

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

**Tuesday
November 18, 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 Eichman led the flag salute.

ROLL CALL

Chair Trautman, Vice Chair Ostrom, and Commissioners Eichman and Heffernan were present. Commissioner Burkhart was absent from the meeting.

APPROVAL OF AGENDA

A motion was made by Vice Chair Ostrom 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 OCTOBER 21, 2014, REGULAR MEETING

A motion was made by Commissioner Heffernan and seconded by Vice Chair Ostrom to approve the minutes of the October 21, 2014, regular meeting. Said motion was approved by a vote of 4-0.

PUBLIC HEARING

**ITEM 1 MASTER CASE NO. 14-024, CONDITIONAL USE PERMIT 14-004, OAK TREE
 PERMIT 14-003**

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

The public hearing was opened at 6:21 p.m.

Sudhir Sood, the applicant, spoke in support of the project and was available for questions.

Anjana Sood, Niru Patel, and Mani Mukherjee submitted speaker cards in support of the project but did not speak.

Lynne Plambeck and Cam Noltemeyer spoke in opposition of the project.

No written comment cards were received.

Robert Sartain, the City's Oak Tree Specialist, addressed the Commission's concerns about the removal of oak trees. He informed them that mitigation oaks that will replace the removed oaks will be of greater value.

The public hearing was closed at 6:50 p.m.

The Planning Commission requested two conditions be added to the conditions of approval. These conditions included additional boring and a geographical survey for possible contaminants during construction.

A motion was made by Vice Chair Ostrom and seconded by Commissioner Heffernan to adopt Resolution P14-17, adopting the Mitigated Negative Declaration and approving Master Case No. 14-024, Conditional Use Permit 14-004, Oak Tree Permit 14-003 to allow for the construction and operation of a gas station, a 6,000 square-foot commercial building, and an accessory car wash, located at 25048 Valencia Boulevard (APN: 2861-004-011), in the City of Santa Clarita, subject to the attached Conditions of Approval (Exhibit A). A roll call vote was taken. Said motion was carried by a vote of 4-0.

ITEM 2 MASTER CASE NO. 13-096, ZONE CHANGE 13-004, INITIAL STUDY 14-006

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

The public hearing was opened at 7:18 p.m.

No speaker cards or written comment cards were received.

The public hearing was closed at 7:18 p.m.

The Commissioners had three comments to add to the Soledad Canyon Road Corridor Plan. They would like the setback standards be consistent with those in the Lyons Corridor Plan, they would like reduced landscaping heights to shopping center entrances, and recirculating water features. In addition, the Planning Commission directed staff to make all the necessary formatting and grammatical changes that were submitted by Chair Trautman.

A motion was made by Vice Chair Ostrom and seconded by Commissioner Heffernan to adopt Resolution P14-18, that recommends that the City Council adopt the Negative Declaration prepared for the project and approve the Soledad Canyon Road Corridor Plan, which includes Master Case No. 13-096, Zone Change 13-004, consisting of the Soledad Canyon Road Corridor

Plan (Exhibit A), and Zoning Map (Exhibit B). A roll call vote was taken. Said motion was carried by a vote of 4-0

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, gave the report. Mr. Hogan informed the Commissioners that there will not be any Planning Commission meetings in December. The next anticipated date is January 20, 2015, including a Study Session.

PLANNING COMMISSIONERS' REPORTS

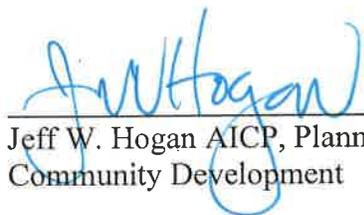
Commissioner Eichman complimented the Planning Division on creating a presentation for the SCV Leadership Academy, two days prior to the event.

PUBLIC BUSINESS FROM THE FLOOR

Lynne Plambeck submitted a speaker card but left prior to the public comment period. Steve Petzold commented on Measure S.

ADJOURNMENT

A motion was made by Vice Chair 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 7:26 p.m.



Jeff W. Hogan AICP, Planning Manager
Community Development



Diane Trautman, Chair
Planning Commission

