

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

**Tuesday  
January 7, 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 6:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Eichman led the flag salute.

**ROLL CALL**

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

**APPROVAL OF AGENDA**

A motion was made by Commissioner Burkhart and seconded by Commissioner Eichman to approve the agenda. Said motion was approved by a vote of 4-0.

**APPROVAL OF THE MINUTES OF THE DECEMBER 3, 2013, STUDY SESSION AND  
REGULAR MEETING**

A motion was made by Commissioner Burkhart and seconded by Commissioner Trautman to approve the minutes of the December 3, 2013, study session and regular meeting. Said motion was approved by a vote of 4-0.

**PUBLIC HEARINGS**

**ITEM 1 MASTER CASE NO. 13-110, CONDITIONAL USE PERMIT 13-009**

Jeff Hogan, Planning Manager, informed the Commission that the applicant requested to continue the item to a date uncertain.

A motion was made by Commissioner Burkhart and seconded by Commissioner Eichman to continue the item to a date uncertain. A roll call vote was taken. Said motion was approved by a vote of 4-0.

**ITEM 2 MASTER CASE 13-184, ZONE AMENDMENT 13-005, GENERAL PLAN AMENDMENT 13-003, ZONE CHANGE 13-007, DEVELOPMENT AGREEMENT 13-002, INITIAL STUDY 13-006**

David Koontz, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 6:30p.m.

Francis Park and Roger Muliere, representing the applicant, addressed the Commission.

Richard Green and Linda Tarnoff spoke in support of the proposed project.

Julie Edwards-Sanchez, Gabe DeGomez, Brian Springer, Richard Hamlin, Kai Ellis, Layne Lawson, Reena Newhall, Alan Ferdman, Cam Noltemeyer, and Ed Bernstein spoke in opposition to the proposed project.

The applicant team rebutted and lighting and traffic specialists, Chen Qian & Michael Tantala, addressed concerns raised by public speakers.

Assistant City Attorney Don Davis addressed legal concerns raised in a letter submitted in opposition to the proposed project.

The Commission and staff discussed the project and made closing comments.

The public hearing was closed at 7:59 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Burkhart to adopt Resolution P14-002, recommending the City Council adopt the Mitigated Negative Declaration prepared for the project and recommending that the City Council amend its General Plan Land Use Map and UDC Zoning Map, amend Titles 11 and 17 of the Municipal Code, adopt the Development Agreement and approve the lease agreement, with the billboard design to be consistent with Option 1, modified to utilize more neutral colors that will blend into the background to the extent feasible. The Commission further recommended that the minimum spacing between digital billboards be increased from 1000 feet to 2500 feet, and the minimum spacing between static billboards be increased from 500 feet to 1000 feet. Additionally, the Planning Commission recommended that the applicant continue to work with the billboard companies on the matter of compensation and to work with small business owners to provide alternative advertising opportunities. A roll call vote was taken. Said motion was approved by a vote of 3-1.

**PLANNING MANAGER'S REPORT**

Jeff Hogan, Planning Manager, gave the report. Mr. Hogan informed the Commission that one of the three Temporary Use Permits approved by the Planning Commission on December 3, 2013, for the Springbrook site was appealed and will go before the City Council on January 28, 2014.

## PLANNING COMMISSIONERS' REPORTS

There were no reports.

## PUBLIC BUSINESS FROM THE FLOOR

There were no public comments.

## ADJOURNMENT

A motion was made by Commissioner Burkhart 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 8:00 p.m.



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Jeff W. Hogan, Planning Manager  
Community Development



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Charles Heffernan, Chair  
Planning Commission

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