

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

**Tuesday
November 16, 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 7:01 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Ostrom led the flag salute.

ROLL CALL

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

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES OF THE NOVEMBER 2, 2010, REGULAR MEETING

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to approve the minutes of the November 2, 2010, regular meeting. Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 10-056, MINOR USE PERMIT 10-017

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

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

Wally Diab, the applicant, addressed the Commission.

Brigid Jariatt and Lori Bledsoe spoke in support of the proposed project.

Chris Aguilar, Stephanie Correnti, Joseph Correnti, Kevin O'Brien, Annette Lucas, and Cam Noltemeyer spoke in opposition to the proposed project.

Mr. Diab rebutted.

The public hearing was closed at 7:40 p.m.

The Commission made closing comments.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to adopt Resolution P10-32, approving Master Case 10-056, consisting of Minor Use Permit 10-017, permitting the on-site consumption of alcohol and live entertainment at a restaurant at 25862 Tournament 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 2 MASTER CASE NO. 09-031, CONDITIONAL USE PERMIT 09-004

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

The public hearing was opened at 7:50 p.m.

Grant Heitman, representing the applicant, addressed the Commission.

Maynard Davis, Rick Bennett, Brian Smith, Greg Gross, Diane Gross, and Jordan Miller spoke in opposition to the proposed project.

Chair Burkhart acknowledged that six written comment cards were received in opposition to the proposed project.

The Commission and staff discussed issues regarding aesthetic views and the excess of existing Southern California Edison towers.

The public hearing was closed at 8:26 p.m.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson directing staff to work with the applicant and the community to prepare an alternative to the project and continue the item to a date uncertain. A roll call vote was taken. Said motion was approved by a vote of 5-0.

CONTINUED PUBLIC HEARINGS

ITEM 3 MASTER CASE 10-009, MINOR USE PERMIT 10-003

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

Chair Burkhart reported that the lobbyist retained by the applicant, Allan Cameron, contacted each Commission member prior to this evening's hearing and asked that the Commissioners disclose if they did in fact speak to Mr. Cameron. With the exception of Chair Burkhart, each Commissioner disclosed that they spoke to Mr. Cameron.

The applicant team made a presentation to the Commission.

Debbie Hittle, Richard Guy, Pat Morgan, Diane Muff, Richard Walsh, Janice Hinkle, Milton Hinkle, Peter Thornburgh, Sarah Bloxham, Don Wiggins, Paula Cardey, Wesley Thornburgh, Mark Swiatek, Sally Swiatek, Brett Perry, Eric Thornburgh, Jill Hoenes, Richard Roethler, Matthew Ferguson, Inga Runolfsdottir, Ralph Mardian, Andrew Richardson, Garrett Craw, Becky Combs, John Rave, and Kristy Kubo spoke in support of the proposed project.

Linda Pursell, Wayne Pursell, David Krieger, Ron Mosher, Carol Mosher, Diane Trautman, Glenn Haynie, and Fran Fecske spoke in opposition to the proposed project.

Bill Bailey spoke in a neutral position to the proposed project.

Chair Burkhart acknowledged that forty-eight written comments in support of and four written comments in opposition to the proposed project were received.

The applicant rebutted.

The Commission and staff discussed ways to amend the Conditions of Approval to help reduce the noise levels from the school.

The public hearing was closed at 10:34 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to adopt Resolution P10-31, approving Master Case 10-009, consisting of Minor Use Permit 10-003, to allow for the operation of a private school within an existing Church facility located at 24436 Valley Street, subject to the attached Conditions of Approval (Exhibit C) with an added Condition that would require the applicant to submit a yearly business plan to the Director of Community Development for the review and approval of schedule of all recess, lunch, and other regular outdoor activities. A roll call vote was taken. Said motion was approved by a vote of 5-0.

Chair Burkhart called a ten minute recess at 10:35 p.m.

The meeting reconvened at 10:49 p.m.

ITEM 4 MASTER CASE 10-128, GENERAL PLAN AMENDMENT 10-002

Senior Planner Jason Smisko, Assistant Planner Dave Peterson, and Senior Traffic Engineer Ian Pari gave the staff report and computer slide presentation

Mike Naoum, Diane Trautman, Annette Lucas, Lynne Plambeck, and Cam Noltemeyer made public comments.

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 December 7, 2010. A second motion was made by Commissioner Jacobson and seconded by Commissioner Ostrom to extend the EIR public review period by an additional sixty days. A roll call vote was taken. Both motions were approved by a vote of 5-0.

PLANNING MANAGER'S REPORT

There was no Planning Manager's report.

PLANNING COMMISSIONERS' REPORTS

There were no Commissioner reports.

PUBLIC BUSINESS FROM THE FLOOR

Allan Cameron made public comments.

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 5-0 and the meeting was adjourned at 12:26 a.m.

Tim Burkhart, Chairperson
Planning Commission

Jeff Hogan, AICP, Interim Planning Manager
Community Development