

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

**Tuesday  
October 21, 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 Trautman at 6:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Heffernan led the flag salute.

**ROLL CALL**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF THE MINUTES OF THE SEPTEMBER 2, 2014, REGULAR MEETING**

A motion was made by Commissioner Burkhart and seconded by Vice Chair Ostrom to approve the minutes of the June 3, 2014, regular meeting. Said motion was approved by a vote of 5-0.

**PUBLIC HEARING**

**ITEM 1      MASTER CASE NO. 14-111, CONDITIONAL USE PERMIT 14-010**

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

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

Ravinder Pilson, the applicant, spoke in support of the project and was available for questions.

No written comment cards were received.

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

A motion was made by Commissioner Burkhart and seconded by Commissioner Heffernan to adopt Resolution P14-14, approving Master Case No. 14-111, Conditional Use Permit 14-010 to allow for a *Studio: Art, Dance, Martial Arts, Music, Tutoring, etc.*, use (instructional school/yoga studio) to be located at 24366 Walnut Street (APN 2831-010-028) subject to the attached Conditions of Approval (Exhibit A) in the City of Santa Clarita. A roll call vote was taken. Said motion was carried by a vote of 5-0

**ITEM 2 MASTER CASE NO. 14-103, CONDITIONAL USE PERMIT 14-013**

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

The public hearing was opened at 6:15 p.m.

Mardi Rivetti, Frieda Zimmerman, Art Moore, Melanie Fairchild, David Dzanis and Dominic Rivetti spoke in support of the project. Carol Riggins submitted a speaker card in support of the project but did not end up speaking.

Bradley Spencer spoke in opposition of the project.

No written comment cards were received.

The public hearing was closed at 6:45 p.m.

The Commissioners had questions regarding noise issues and how those would be addressed. Staff informed the Commission that the City's Community Preservation Division will respond if there are complaints and that the applicant has conditions of approval to adhere to, which includes abiding by the City's noise ordinance. The Commission also asked the applicant if she has immediate solutions if a dog becomes a public nuisance. The applicant's husband informed the Commission that they have foster families available if a dog needs to be removed from their home.

A motion was made by Vice Chair Ostrom and seconded by Commissioner Eichman to adopt Resolution P14-16, approving Master Case No. 14-103, Conditional Use Permit 14-013 for the operation of an animal shelter located at 26505 Ravenhill Road, subject to the attached conditions of approval (Exhibit "A"). Said motion was carried by a vote of 4-1, with Commissioner Burkhart voting in opposition.

**ITEM 3 MASTER CASE NO. 14-156, CONDITIONAL USE PERMIT 14-012**

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

The public hearing was opened at 6:53 p.m.

Hunt Braly spoke in support of the item. Steven McInns submitted a speaker card in support but did not speak.

Eight written comment cards were received in support of the item.

The public hearing was closed at 6:56 p.m.

A motion was made by Commissioner Burkhart and seconded by Vice Chair Ostrom to adopt Resolution P14-15, approving the Conditional Use Permit for a cigar club at 24250 Town Center Drive, Suite 130, subject to the attached conditions of approval (Exhibit "A"). 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. Mr. Hogan informed the Commissioners that the next Planning Commission meeting will be held on November 18. He told the Commissioners that the Soledad Corridor project will be presented that evening and that they will be receiving a memo with a hard copy of the Soledad Corridor Plan. Mr. Hogan also let the Commissioners know that a community meeting will be held at the Canyon Country Library on October 29 regarding the Soledad Corridor Plan.

### **PLANNING COMMISSIONERS' REPORTS**

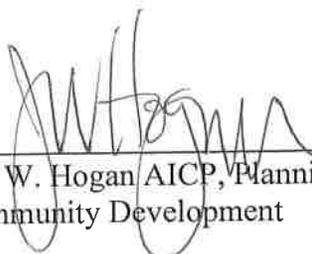
There were no reports.

### **PUBLIC BUSINESS FROM THE FLOOR**

There were no public comments.

### **ADJOURNMENT**

A motion was made by Vice Chair 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 6:58 p.m.



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Jeff W. Hogan AICP, Planning Manager  
Community Development



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Diane Trautman, Chair  
Planning Commission