

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

**Tuesday
July 20, 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 Jacobson 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 Kennedy and seconded by Commissioner Jacobson to approve the agenda. Said motion was approved by a vote of 5-0.

APPROVAL OF THE MINUTES OF THE JUNE 15, 2010 STUDY SESSION AND REGULAR MEETING

A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy to approve the minutes of the June 15, 2010, study session and regular meeting. Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

- ITEM 1 PROJECT 1: MASTER CASE NO. 05-208, TENTATIVE PARCEL MAP 62818, CONDITIONAL USE PERMIT 06-014 AND OAK TREE PERMIT 05-027**
PROJECT 2: MASTER CASE NO. 06-183, TENTATIVE TRACT MAP 63003, HILLSIDE REVIEW 06-010, AND OAK TREE PERMIT 06-031

Jessica Frank, Associate Planner, gave the staff report and computer slide presentation.

Wayne Smith, Oak Tree Specialist, addressed the Commission regarding the oak tree removals and mitigation.

The public hearing was opened at 7:28 p.m.

John Oblinger, representing the applicant, addressed questions regarding the current health of the oak trees on the property.

Audrey Honig and Diane Wilson spoke in opposition to the proposed projects.

Russell Myers, Ruthann Levison, and Chris Seidenglanz spoke in a neutral position to the proposed projects.

Dan Holmes, the applicant, rebutted.

The Commission and staff discussed issues regarding fencing of the property during construction, grading, proposed trails, and equestrian access on the trails.

Dave Martin, the project engineer, addressed the Commission.

Lisa Webber, Planning Manager, advised the Commission that an additional condition could be added that would require a step through equestrian access to the trail.

The public hearing was closed at 7:57 p.m.

The Commission made closing comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Jacobson to adopt Resolution P10-21, adopting the Mitigated Negative Declaration and approving Master Case 05-208 including Tentative Parcel Map 62818, Conditional Use Permit 06-014 and Oak Tree Permit 05-027, subject to the attached Conditions of Approval, and adopt Resolution P10-22, adopting the Mitigated Negative Declaration and approving Master Case 06-183 including Tentative Tract Map 63003, Hillside Review 06-010 and Oak Tree Permit 06-031, subject to the attached Conditions of Approval, with an additional condition that would require a step through equestrian access to the trail. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 2 MASTER CASE NO. 10-009, MINOR USE PERMIT 10-003

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

Chair Trautman advised the Commission that a resident had made a request to defer his three minute speaking time to his wife in order to extend her speaking time to six minutes. The request was denied.

The public hearing was opened at 8:11 p.m.

Chair Trautman acknowledged that eleven written comments in support of and two written comments in opposition to the proposed project were received.

Paul Cardey, the applicant, and his representatives addressed the Commission.

Mark Swiatek, Rebecca Cassell, Matthew Ferguson, Ralph Mardian, Greg Hoenes, and Michelle Crawford spoke in support of the proposed project.

Wayne Pursell, Linda Pursell, Carol Mosher, Ron Mosher, and David Krieger spoke in opposition to the proposed project.

Mr. Cardey rebutted.

The public hearing was closed at 8:58 p.m.

The Commission made closing comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy directing staff to bring back a recommendation for approval for the preschool as proposed by the applicant and if appropriate the elementary school with a reduced number of students, and for the church to explore the concept of running the elementary school themselves versus contracting it out, and to continue the item to the October 5, 2010 regular meeting. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 3 MASTER CASE NO. 10-055, MINOR USE PERMIT 10-014

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

The public hearing was opened at 9:20 p.m.

Jim McCardy and Bill Horsfall, the applicants, addressed the Commission.

Dana Cop and Katie Ownbey spoke in support of the proposed project.

Gisela Belacic spoke in opposition to the proposed project.

Mr. Horsfall rebutted.

Chair Trautman acknowledged that six written comments were received in support of the proposed project.

The public hearing was closed at 9:32 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to adopt Resolution P10-25, approving Master Case 10-055, consisting of Minor Use Permit 10-014, permitting on-site sales and consumption of alcohol at 24011 Newhall 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.

A recess was called by Chair Trautman at 9:34 p.m.

The meeting was reconvened at 9:40 p.m.

ITEM 4 MASTER CASE NO. 10-045, CONDITIONAL USE PERMIT 10-004

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

The public hearing was opened at 9:48 p.m.

John Keene, representing the applicant, addressed the Commission.

Yair Haimoff spoke in support of the proposed project.

The public hearing was closed at 9:51 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy to adopt Resolution P10-20, approving Master Case 10-045, Conditional Use Permit 10-004, to allow for the operation of a private school and associated tenant improvements, subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 5 MASTER CASE NO. 10-048, GENERAL PLAN AMENDMENT 10-001, PREZONE NO. 10-001

James Chow, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 10:03 p.m.

John Buccola spoke in support of the proposed project.

John Evans, Richard Galway, and Marlee Lauffer spoke in opposition to the proposed project.

Sharon Sorensen, Senior Planner, rebutted.

The public hearing was closed at 10:19 p.m.

The Commission made closing comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to adopt Resolution No. P10-24, recommending to the City Council that it adopt a resolution to adopt the Negative Declaration and approve Master Case 10-048, General Plan Amendment 10-001, Prezone 10-001 for the West Creek/Tesoro Del Valle Annexation and Sphere of Influence Amendment. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 6 MASTER CASE NO. 10-043, MINOR USE PERMIT 10-010

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

The public hearing was opened at 10:25 p.m.

Brad Meyer, the applicant, addressed the Commission.

Craig Eichman and Lisa Eichman spoke in opposition to the proposed project.

Mr. Meyer rebutted.

Chair Trautman acknowledged that three written comments were received in support of the proposed project.

The public hearing was closed at 10:42 p.m.

The Commission and staff discussed issues regarding parking and the claims made by the public speakers about unsafe traffic conditions for children. Joe Montes, Assistant City Attorney, advised the Commission that it is up to the property owners association to deal with any unsafe and/or dangerous conditions.

A motion was made by Commissioner Ostrom and seconded by Commissioner Burkhart to adopt Resolution P10-23, approving Master Case 10-043 consisting of MUP 10-010 allowing the operation of Homer Dome at 28381 Constellation Road, 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 reviewed the Planning Commission Goals for 2010, which were derived from the goal setting study session on June 15, 2010, and reported that they will be presented to the City Council in the fall.

Ms. Webber gave an update on the July 15, 2010, community meeting with the Bonelli track residents, the Draft OVOV Housing Element, and the Climate Action Plan request for proposal process. Ms. Webber also reported that staff will be presenting the Outdoor Dining Guidelines to the Old Town Newhall Association on July 21, 2010, and will present them to the Planning Commission in September. She hopes that they will be in place by the end of the calendar year.

Ms. Webber informed the Commission they will likely go back to a two meeting per month schedule beginning in September. She informed the Commission that there is a joint study session with the City Council on September 7, 2010.

Ms. Webber reported that at the July 13, 2010, City Council meeting the Sierra Crossing project was continued for two months and that the Soledad Commons MOU was approved.

Ms. Webber gave a brief presentation on the Newhall Gateway Conceptual Plan.

PLANNING COMMISSIONERS' REPORTS

Chair Trautman reported that she spoke at a Youth in Government event on July 12, 2010, about the role of a Planning Commissioner.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

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 11:06 p.m.

Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development

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