

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

**Tuesday
October 18, 2011
6:00 p.m.**

CALL TO ORDER

The meeting of the Planning Commission of the City of Santa Clarita was called to order by Chair Jacobson at 6:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Eichman led the flag salute.

ROLL CALL

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

APPROVAL OF AGENDA

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

**APPROVAL OF THE MINUTES OF THE SEPTEMBER 20, 2011, STUDY SESSION
AND REGULAR MEETING AND OCTOBER 4, 2011, STUDY SESSION**

A motion was made by Commissioner Ostrom and seconded by Commissioner Burkhart to approve the minutes of the September 20, 2011, study session and regular meeting and October 4, 2011, study session. Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 08-166, TENTATIVE PARCEL MAP 68740

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

The public hearing was opened at 6:06 p.m.

Terry Wronka, the applicant, addressed the Commission.

Jeff Vorheiss, representing Dr. MacArthur, a neighboring property owner, addressed the Commission.

The public hearing was closed at 6:10 p.m.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Kennedy to adopt Resolution P11-19, approving Master Case 08-166, Tentative Parcel Map 68740, 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. 10-072, TENTATIVE TRACT MAP 071564, CONDITIONAL USE PERMIT 10-007

Fred Follstad, Associate Planner, gave the staff report and computer slide presentation.

The Commission and staff discussed the parks and trails in the development.

The public hearing was opened at 6:24 p.m.

Tom Mitchell and Matt Benveniste, representing Pardee Homes, announced they were available should the Commission have any questions.

Max Hobbs and Dan Carmichael, representing Fair Oaks Ranch HOA, spoke in support of the proposed project.

Berta Gonzalez-Harper and Joe Morelli spoke in opposition to the proposed project.

Cam Noltemeyer and Cathy Zamora spoke in a neutral position to the proposed project.

Mr. Mitchell rebutted.

The public hearing was closed at 6:40 p.m.

The Commission made closing comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to adopt Resolution P11-20, approving Master Case 10-072, which includes Conditional Use Permit 10-007, for the installation of vehicular gates, and Tract Map 071564 to create additional lots for the private streets and relocation of the recreational amenities, with an additional condition that would require the applicant to install the linear park prior to obtaining the first Certificate of Occupancy. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 3 MASTER CASE NO. 11-040, CONDITIONAL USE PERMIT 11-007

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

The public hearing was opened at 6:49 p.m.

Vance Pomeroy, representing AT&T, addressed the Commission.

Kim Seibert spoke in opposition to the proposed project.

Greg Murphy, Assistant City Attorney, explained the legal code, which prohibits the Commission from denying wireless telecommunications facility projects based on potential health concerns.

Mr. Pomeroy rebutted.

The Commission and the applicant discussed the selection process for viable locations of telecommunications facilities.

Lisa Webber, Planning Manager, addressed the Commission.

The public hearing was closed at 7:13 p.m.

The Commission made closing comments.

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to continue the item to a date uncertain in order to allow the applicant and staff to explore other options for the location and aesthetic design of the proposed telecommunications facility. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 4 MASTER CASE NO. 11-104, CONDITIONAL USE PERMIT 11-011, OAK TREE PERMIT 11-024

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

John Bellas, with Willdan, the project consultants, addressed questions regarding the project renderings.

Adrian Aguilar, Transit Manager, made a brief presentation to the Commission.

The public hearing was opened at 7:39 p.m.

Spencer Sager spoke in support of the proposed project.

Caroline Bol and Cam Noltemeyer spoke in opposition to the proposed project.

Cynthia Harris spoke in a neutral position to the proposed project.

Ms. Aguilar rebutted.

The public hearing was closed at 7:56 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to adopt Resolution P11-24, adopting the Mitigated Negative Declaration and approving Master Case 11-104, consisting of Conditional Use Permit 11-011 and Oak Tree Permit 11-024, 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. 10-135, UNIFIED DEVELOPMENT CODE AMENDMENT 10-008

David Peterson, Assistant Planner II, gave the staff report and computer slide presentation.

The Commission and staff discussed the opt-in and opt-out clauses.

A recess was called by Chair Jacobson at 8:14 p.m.

The meeting was reconvened at 8:19 p.m.

The public hearing was opened at 8:20 p.m.

Tim Crissman and TimBen Boydston spoke in support of the proposed amendment.

Leon Worden, Berta Gonzalez-Harper, Alan Pollack, Edward Marg, and Pat Saletore spoke in opposition to the proposed amendment.

Frank Maga, Father Dominic Radecki, and Cynthia Harris spoke in a neutral position to the proposed amendment.

Mr. Peterson rebutted.

The Commission discussed potential modifications to the opt-in and opt-out clauses.

The public hearing was closed at 9:06 p.m.

The Commission made closing comments.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to adopt Resolution P11-25 recommending that the City Council adopt the Negative Declaration prepared for the project, and approve Master Case 10-135, consisting of Unified Development Code Amendment 10-008, amending Unified Development Code Section 17.03.145 regarding Historic Preservation in the City of Santa Clarita, with the following specific modifications: 1) a financial hardship clause and reimbursement requirements when the owner of a designated property wishes to opt-out of their designation; and 2) stronger language that ensures that the property owner is the only party that can nominate their property as a historic resource. 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 at the October 11, 2011, City Council meeting a second reading was conducted for the North Copperhill Annexation and staff will now proceed with the application to LAFCO.

She reported that at the upcoming City Council meeting staff will present the Movie Ranch Overlay Zone and South Sand Canyon Annexation.

Ms. Webber notified the Commission that staff will be conducting two community meetings on the UDC Update. The first meeting will take place on October 27 at City Hall and the second on November 2 at the Activities Center. Both meetings will begin at 6:00 p.m.

Ms. Webber reminded the Commission that Thursday is the monthly SENSES event in Old Town Newhall and that this month's theme is Zombies.

PLANNING COMMISSIONERS' REPORTS

There were no reports.

PUBLIC BUSINESS FROM THE FLOOR

Roger Haring made public comments.

ADJOURNMENT

A motion was made by Commissioner Ostrom and seconded by Commissioner Eichman to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 9:14 p.m.

Denise Jacobson, Chairperson
Planning Commission

Lisa Webber, Planning Manager
Community Development

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