

**MINUTES OF THE  
REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF SANTA CLARITA**

**Tuesday  
June 2, 2015  
6:00 p.m.**

**CALL TO ORDER**

The meeting of the Planning Commission of the City of Santa Clarita was called to order by Chair Trautman at 6:02 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Eichman led the flag salute.

**ROLL CALL**

Chair Trautman, Vice Chair Ostrom, and Commissioners Eichman, Burkhart, and Heffernan were present.

**APPROVAL OF AGENDA**

A motion was made by Vice Chair Ostrom and seconded by Commissioner Heffernan to approve the agenda. Said motion was approved by a vote of 5-0.

**APPROVAL OF THE MINUTES OF THE APRIL 7, 2015, REGULAR MEETING**

A motion was made by Commissioner Heffernan and seconded by Vice Chair Ostrom to approve the minutes of the April 7, 2015, regular meeting. Said motion was approved by a vote of 5-0.

**MINUTE ACTION**

**ITEM 1      DRAFT   FISCAL   YEAR   2015-2016   CAPITAL   IMPROVEMENT  
                 PROGRAM**

Planning Manager, Jeff Hogan, informed the Commissioners that City staff from CIP and Finance were present if there were any questions.

A motion was made by Commissioner Burkhart and seconded by Vice Chair Ostrom to approve, by minute action, Draft Fiscal Year 2015-2016 Capital Improvement Program. A roll call vote was taken and was carried by a vote of 5-0.

**PUBLIC HEARING**

**ITEM 2      MASTER CASE NO. 15-049, TENTATIVE PARCEL MAP 69116**

Mike Ascione, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 6:09 p.m.

No one spoke in support or opposition of the project.

No comment cards were received.

The public hearing was closed at 6:09 p.m.

A motion was made by Vice Chair Ostrom and seconded by Commissioner Eichman to adopt Resolution P15-06, approving Master Case 15-049, Tentative Parcel Map 69116, to allow for the subdivision of one lot into eight lots, located at 26501 Carl Boyer Drive (APN 2836-016-044) subject to the attached conditions of approval (Exhibit "A"). A roll call vote was taken. Said motion was carried by a vote of 5-0.

**ITEM 3      MASTER CASE NO. 15-070, TEMPORARY USE PERMIT 15-018**

Patrick Leclair, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 6:14 p.m.

Hunt Braly spoke on behalf of the applicant. Lynn LaRocque submitted a speaker card in support but did not speak on the item.

Vanessa Foreman spoke in opposition of the project.

No comment cards were received.

The public hearing was closed at 6:18 p.m.

A motion was made by Commissioner Heffernan and seconded by Commissioner Burkhart to adopt Resolution P15-05, approving Master Case 15-070 consisting of Temporary Use Permit 15-018 to allow for temporary vehicle and RV storage, along with two temporary contractor yards, at 25466 Springbrook Avenue (APN: 2836-006-053 and 2836-006-054), in the City of Santa Clarita, subject to the attached conditions of approval. A roll call vote was taken. Said motion was carried by a vote of 5-0.

**ITEM 4      MASTER CASE NO. 15-035, CONDITIONAL USE PERMIT 15-002**

Mike Ascione, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 6:25 p.m.

Wil Nieves spoke on behalf of the applicant.

George Wright Gipson and Anna Kuras spoke in opposition of the project.

No comment cards were received.

The public hearing was closed at 6:41 p.m.

Issues raised by the public were proximity of the convenience store to a high school, bus stop, and the neighboring homes. The applicant ensured that there will be ID scanners to prevent sales of alcohol to minors. The Commission asked how loitering would be enforced and Case planner, Mike Ascione, responded that it would be the Sherriff or the City's Community Preservation division. If there were major issues relating to alcohol sales the ABC could revoke the liquor license.

Mr. Ascione also informed the Commission that a Conditional Use Permit is needed because the applicant intends to sell hard alcohol. If the convenience store was only selling beer and wine, no public hearing would be held.

A motion was made by Commissioner Burkhart and seconded by Vice Chair Ostrom to adopt Resolution P15-07, approving Master Case 15-035, Conditional Use Permit 15-002, to allow for the sales of liquor/spirits of up to 10% within a 2,304 square-foot convenience store at 25810 Sierra Highway in the Community Commercial zone, subject to the attached conditions of approval (Exhibit "A"). A roll call vote was taken. Said motion was carried by a vote of 5-0.

**ITEM 5      MASTER CASE NO. 15-034, REVISION TO VESTING TENTATIVE  
TRACT MAP 060258, CONDITIONAL USE PERMIT 15-001, AND  
DEVELOPMENT REVIEW 15-004**

Patrick Leclair, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 7:04 p.m.

Rick Doremus, the applicant, spoke on the project. Randy Johnson with Brookfield Homes (Five Knolls master developer) also spoke on the project in support.

Elizabeth Hop, Dr. Alienore Conrad, Randy Wrage, Rachelle Dardeau, Kathy Perez, Mark Subbotin, Ernie Sacco, and Mary Jane Hartman, spoke in support of the project.

Cam Noltemeyer spoke in opposition of the project.

No comment cards were received.

The public hearing was closed at 7:34 p.m.

Discussion on the item included water demand, traffic, community benefit, architecture, parking for the YMCA and senior center, and location of the transmission lines.

Chair Trautman asked that condition EN8 be revised to ensure that all state water requirements are being met. The revised condition now reads, "Prior to Parcel Map approval, the applicant shall provide a Will Serve Letter from all necessary utilities, including water, stating that service will be provided to this property in accordance with California State law."

A motion was made by Commissioner Heffernan and seconded by Commissioner Burkhart to recommend the City Council adopt an addendum to the certified Keystone Final Environmental Impact Report, adopt a new Statement of Overriding Considerations in accordance with the addendum prepared for the revised Five Knolls project, and approve Master Case 15-034 to revise Vesting Tentative Tract Map (VTTM) 060258, including directing staff to execute and record all necessary documents to release the "public benefit" covenant from lot 129, and further approve a Conditional Use Permit (CUP) and Development Review (DR) for the construction of 154 age-restricted, single-family detached condominiums, a senior center, and an expansion to the previously approved YMCA on the project site known as the Five Knolls Development, in the City of Santa Clarita, subject to the attached conditions of approval, which includes the revision to condition EN8 (Exhibit "A"), the attached VTTM 060258 (Exhibit "B"), and the attached addendum to the Certified Final Environmental Impact Report prepared for the revised Five Knolls project. Said motion was carried by a vote of 5-0.

## **PLANNING MANAGER'S REPORT**

Jeff Hogan, Planning Manager, informed the Commissioners that their next regular meeting before the summer break will be on July 21, 2015. He also informed the Commission that a scoping meeting was held regarding the proposed Sand Canyon Plaza project.

## **PLANNING COMMISSIONERS' REPORTS**

Chair Trautman spoke on issues with finding past minutes, agendas, and videos for City Council and Planning Commission meetings.

## **PUBLIC BUSINESS FROM THE FLOOR**

Cam Noltemeyer made general comments.

**ADJOURNMENT**

A motion was made by Vice Chair Ostrom and seconded by Commissioner Heffernan to adjourn the meeting. Said motion was approved by a vote of 5-0, and the meeting was adjourned at 8:07 p.m.



---

Jeff W. Hogan AICP, Planning Manager  
Community Development



---

Diane Trautman, Chair  
Planning Commission

S:\CD\PLNGCOMMINUTES\2014\6-2-15min