

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

**Tuesday
August 30, 2005
7:00 p.m.**

CALL TO ORDER

The special meeting of the Planning Commission of the City of Santa Clarita was called to order by Chairperson Ostrom at 7:03 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Burkhart led the flag salute.

ROLL CALL

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

APPROVAL OF AGENDA

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

APPROVAL OF THE MINUTES OF JULY 19, 2005 (STUDY SESSION) AND JULY 19, 2005 (REGULAR MEETING)

A motion was made by Commission Trautman and seconded by Commissioner Berger to approve the minutes of July 19, 2005 (study session) and July 19, 2005 (regular meeting) as amended by the Commission. Said motion was approved by a vote of 4-0.

SWEARING IN OF NEWLY APPOINTED COMMISSIONER

Sharon Dawson, City Clerk, swore in William J. Kennedy as the newly appointed Commissioner. Commissioner Kennedy addressed staff and the Commission.

ITEM 1 KEYSTONE PROJECT (MASTER CASE NO. 03-358, VESTING TENTATIVE TRACT MAP 60258, GENERAL PLAN AMENDMENT 03-002, ZONE CHANGE 03-002, OAK TREE PERMIT 03-066, CONDITIONAL USE PERMIT 03-016, AND HILLSIDE REVIEW 03-006) ENVIRONMENTAL IMPACT REPORT SCH #2004081017

Heather Waldstein, Associate Planner, gave the staff report and computer slide presentation.

Adrian Foley, representing Brookfield Homes, the applicant, addressed the Commission, gave a computer slide presentation.

Speaking in favor of the item was Robert Lee, Bart Aikman, and John Fuller.

Speaking in opposition to the item was Danny Young, Ed Burke, Steve Paterson, Cathy Denise, John Powell, Christina Coates, Doug Cheatham, Diana Raines-Gass, Ron Rudemski, Loren Cassell, and Rosalba Maritnez.

Making general comments on the item was Lisa Tashjian.

RECESS AND RECONVENE

A recess was taken at 9:00 p.m. and the meeting was called back to order by Chairperson Ostrom at 9:13 p.m.

Mr. Foley made rebuttal comments.

The Commission discussed issues relating to traffic, density, schools, additional parks as related to Quimby requirements, the Golden Valley Road extension transportation element, manufactured slopes, and knockdown gates for emergency vehicles.

Robert Lee addressed the commission regarding school-related issues.

Eric Seward, representing the applicant, addressed the Commission regarding geological issues.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to continue the public hearing to the September 20, 2005, Planning Commission meeting. A vote was taken. Said motion was passed by a vote of 5-0.

ITEM 2 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.

The public hearing was opened at 9:43 p.m.

Speaking in favor of the item was Alan Amiton.

Speaking in opposition to the item were Ginger Eubanks, Belia Pulido, Gil Solorio, Santiago Flores, and Maria Barnett.

Making general comments on the item were Joseph Jasik, Jesus Solorio, Julio Garcia, and Adrianna Gammert, and Andrew Martin.

Mr. Smisko and Tony Perez, the consultant, addressed the Commission.

The public hearing was closed at 11:07 p.m.

The Commission made closing comments on the proposed Downtown Newhall Specific Plan and concurred on advocating flexibility for the location of the mercado and recommends that the City Council also take that into consideration.

Paul Brotzman, Director of Planning and Economic Development, addressed the Commission.

A motion was made by Commissioner Trautman and seconded by Commissioner Burkhart to approve 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 4-0, with Commissioner Kennedy abstaining.

PLANNING MANAGER'S REPORT

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy notified the Commission that there will be a joint City Council / Planning Commission Study Session on Tuesday, September 6, 2005, regarding the special code studies that will be added to the Unified Development Code amendments for 2005.

Ms. Hardy announced to the Commission the promotion of James Chow to Assistant Planner II and the lateral transfer of Ben Jarvis to Assistant Planner II. The position of Assistant Planner I will soon be open for recruitment.

Ms. Hardy informed the Commission that the annual Planning Commission goal setting session is set for Wednesday, October 26, 2005 at 5:00 p.m. at the Activities Center.

Ms. Hardy expressed her thanks to Commissioner Trautman for attending the Affordable Housing tour of West Hollywood.

PLANNING COMMISSIONERS' REPORTS

Commissioner Trautman and Mr. Brotzman spoke on affordable housing.

PUBLIC BUSINESS FROM THE FLOOR

Jesus Solorio made general comments.

ADJOURNMENT

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 11:37 p.m.

Dennis Ostrom, Chairperson
Planning Commission

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