

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

**Tuesday  
May 18, 2010  
7:00 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 7:01 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Ostrom led the flag salute.

**ROLL CALL**

Chair Trautman and Commissioners Burkhart, Jacobson, Kennedy, and Ostrom were all present.

**APPROVAL OF AGENDA**

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

**APPROVAL OF THE MINUTES OF THE APRIL 20, 2010 STUDY SESSION AND  
REGULAR MEETING**

A motion was made by Commissioner Jacobson and seconded by Commissioner Kennedy to approve the minutes of the April 20, 2010, study session and regular meeting. Said motion was approved by a vote of 5-0.

**NEW BUSINESS**

**ITEM 1      DRAFT FISCAL YEAR 2011-2015 CAPITAL IMPROVEMENT  
PROGRAM**

Tina Haddad, Assistant to the City Manager, addressed the Commission.

The Commission voted unanimously to determine by minute action that the Draft Fiscal Year 2011-2015 Capital Improvement Program is consistent with the City's General Plan.

## **CONTINUED PUBLIC HEARINGS**

### **ITEM 2 MASTER CASE NO. 10-003, HILLSIDE DEVELOPMENT REVIEW 10-001, RIDGELINE ALTERATION PERMIT 10-001**

Jason Killebrew, Assistant Planner I, gave the staff report and computer slide presentation.

The Commission and staff discussed issues regarding the widening of the driveway.

The public hearing was opened at 7:18 p.m.

Norris Whitmore, the applicant, addressed the Commission.

The public hearing was closed at 7:25 p.m.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Burkhart to adopt Resolution P10-15, recommending that the City Council adopt the associated Negative Declaration and approve Master Case 10-003, Hillside Development Review 10-001 and Ridgeline Alteration Permit 10-001, for the construction of a single-family residence located on a vacant lot at 22431 Circle J Ranch Road, subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

### **ITEM 3 MASTER CASE NO. 09-164, CONDITIONAL USE PERMIT 09-018**

Darin Seegmiller, Assistant Planner II, gave the staff report and computer slide presentation.

Jerry Ambrose, representing the applicant, addressed the Commission.

The Commission asked if the applicant would be willing to paint the equipment to match the existing structure. The applicant agreed. Mr. Seegmiller will incorporate the request into the Conditions of Approval.

William Gregory and Joe Messina spoke in support of the proposed project.

Steve Fruehauf spoke in opposition to the proposed project.

Jimmy Diaz, representing the applicant, rebutted.

The Commission, staff, and the applicant discussed issues regarding the exposed cables of the equipment and potential methods to conceal them, and also discussed the alternate location analysis.

The public hearing was closed at 7:59 p.m.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson to adopt Resolution P10-12, approving Master Case 09-164, Conditional Use Permit 09-018 to allow for the construction of a wireless telecommunications facility upon an existing transmission tower located at 28450 Fig Court, subject to the attached Conditions of Approval, with an additional condition that would require the applicant to screen the antennas, wires, and all other associated equipment from public view to the satisfaction of the Director of Community Development, and paint all antennas and cables to match the color of the SCE tower to which they will be attached. A roll call vote was taken. Said motion was approved by a vote of 5-0.

## **PUBLIC HEARING**

### **ITEM 4 MASTER CASE NO. 09-024, CONDITIONAL USE PERMIT 09-002**

Darin Seegmiller, Assistant Planner II, gave the staff report and computer slide presentation.

The Commission and staff discussed the proposed landscape plan and floor area ratio.

The public hearing was opened at 8:17 p.m.

Mark Oliver, the applicant, addressed the Commission.

The Commission, staff, and the applicant discussed parking concerns.

Brad Berens, representing the Santa Clarita Valley Committee on Aging, spoke in support of the proposed project.

The public hearing was closed at 8:33 p.m.

A motion was made by Commissioner Jacobson and seconded by Commissioner Burkhart to adopt Resolution P10-17, adopting the Mitigated Negative Declaration and approving Master Case 09-024, Conditional Use Permit 09-002, to allow for the construction of a three-story, 54,879 square foot, 105-unit Residential Health Care Facility (Assisted Living Center) on Lot 3 of Parcel Map 25916 on Flying Tiger Drive, in the City of Santa Clarita, subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

## **PLANNING MANAGER'S REPORT**

Lisa Webber, Planning Manager, gave the Planning Manager's report. Ms. Webber informed the Commission that the City's Planning Division won two awards from the Los Angeles Chapter of the American Planning Association. The Community Character and Design Guidelines was awarded First Place and will be moving on to compete for an award at the state level. An Award of Merit was awarded to the City's Green website.

Ms. Webber informed the Commission that on May 25, 2010, staff will ask for direction from the City Council to draft a code amendment allowing for the outdoor display of merchandise by retail businesses within the Redevelopment Area subject to specific qualification criteria and

development standards and bring the amendment to the Newhall Redevelopment Committee and Planning Commission for consideration prior to returning to the City Council for final action.

Ms. Webber reported that the City Clerk's Office has announced vacancies for various City Committees and Commissions. Ms. Webber reminded the Commission that if their term is about to expire, they must reapply for their seat.

### **PLANNING COMMISSIONERS' REPORTS**

Commissioner Kennedy reported that he found it very useful to have the noise study and visual simulations for the proposed telecommunications site. He suggested that the City make these materials a standard part of the submittal requirements. Commissioner Kennedy also suggested that staff schedule a study session to review the Ridgeline Alteration Permit requirements.

Chair Trautman thanked staff for the tour of the North Hollywood Arts District and also reported that she attended the Cowboy Festival last month and thought it was a fun and enjoyable event.

### **PUBLIC BUSINESS FROM THE FLOOR**

Joseph Correnti, Chris Aguilar, Valerie Thomas, and Allan Cameron made public comments.

One written comment regarding the Lyons Avenue At-grade Rail Crossing Stage 1 EIR project was received.

### **ADJOURNMENT**

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 8:52 p.m.

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Diane Trautman, Chairperson  
Planning Commission

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Lisa M. Webber, AICP, Planning Manager  
Community Development