

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

**Tuesday  
July 19, 2005  
7:00 p.m.**

**CALL TO ORDER**

The meeting of the Planning Commission of the City of Santa Clarita was called to order by Chairperson Trautman at 7:04 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Winsman led the flag salute.

**ROLL CALL**

Chairperson Trautman and Commissioners Berger, Burkhart, Ostrom, and Winsman were all present.

**APPROVAL OF AGENDA**

A motion was made by Commissioner Burkhart and seconded by Commissioner Winsman to approve the agenda. Said motion was passed by a vote of 5-0.

**APPROVAL OF THE MINUTES OF JULY 5, 2005 (REGULAR MEETING)**

A motion was made by Commission Ostrom and seconded by Commissioner Berger to approve the minutes of July 5, 2005 (regular meeting) as amended by the Commission. Said motion was approved by a vote of 5-0.

**PRESENTATIONS**

Councilmember Kellar, representing the City Council, Millie Jones, Senior Deputy representing Supervisor Antonovich's office, and Catherine Kennedy, representing Assemblyman Keith Richman's office, addressed the Commission, presenting Commissioner Winsman with acknowledgments for his time served as a Planning Commissioner for the City of Santa Clarita.

**NEW BUSINESS**

**ITEM 1 ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON**

Chairperson Trautman opened the floor for chairperson and vice-chairperson nominations to serve through July 2006.

A motion was made by Commissioner Berger and seconded by Commissioner Burkhart to nominate Commissioner Ostrom to serve as chairperson of the Planning Commission through July 2006. A roll call vote was taken. Said motion was passed by a vote of 5-0.

A motion was made by Commissioner Winsman and seconded by Commissioner Trautman to nominate Commissioner Burkhart to serve as vice-chairperson of the Planning Commission through July 2006. A roll call vote was taken. Said motion was passed by a vote of 5-0.

Lisa Hardy, Planning Manager, addressed Commissioner Trautman, thanking her for her time served as Chairperson of the Planning Commission and presented her with flowers and a plaque.

## **PUBLIC HEARINGS**

### **ITEM 2 MASTER CASE NO. 05-044, MINOR USE PERMIT 05-006**

A motion was made Commissioner Trautman and seconded by Commissioner Berger to continue the item (MC# 05-044) to the September 20, 2005, Planning Commission meeting. Said motion was approved by a vote of 5-0.

### **ITEM 3 MASTER CASE 05-146, CONDITIONAL USE PERMIT 05-007**

The Commission concurred to waive the presentation from staff.

A motion was made by Commissioner Winsman and seconded by Commissioner Berger to adopt Resolution No. P05-30, approving Master Case 05-146, Conditional Use Permit 05-007, for the operation of a 1,499 square foot health and fitness facility at 27923 Seco Canyon Road within a commercial center, subject to the associated conditions of approval (Exhibit A). A roll call vote was taken. Said motion was passed by a vote of 5-0.

### **ITEM 4 MASTER CASE NO. 05-176, CONDITIONAL USE PERMIT 05-009**

Wendy Deats, Associate Planner, gave the staff report and computer slide presentation.

There were no public speakers on this item.

The Commission discussed the use of pavers as well as the proposed project being a possible location for a future cellular antenna.

The Commission concurred to modify condition PL3 to read as follows:

*PL3 All of the pedestrian walkways provided in the parking lot areas shall not be striped with paint, but shall consist of decorative pavers to the satisfaction of the Director of Planning and Economic Development.*

A motion was made by Commissioner Berger and seconded by Commissioner Trautman to adopt Resolution P05-28, approving Master Case 05-176; Conditional Use Permit 05-009 for a building which exceeds 35 feet in height on a 10.1 acre site within the Rye Canyon Business

Park, subject to the associated conditions of approval (Exhibit A) as amended by the Commission. A roll call vote was taken. Said motion was passed by a vote of 5-0.

#### RECESS AND RECONVENE

A recess was called at 7:36 p.m. and the meeting was called back to order by Chairperson Ostrom at 7:51 p.m.

#### CONTINUED PUBLIC HEARINGS

**ITEM 5      DRAFT DOWNTOWN NEWHALL SPECIFIC PLAN, MASTER CASE 05-029, SPECIFIC PLAN 05-001, GENERAL PLAN AMENDMENT 05-001, ZONE CHANGE 05-001, UNIFIED DEVELOPMENT CODE AMENDMENT 05-001, ENVIRONMENTAL IMPACT REPORT SCH # 2005021012**

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

Nicole Carter and David Parisi, consultants for the proposed project, addressed the Commission and gave a computer slide presentation on the project's draft environmental impact report.

Speaking in favor of the item were John Ahrens, Phil Ellis and Duane Harte.

Speaking in opposition to the item was Steve Jasik.

Making general comments on the item were Gil & Jesus Solorio, Adriana Gammert, Julio Garcia, Sandra Cattell, and Alan Amitin.

The Commission discussed traffic issues and concerns, Quimby fees, water supply, trails, a higher level of commitment to education, and continuing public outreach.

The Commission also requested to see successful Mercado examples.

A motion was made by Commissioner Burkhart and seconded by Commissioner Berger to continue the public hearing to the August 30, 2005, Planning Commission meeting and return with a resolution of recommendation of approval of the Draft Downtown Newhall Specific Plan and certification of the DEIR to the City Council. A roll call vote was taken. Said motion was passed by a vote of 5-0.

#### PLANNING MANAGER'S REPORT

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy informed the Commission that there will be a joint City Council / Planning Commission study session held on September 6, 2005, at 5:00 p.m. regarding three special code studies. A joint study session with the Parks, Recreation, and Community Services Commission will be held on September 20, 2005, at 5:30 p.m. regarding trails.

## **PLANNING COMMISSIONERS' REPORTS**

Commissioner Berger inquired about design changes to the Keystone project.

Ms. Hardy informed the Commission that she has not seen any new changes.

Commissioner Winsman expressed his appreciation to staff, his fellow Commissioners and Councilman Kellar and his family.

## **PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

## **ADJOURNMENT**

A motion was made by Commissioner Trautman and seconded by Commissioner Winsman to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 10:15 p.m.

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Dennis Ostrom, Chairperson  
Planning Commission

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Lisa M. Hardy, AICP, Planning Manager  
Planning and Economic Development

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