

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

**Tuesday
October 15, 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 Heffernan at 6:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Ostrom led the flag salute.

ROLL CALL

Chair Heffernan and Commissioners Eichman, Ostrom, and Trautman were present. Commissioner Burkhart was not in attendance.

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 4-0.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 17, 2013, REGULAR MEETING

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to approve the minutes of the September 17, 2013, regular meeting. Said motion was approved by a vote of 4-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 13-102, CONDITIONAL USE PERMIT 13-007

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

The public hearing was opened at 6:14 p.m.

The applicant team, Stephanie Sewell, Kathy Guccione, and Sherrie Olson, made a presentation to the Commission.

Anne Mills spoke in opposition to the proposed project.

The Commission, staff, and applicant discussed issues concerning the hours of alcohol sales, whether food will be served, and the restriction of minors on site. The Commission and applicant agreed to amend condition PL5 to limit the hours of sale of alcohol to 5:00 p.m. – 10:00 p.m. Monday through Friday, and 12:00 p.m. – 10:00 p.m. Saturday through Sunday, and requiring professionally prepared food be served during the times alcohol is being sold.

The public hearing was closed at 6:38 p.m.

The Commission made closing comments.

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to adopt Resolution P13-10, approving Master Case No. 13-102, Conditional Use Permit 13-007 to allow for the sale of beer and wine for on-site consumption, as an accessory use to an art studio within a 1,500 square-foot space, located at 25850 McBean Parkway, in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A), amending Condition PL5 to reflect the time restrictions for alcohol sales and food requirement. A roll call vote was taken. Said motion was approved by a vote of 4-0.

ITEM 2 MASTER CASE 13-042, CONDITIONAL USE PERMIT 13-001

Commissioner Ostrom recused himself from participating in this item because he provides consulting services to Southern California Edison.

Jason Killebrew, Assistant Planner, gave the staff report and computer slide presentation.

The Commission and staff discussed the housing materials and design for the auxiliary equipment.

The public hearing was opened at 6:54 p.m.

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

The public hearing was closed at 6:57 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Eichman to adopt Resolution P13-09, approving Master Case 13-042, Conditional Use Permit 13-001 allowing for the installation of a wireless telecommunications facility that includes 12 panel antennas, 12 twin tower mounted amplifiers (TMAS) on an existing Southern California Edison (SCE) tower, and auxiliary equipment to be located within a masonry wall enclosure at the tower base at APN 2860-014-900, as depicted in the plans, subject to the attached Conditions of Approval (Exhibit A), with an amendment to Condition PL6 that would require a solid roof be added to the equipment housing. A roll call vote was taken. Said motion was approved by a vote of 3-0.

ITEM 3 MASTER CASE 13-084, GENERAL PLAN AMENDMENT 13-001, ZONE CHANGE 13-002

Jason Smisko, Senior Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 7:04 p.m.

The Commission and staff discussed change in property values due to zone changes.

The public hearing was closed at 7:06 p.m.

A motion was made by Commissioner Ostrom and seconded by Commissioner Eichman to adopt Resolution P13-11, approving Master Case 13-084, General Plan Amendment 13-001 (Exhibit A), Zone Change 13-002 (Exhibit B) to update the General Plan land use map and the zoning map. A roll call vote was taken. Said motion was approved by a vote of 4-0.

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, gave the Planning Manager's report. Mr. Hogan informed the Commission that the Housing Element Update will be presented to the City Council on October 22. He also reported that the first community workshop for the Soledad Canyon Road Corridor Plan is scheduled for October 23 at 5:30pm at the Jo Anne Darcy Canyon Country Library.

PLANNING COMMISSIONERS' REPORTS

There were no reports.

PUBLIC BUSINESS FROM THE FLOOR

There were no 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 4-0 and the meeting was adjourned at 7:08 p.m.

Charles Heffernan, Chair
Planning Commission

Jeff W. Hogan, Planning Manager
Community Development