

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

**Tuesday
April 16, 2013
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 Eichman at 6:01 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Ostrom led the flag salute.

ROLL CALL

Chair Eichman and Commissioners Burkhart, Heffernan, Ostrom, and Trautman were all present.

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES OF THE MARCH 19, 2013, REGULAR MEETING

A motion was made by Commissioner Burkhart and seconded by Commissioner Trautman to approve the minutes of the March 19, 2013, regular meeting. Said motion was approved by a vote of 5-0.

CONTINUED PUBLIC HEARINGS

ITEM 1 MASTER CASE 11-040, CONDITIONAL USE PERMIT 11-007

A motion was made by Commissioner Burkhart and seconded by Commissioner Heffernan to continue the item to a date uncertain. Said motion was approved by a vote of 5-0.

**ITEM 2 MASTER CASE 12-168, REVISION TO VESTING TENTATIVE TRACT
MAP 060258, TIME EXTENSION 13-001**

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

The Commission and staff discussed revisions made to the project.

The public hearing was opened at 6:26 p.m.

Brent Caldwell, representing Brookfield Homes, addressed the Commission.

Mark Subbotin and Kerry Seidenglanz spoke in support of the proposed project.

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

One written comment was submitted.

The Commission asked the applicant to address questions regarding the requested length of time of the extension.

The public hearing was closed at 6:46 p.m.

The Commission and staff made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Burkhart to adopt Resolution P13-02, approving Master Case 12-168, to revise Vesting Tentative Tract Map (VTTM) 060258 and approve Time Extension 13-001 for a four-year extension to VTTM 060258, in the City of Santa Clarita, subject to the attached Conditions of Approval (“Exhibit A”), with amendments to Condition PR15 to clarify that the future owner of the former school property (lot 128) will be responsible for maintaining the trail on the east end of lot 128. A roll call vote was taken. Said motion was approved by a vote of 4-1.

ITEM 3 MASTER CASE 10-103, UNIFIED DEVELOPMENT CODE AMENDMENT 10-006, INITIAL STUDY 13-002

Commissioner Burkhart recused himself from participation on the item, as his home is within 500 feet of the project area.

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

There were no speakers on the item.

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

A motion was made by Commissioner Ostrom and seconded by Commissioner Heffernan to adopt Resolution P13-04, that recommends that the City Council adopt the Negative Declaration prepared for the project, and that the City Council approve Master Case 10-103, consisting of Unified Development Code 10-006 and Zone Change 13-003, for the Lyons Corridor Plan. A roll call vote was taken. Said motion was approved by a vote of 4-0.

ITEM 4 MASTER CASE 13-009, UNIFIED DEVELOPMENT CODE UPDATE 13-001, ZONE CHANGE 13-001, INITIAL STUDY 13-001

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

Hunt Braly, Allan Cameron, Lynne Plambeck, and Cam Noltemeyer spoke in a neutral position to the update.

Mr. Chow responded to comments made by the public speakers.

The Commission and staff discussed various sections of the proposed update and then reviewed a list of additional recommendations to make to the City Council.

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

A motion was made by Commissioner Trautman and seconded by Commissioner Heffernan to adopt Resolution P13-03, that recommends that the City Council adopt the Negative Declaration prepared for the project, and that the City Council approve Master Case 13-009, consisting of Unified Development Code 13-001 and Zone Change 13-001, including the following recommendations, for the update of the Unified Development Code:

- 1) Amend an existing finding for parking reductions to include the words “private streets” to ensure that the granting of the permit will not result in the parking of vehicles onto private streets in such a manner as to interfere with the free flow of traffic.
- 2) Allow the continued flexibility of combining individual and common open space requirements for mixed use developments.
- 3) Amend the commercial parking requirement ratio for live/work units from one space per 250 square feet (as proposed in the UDC Update) to requiring parking to be based on the specific commercial use type as provided in the UDC.
- 4) Increase the allowed number of students receiving instruction, as part of a home occupation permit, from one student to up to five students, with no more than two vehicles incidental to the home instruction.
- 5) Clarify that all appeals related to filming throughout the City are heard first before the City Manager and, if necessary, before the City Council.
- 6) Reinstate proposed deletions of duplicative definitional language in the Happy Valley Special Standards District and Oak Tree Preservation sections of the UDC.
- 7) City Attorney’s Office research the ability to add an additional standard that would require an applicant/owner to post bonds for clean-up and remediation of Hazardous Waste Facilities.
- 8) If applicable, incorporate Animal Control and Health Department requirements to provide minimum open space areas for the keeping of larger animals.
- 9) Staff continue to work with Mr. Hunt Braly, representing Sierra Highway Holdings, LLC, on his request to allow a legal nonconforming light industrial use on Sierra Highway, north of Soledad Canyon Road, the ability to have up to two years, plus an additional year extension in order to re-establish a use that has been discontinued.

A roll call vote was taken. Said motion was approved by a vote of 5-0.

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, gave the Planning Manager's report. Mr. Hogan reported that on March 26, the City Council approved the Habitat for Heroes project, as well as the North Saugus Annexation. Staff anticipates that annexation recording sometime next year. He also informed the Commission that at the LAFCO hearing on April 10, the South Sand Canyon Annexation was approved, and should record sometime next week.

Mr. Hogan reminded the Commission that they have a joint study session on May 7 regarding the budget. He also informed the Commission that they will not have any meetings in May. Their next meeting is scheduled for June 4, and there will also be a study session that evening.

PLANNING COMMISSIONERS' REPORTS

Commissioner Ostrom reminded everyone that the Cowboy Festival is taking place this weekend.

PUBLIC BUSINESS FROM THE FLOOR

Cam Noltemeyer, Lynne Plambeck, and Allan Cameron made public comments.

ADJOURNMENT

A motion was made by Commissioner Ostrom and seconded by Commissioner Heffernan to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 8:00 p.m

Lisa Eichman, Chair
Planning Commission

Jeff W. Hogan, Planning Manager
Community Development