

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

**Tuesday
March 4, 2014
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 6:01 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Eichman led the flag salute.

ROLL CALL

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

APPROVAL OF AGENDA

A motion was made by Commissioner Ostrom 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 FEBRUARY 18, 2014, REGULAR MEETING

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to approve the minutes of the February 18, 2014, regular meeting. Said motion was approved by a vote of 5-0.

CONTINUED PUBLIC HEARING

ITEM 1 MASTER CASE NO. 13-115, ZONE CHANGE 13-008, SPECIFIC PLAN AMENDMENT 13-002 (ZONING AMENDMENT)

Ben Jarvis, Associate Planner, gave the staff report and computer slide presentation.

City of Santa Clarita was the applicant.

PUBLIC SPEAKERS:

Gloria Regan and Durinda Evanoff spoke in opposition to the proposed project.

Jim Coffey spoke, and was neutral on the proposed project.

Chair Heffernan acknowledged that 11 written comments were received regarding the project.

The public hearing was closed at 6:29 p.m.

The Commission made closing comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Trautman to approve staff recommendation, and to include Bed-and-Breakfast uses in the Corridor zone, to add used merchandise uses on Main Street subject to the issuance of a Minor Use Permit, and to revise the land use map to remove civic element designations on certain blocks on Main Street. A roll call was taken. By a 5-0 vote, the Planning Commission adopted a resolution recommending the City Council approve the proposed amendments and adopt the Negative Declaration.

ITEM 2 MASTER CASE NO. 13-075, CONDITIONAL USE PERMIT 13-005

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

The public hearing was opened at 7:02 p.m.

Laurie Ender, Mark Blazer, David Armstrong, and Trissa Allen (LLG Engineers), representing the applicant, addressed the Commission.

PUBLIC SPEAKERS:

Cliff Reston, Jackie MacDougall, and Troy Spayd spoke in opposition to the recommendation by staff.

Rob Challinor, Jim Gibson, and David Huffaker spoke in support of the recommendation by staff.

Chair Heffernan acknowledged that 1 written comment card was received regarding the recommendation by staff.

David Armstrong, representing the applicant, made rebuttal remarks.

Ian Pari, Traffic Division, addressed the Commission regarding traffic issues and concerns related to the Einstein Academy, and answered questions posed by the Commissioners.

The public hearing was closed at 8:33 p.m.

The Commission, staff and the attorney discussed whether the application would be denied with or without prejudice.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Eichman to approve staff recommendation to deny the application for a Conditional Use Permit for this project. A roll call vote was taken. Said motion was carried by a vote of 5-0.

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, gave the report that City Council approved the first reading for the Metro Billboard Reduction Agreement on February 25th.

PLANNING COMMISSIONERS' REPORTS

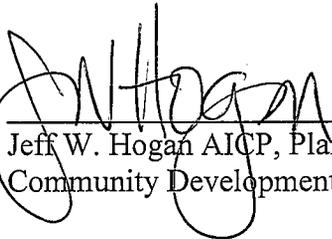
There were no reports.

PUBLIC BUSINESS FROM THE FLOOR

There were no public comments.

ADJOURNMENT

A motion was made by Commissioner Ostrom and seconded by Commissioner Trautman to adjourn the meeting. Said motion was approved by a vote of 5-0, and the meeting was adjourned at 9:13 p.m.



Jeff W. Hogan AICP, Planning Manager
Community Development



Charles Heffernan, Chair
Planning Commission

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