

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

**Tuesday  
October 18, 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 Kennedy 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 as amended by the Commission. Said motion was passed by a vote of 5-0.

**APPROVAL OF THE MINUTES OF OCTOBER 4, 2005 (REGULAR MEETING)**

A motion was made by Commissioner Trautman and seconded by Commissioner Berger to approve the minutes of October 4, 2005 (regular meeting) as amended by the Commission:

The Commission also concurred to add the following condition to MC 05-076:

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.*

Said motion was approved by a vote of 5-0.

**PUBLIC HEARINGS**

**ITEM 1      MASTER CASE NO. 05-227, CONDITIONAL USE PERMIT 05-011**

Patrick Leclair, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 7:14 p.m.

The public hearing was closed at 7:16 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to adopt Resolution P05-46, approving Master Case 05-227, Conditional Use Permit 05-011 for a building which exceeds 35 feet in height on a 4.3 acre site within the Mann Biomedical Park, 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. 05-256, TENTATIVE PARCEL MAP 61950**

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

The public hearing was opened at 7:24 p.m.

Edward Ptacek, the applicant, addressed the Commission.

The public hearing was closed at 7:26 p.m.

A motion was made by Commissioner Berger and seconded by Commissioner Burkhart to continue the item to a date uncertain, with staff returning to the Planning Commission with a resolution that is consistent with the project description. A vote was taken. Said motion was passed by a vote of 5-0.

**ITEM 3 MASTER CASE NO. 05-245, CONDITIONAL USE PERMIT 05-016**

Jeff Hogan, AICP, Senior Planner, gave the staff report and computer slide presentation.

Chuck Tobin, the applicant, addressed the Commission.

Travis Lange, Environmental Services Manager, addressed the Commission.

The public hearing was opened at 7:43 p.m.

Speaking in opposition to the item were Cam Noltemeyer and Lynne Plambeck.

Mr. Tobin made rebuttal comments.

The public hearing was closed at 8:40 p.m.

Joe Montes, Assistant City Attorney, and Ian Pari, Senior Traffic Engineer, addressed the Commission.

The Commission discussed oak trees, shielded lighting, wildlife corridor preservation, odor abatement, and improvements to Sierra Highway.

The Commission concurred to add the following conditions of approval:

PL10. *All solid waste and recyclables shall be processed and stored within the enclosed MRF building.*

PL11. *All exterior lighting along the southern perimeter of the project site shall be directed downward and shielded from the wildlife corridor.*

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to adopt Resolution P05-39, approving Master Case 05-245; Conditional Use Permit 05-016 for the use of a Materials Recycling Facility and a peak building height of 55 feet on a 21.74 site within the Gate King Industrial Park, subject to the associated conditions of approval (Exhibit A), as amended by the Commission. A roll call vote was taken. Said motion was approved by a vote of 5-0.

#### RECESS AND RECONVENE

A recess was taken at 8:48 p.m. and the meeting was called back to order by Chairperson Ostrom at 9:00 p.m.

#### **ITEM 4 HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN PROJECT (MASTER CASE NO. 04-325, CONDITIONAL USE PERMIT 04-022) ENVIRONMENTAL IMPACT REPORT SCH #2004111149**

Fred Follstad, AICP, Senior Planner, gave the staff report and computer slide presentation.

The applicants, Jeff Lambert and Roger Seaver, addressed the Commission and gave a brief slide presentation.

The public hearing was opened at 9:17 p.m.

Speaking in opposition to the item were Larry McClements, Cam Noltemeyer, Jay Akers and Paul Biddle.

Making general comments on the item were James Bevis and Lisa Robertiello.

The Commission discussed scheduling another tour of the proposed project site. Said site tour will take place on November 15, 2005.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to continue the public hearing to the December 6, 2005 Planning Commission meeting.

Mr. Follstad stated that, upon release, the Environmental Impact Report will be available for public review on the City's website, at the Planning counter, and at the Valencia Library.

#### **PLANNING MANAGER'S REPORT**

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy informed the Commission of the following Planning Commission schedule: the annual Planning Commission goal setting session will be held at 4:30 p.m. at the Activities Center on Wednesday, October 26, 2005, and on Tuesday November 1, 2005, dinner will be served at 4:45 p.m. in the Century Room and then a special Planning Commission meeting will be held at 5:30 p.m., followed by the regular Planning Commission meeting at 7:00 p.m., both in the Council Chambers.

Ms. Hardy also notified the Commission that the following items scheduled to be heard at the October 25, 2005, City Council meeting, will be continued to the November 8, 2005 City Council meeting: the East Santa Clarita Annexation and the Downtown Newhall Specific Plan and Environmental Impact Report. The two up-zones also scheduled to be heard by the City Council on October 25, 2005, will be continued to a date uncertain.

### **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 10:16 p.m.

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Dennis Ostrom, Chairperson  
Planning Commission

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Lisa M. Hardy, AICP, Planning Manager  
Community Development

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