them report back to us what they envision to be an appropriate design, if they will, how many members, what a fair stipend would be, which I know out of having talked with so many of you is not an issue whatsoever, and that we move forward in that configuration.

**On roll call vote:**  
**Ayes: McLean, Ender, Kellar**  
**Noes: Weste, Ferry**  
**Absent: None**  
**Motion carried.**