

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

**Tuesday
October 4, 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 7:01 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, 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 SEPTEMBER 20, 2005 (JOINT STUDY SESSION)
AND SEPTEMBER 20, 2005 (REGULAR MEETING)**

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to approve the minutes of September 20, 2005 (joint study session) and September 20, 2005 (regular meeting). Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 05-182, MINOR USE PERMIT NO. 05-030

A motion was made by Commissioner Trautman and seconded by Commissioner Burkhart to waive the staff presentation on this item. A vote was taken. Said motion was passed by a vote of 5-0.

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to adopt Resolution P05-40 approving Master Case No. 05-182, which consists of Minor Use Permit No. 05-030 to allow for on-site alcohol sales at a restaurant located within the commercial

center at 18316 Soledad Canyon Road, 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 2 MASTER CASE NO. 05-207, MINOR USE PERMIT NO. 05-033

A motion was made by Commissioner Burkhardt and seconded by Commissioner Trautman to waive the staff presentation on this item. A vote was taken. Said motion was passed by a vote of 5-0.

A motion was made by Commissioner Trautman and seconded by Commissioner Berger to adopt Resolution P05-41 approving Master Case No. 05-207, which consists of Minor Use Permit No. 05-033 to allow for on-site alcohol sales at a restaurant located within the Old Orchard Center at 23367 Lyons Avenue, 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 3 MASTER CASE NO. 05-076, HILLSIDE REVIEW 05-002, INITIAL STUDY 05-025

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

The public hearing was opened at 7:25 p.m.

Ed Bolden, representing the applicant, addressed the Commission.

Richard Gilman made general comments on the item.

Ed Bolden made rebuttal comments.

The public hearing was closed at 7:46 p.m.

The Commission concurred to amend condition ES3 as follows:

ES3. Prior to issuance of grading permits, the applicant shall submit a grading plan consistent with the approved site plan, oak tree report and conditions of approval. The grading plan shall be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations. ***The report shall address any underground springs within the project site that may impact the proposed grading.***

The Commission also concurred to add the following condition:

PC1. *Prior to and during the grading phase of this project, and throughout site preparation, the applicant shall implement mitigation measures to the satisfaction of the City Engineer to prevent drainage, grading and erosion impacts onto neighboring properties during wet weather time periods and during interim grading activities.*

A motion was made by Commissioner Berger and seconded by Commissioner Trautman to adopt Resolution No. P05-43, adopting the Mitigated Negative Declaration and approving Master Case

No. 05-076, Hillside Review 05-002, the associated Conditions of Approval (Exhibit A), as amended by the Commission, to allow for the grading of approximately 7,740 cubic yards of earth to create two buildable pads for the future development of a single-family residence and an accessory structure at a vacant parcel on Sand Canyon Road known as Assessor Parcel Number 2841-013-023. A roll call vote was taken. Said motion was passed by a vote of 5-0.

ITEM 4 MASTER CASE NO. 05-270, GENERAL PLAN AMENDMENT 05-007, PREZONE NO. 05-001, ANNEXATION 05-001

Kai Luoma, Senior Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 7:57 p.m.

Stewart East made general comments on the item.

The public hearing was closed at 8:01 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Trautman to adopt Resolution No. P05-042 recommending that the City Council approve General Plan Amendment 05-007 and Prezone 05-001, adopt the Negative Declaration prepared for the project, and adopt a Resolution of Application to submit to LAFCO an application to annex the East Santa Clarita Annexation Area to the City of Santa Clarita. A roll call vote was taken. Said motion was passed by a vote of 5-0.

PLANNING MANAGER'S REPORT

Lisa M. Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy updated the Commission on the upcoming Planning Commission meeting schedule as follows: the Creative Designs to Cell Sites Study Session at 5:30 p.m. on Tuesday, October 18, 2005, the annual Planning Commission Goal Setting Session at 4:30 p.m. on Wednesday, October 26, 2005 at the Activities Center, and, due to the numerous items scheduled to be heard on November 1, 2005, a special Planning Commission meeting will be held at 5:30 p.m. in the Council Chambers, followed by the regular 7:00 p.m. Planning Commission meeting.

Ms. Hardy notified the Commission that the following is scheduled to be heard at the October 25, 2005, City Council meeting: the Downtown Newhall Specific Plan, the East Santa Clarita Annexation, and the Golden Valley Road property up-zones which will be the fourth and final round of General Plan Amendments for 2005.

PLANNING COMMISSIONERS' REPORTS

Commissioner Kennedy reported that he attended and enjoyed the festivities of the Downtown Newhall Street Festival on Sunday, October 2, 2005.

Commissioner Trautman reported that, in addition to her attendance at the Downtown Newhall Street Festival, she and Commissioner Kennedy also attended the Single Mother's Outreach luncheon at the Hyatt on Sunday, October 2, 2005, and expressed her thanks and appreciation to the City for the invitation.

Chairperson Ostrom reported that he also appreciated the Downtown Newhall Street Festival.

PUBLIC BUSINESS FROM THE FLOOR

Cam Noltemeyer 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 8:15 p.m.

Dennis Ostrom, Chairperson
Planning Commission

Lisa M. Hardy, AICP, Planning Manager
Community Development

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