

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

**Tuesday  
September 20, 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 Ostrom at 7:07 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Trautman led the flag salute.

**ROLL CALL**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF THE MINUTES OF AUGUST 30, 2005 (SPECIAL MEETING) AND  
SEPTEMBER 6, 2005 (REGULAR MEETING)**

A motion was made by Commissioner Trautman and seconded by Commissioner Burkhart to approve the minutes of August 30, 2005 (special meeting) and September 20, 2005 (regular meeting). Said motion was approved by a vote of 5-0.

**CONTINUED PUBLIC HEARINGS**

**ITEM 1      MASTER CASE NO. 05-044, MINOR USE PERMIT NO. 05-006**

A motion was made by Commissioner Trautman and seconded by Commissioner Burkhart to continue this item to a date uncertain. A vote was taken. Said motion was passed by a vote of 5-0.

## **PUBLIC HEARING**

### **ITEM 2 MASTER CASE NO. 05-169, TENTATIVE PARCEL MAP 62162**

Juan Enriquez, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 7:17 p.m.

There were no public speakers on this item.

The public hearing was closed at 7:23 p.m.

A motion was made by Commissioner Berger and seconded by Commissioner Trautman to adopt Resolution P05-37, approving Master Case No. 05-169, Tentative Parcel Map 62162 for a one lot parcel map for the subdivision of air space of thirty units in a medical building subject to the associated conditions of approval. A roll call vote was taken. Said motion was passed by a vote of 5-0.

## **CONTINUED PUBLIC HEARING**

### **ITEM 3 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.

Ian Pari, Senior Traffic Engineer, addressed traffic concerns regarding Ermine Street.

Curtis Zacuto, Daryl Zarfuss, and Michael Brown representing the consultant team, addressed the Commission.

## **RECESS AND RECONVENE**

A recess was taken at 8:51 p.m. and the meeting was called back to order by Chairperson Ostrom at 9:04 p.m.

Tony Bomkamp and Tom Leslie, representing the consultant team, addressed the Commission.

Adrian Foley, the applicant, addressed the Commission.

Speaking in opposition to the item were Leo Espero, Cary Altschuler, Caroline DeBellis, Christina Coates, Ron Rudzinski, John Powell, Ben Jordan, Margy Galiperu, Anna Castillo, Diane Raines-Gass, Donald Luther, Donna Lousen, Will Lousen, Lynne Plambeck, Esther Rodriguez, Homer Temple, and Bernie Galiperu.

Rick Miseroy made general comments on the item.

Adrian Foley made rebuttal comments.

Lisa Hardy, Planning Manager, Ms. Waldstein, Mr. Pari, and Joe Montes, Deputy City Attorney, addressed the Commission.

The Commission made closing comments on the proposed project.

A motion was made by Commissioner Tratumman and seconded by Commissioner Berger to continue the public hearing to the November 15, 2005, Planning Commission meeting. A roll call vote was taken. Said motion was passed by a vote of 5-0.

**ITEM 4      MASTER CASE NO. 05-283, GENERAL PLAN AMENDMENT 05-008,  
                 AND ZONE CHANGE 05-007**

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

The public hearing was opened at 10:53 p.m.

Lynne Plambeck spoke in opposition to the item.

The Commission discussed affordable housing and the future possible development of the two properties designated to be up-zoned.

Ms. Hardy, Ms. Waldstein, and Mr. Montes addressed the Commission.

The public hearing was closed at 11:39 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Trautman to adopt Resolution P05-38, recommending that the City Council approve Master Case 05-283 including General Plan Amendment 05-008 and Zone Change 05-007, and adopt the associated Negative Declaration. A roll call vote was taken. Said motion was passed by a vote of 4-1.

**PLANNING MANAGER'S REPORT**

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy informed the Commission of an informational pamphlet that will be distributed regarding the City's proposal to create a new Open Space District. And there are two community meetings scheduled to be held on October 27, 2005, and November 9, 2005, to further discuss the details of the Open Space District.

**PLANNING COMMISSIONERS' REPORTS**

There were no Planning Commissioner reports.

**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 Kennedy to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 11:40 p.m.

---

Dennis Ostrom, Chairperson  
Planning Commission

---

Lisa M. Hardy, AICP, Planning Manager  
Community Development

s: cd\plngcom\minutes\2005\09-20-05min