

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

**Tuesday  
December 21, 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 Burkhart at 7:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Ostrom led the flag salute.

**ROLL CALL**

Chair Burkhart and Commissioners Eichman, 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 DECEMBER 7, 2010, REGULAR MEETING**

A motion was made by Commissioner Jacobson and seconded by Commissioner Eichman to approve the minutes of the December 7, 2010, regular meeting. Said motion was approved by a vote of 5-0.

**PUBLIC HEARING**

**ITEM 1      MASTER CASE NO. 10-096, UNIFIED DEVELOPMENT CODE  
                 AMENDMENT 10-007**

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

The Commission and staff discussed issues concerning motorcycle sales and the percentage of vacant properties in the proposed overlay area.

Jason Crawford, Marketing and Economic Development Manager, addressed the questions regarding the vacant properties in the subject area.

The public hearing was opened at 7:15 p.m.

The public hearing was closed at 7:16 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Eichman to adopt Resolution P10-38, recommending that the City Council adopt the Negative Declaration prepared for the project, and approve Master Case 10-096, consisting of Unified Development Code Amendment 10-007, consisting of an amendment to the Unified Development Code, North Valencia Specific Plan, and North Valencia II Specific Plan. A roll call vote was taken. Said motion was approved by a vote of 5-0.

## **CONTINUED PUBLIC HEARING**

**ITEM 2 MASTER CASE NO. 07-127, ANNEXATION 07-002A & B (INCLUDES AMENDMENTS TO THE CITY'S SPHERE OF INFLUENCE), PRE-ZONE 07-001A & B, GENERAL PLAN AMENDMENT 07-001A & B, SPECIFIC PLAN 07-001, TENTATIVE TRACT MAP 69164, CONDITIONAL USE PERMIT 07-009, OAK TREE PERMIT 07-019, ENVIRONMENTAL IMPACT REPORT SCH NO. 2007071039**

Jeff Hogan, Interim Planning Manager, gave the staff report and computer slide presentation.

Glenn Adamick, the applicant, addressed the Commission.

Robert Nolet, representing the Sulphur Springs School District, spoke in support of the proposed project.

Susan Carey spoke in opposition to the proposed project.

Greg Foster, Penny Upton, and Lynne Plambeck spoke in a neutral position to the project.

Mr. Adamick rebutted.

The Commission and staff discussed issues regarding the traffic study and traffic options for the Lost Canyon and Sand Canyon intersection.

Ian Pari, Senior Traffic Engineer, addressed questions regarding roundabouts.

The Commission made closing comments.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to continue the item to the regular meeting of February 15, 2011. A roll call vote was taken. Said motion was approved by a vote of 5-0.

## **PLANNING MANAGER'S REPORT**

Jeff Hogan, Interim Planning Manager, gave the Planning Manager's report. Mr. Hogan briefly reviewed the Planning Commission study session schedule for 2011.

## **PLANNING COMMISSIONERS' REPORTS**

Each Commissioner wished everyone a happy holiday season.

## **PUBLIC BUSINESS FROM THE FLOOR**

Lynne Plambeck made public comments.

## **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 8:37 p.m.

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Tim Burkhart, Chairperson  
Planning Commission

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Jeff Hogan, AICP, Interim Planning Manager  
Community Development

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