

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

**Tuesday
September 7, 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 Vice-Chair Burkhart at 7:02 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Kennedy led the flag salute.

ROLL CALL

Vice-Chair Burkhart and Commissioners Jacobson, Kennedy, and Ostrom were all present. Commissioner Eichman was not in attendance.

APPROVAL OF AGENDA

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to approve the agenda. Said motion was approved by a vote of 4-0.

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

A motion was made by Commissioner Jacobson and seconded by Commissioner Ostrom to approve the minutes of the July 20, 2010, study session and regular meeting. Said motion was approved by a vote of 4-0.

Lisa Webber, Planning Manager, announced that Tim Burkhart and Dennis Ostrom were sworn in as newly appointed Planning Commissioners prior to this evening's meeting. Ms. Webber advised the Commission that newly appointed Planning Commissioner, Lisa Eichman, will be sworn in prior to the regular meeting of October 5, 2010. Also on that evening will be the election of a new Chair and Vice-Chair. Ms. Webber informed the Commission that there will not be a meeting on September 21, 2010.

CONTINUED PUBLIC HEARING

ITEM 1 MASTER CASE NO. 08-199, HILLSIDE REVIEW PERMIT 08-005, OAK TREE PERMIT 08-026, AND RIDGELINE ALTERATION PERMIT 08-003

Ben Jarvis, Associate Planner, gave the staff report and computer slide presentation.

David Armstrong and Paul Leitzell, representing the applicant, addressed the Commission.

Jonathan Morey and Tom Dierckman spoke in support of the proposed project.

Lynne Plambeck spoke in a neutral position to the proposed project.

Mr. Armstrong rebutted.

The public hearing was closed at 7:31 p.m.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson to adopt Resolution P10-06, recommending to the City Council that it adopt the Mitigated Negative Declaration and approve Master Case 08-199, consisting of Ridgeline Alteration Permit 08-003, Hillside Development Review 08-005, and Oak Tree Permit 08-026, to allow for the construction of new surface parking spaces and three, two-level parking structures at 22833 Copper Hill 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 4-0.

PUBLIC HEARINGS

ITEM 2 MASTER CASE NO. 10-069, SPECIFIC PLAN AMENDMENT 10-004

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

The Commission and staff discussed signage and setback information as it relates to sidewalk safety.

The public hearing was opened at 7:41 p.m.

Duane Harte spoke in support of the proposed amendment.

Joe Montes, Assistant City Attorney, suggested adding wording to section 4.7A of the proposed Downtown Newhall Specific Plan amendments to add the phrase "lease or license." This would allow flexibility when negotiating outdoor dining with local business owners.

The public hearing was closed at 7:46 p.m.

The Commission made closing comments.

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to adopt Resolution P10-27, recommending that the City Council approve Master Case 10-069, consisting of Specific Plan Amendment 10-004, amending the Downtown Newhall Specific Plan as described in the attached Exhibit A, with the wording change to section 4.7A. A roll call vote was taken. Said motion was approved by a vote of 4-0.

ITEM 3 MASTER CASE NO. 10-070, UNIFIED DEVELOPMENT CODE AMENDMENT 10-005

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

The public hearing was opened at 7:53 p.m.

Duane Harte spoke in support of the proposed project.

The Commission and staff discussed issues regarding setting limits on the amount of merchandise allowed to be on display.

The public hearing was closed at 8:05 p.m.

A motion was made by Commissioner Jacobson and seconded by Commissioner Kennedy to adopt Resolution P10-28, recommending that the City Council approve Master Case 10-070, consisting of Unified Development Code Amendment 10-005, amending the Unified Development Code as described in the attached Exhibit A. A roll call vote was taken. Said motion was approved by a vote of 4-0.

PLANNING MANAGER'S REPORT

Lisa Webber, Planning Manager, gave the Planning Manager's report. Ms. Webber reported that Commissioner Lisa Eichman will be present for the October 5, 2010, regular meeting. Also on that evening, the Planning Commission will conduct the first public hearing on the One Valley One Vision (OVOV) General Plan and Draft EIR. Ms. Webber announced that the OVOV Draft EIR and General Plan will be released prior to that meeting for a 90-day review period. Staff anticipates having one hearing per month in October, November, and December regarding this project.

Ms. Webber informed the Commission that at the City Council meeting of August 24, 2010, both the Tesoro del Valle/West Creek and Soledad Commons/Robinson Ranch II annexations had been continued. Ms. Webber reported that staff will be conducting a community meeting for the Tesoro Del Valle and West Creek residents to discuss annexation facts and clarify any miscommunications that have been circulating amongst the community. The meeting will take place at City Hall on September 15, 2010, at 6:30 p.m.

Ms. Webber reported that she attended the California Air Pollution Control Officers Association Climate Change Forum conference in San Francisco on August 30 and 31, 2010. She advised the Commission that staff is currently pursuing a number of grants that will assist with funding for the City's Climate Action Plan. Staff is currently interviewing consultants for the project.

Ms. Webber reported that Vice-Chair Burkhart will represent the Planning Commission at the September 28, 2010, City Council meeting to present the Commission's goals.

Lastly, Ms. Webber informed the Commission that City staff has been invited to make a presentation regarding annexation at a Fair Oaks Home Owners Association community meeting. The meeting will be held on September 30, 2010, at Fair Oaks Elementary at 7:00 p.m.

PLANNING COMMISSIONERS' REPORTS

There were no Planning Commissioner reports.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

ADJOURNMENT

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson to adjourn the meeting. Said motion was approved by a vote of 4-0 and the meeting was adjourned at 8:10 p.m.

Tim Burkhart, Vice-Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development