

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

**Tuesday  
November 1, 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 7:02 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 Berger and seconded by Commissioner Kennedy to approve the agenda. Said motion was passed by a vote of 5-0.

**PUBLIC HEARINGS**

**ITEM 1      MASTER CASE NO. 05-150, GENERAL PLAN AMENDMENT 05-004,  
                 ZONE CHANGE 05-004, TENTATIVE TRACT MAP 63011,  
                 CONDITIONAL USE PERMIT 05-008, HILLSIDE REVIEW 05-004, OAK  
                 TREE PERMIT 05-020**

Lisa Hardy, Planning Manager, addressed the Commission.

Aimee Schwimmer, AICP, Associate Planner, gave the staff report and computer slide presentation.

Ms. Hardy addressed the Commission.

Jules Swimmer, David Kern, Lee Newman, Van Martin, and Bill Rattazzi, representing the applicant, John Laing Homes, addressed the commission.

The public hearing was opened at 8:12 p.m.

Speaking in opposition to staff's recommendation were Dan Fitzgerald, Brad Berens, Glo Donnelly, Liz Seipel, Pat Sakaki, and Cindy Lewis.

John Hoskinson made general comments on the item.

Commissioner Kennedy and Assistant City Attorney, Joe Montes, addressed the Commission.

The public hearing was closed at 8:48 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Berger to adopt Resolution P05-47, denying Master Case 05-150 including General Plan Amendment 05-004, Zone Change 05-004, Tentative Tract Map 63011, Conditional Use Permit 05-008, Hillside Review 05-004 and Oak Tree Permit 05-020. A roll call vote was taken. Said motion was approved by a vote of 4-1.

Ms. Hardy stated that the appeal period for the items presented this evening will expire on November 16, 2005, at 5:00 p.m.

#### RECESS AND RECONVENE

A recess was called at 9:00 p.m. and the meeting was called back to order by Chairperson Ostrom at 9:14 p.m.

#### **ITEM 2 MASTER CASE NO. 05-072, GENERAL PLAN AMENDMENT 05-002, ZONE CHANGE 05-002, TENTATIVE TRACT MAP 61426, CONDITIONAL USE PERMIT 05-004, HILLSIDE REVIEW 05-001, MINOR USE PERMIT 05-055, OAK TREE PERMIT 05-010**

Lisa Hardy, Planning Manager, gave the staff report and computer slide presentation.

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

Steve Afriat, representing the applicant, addressed the Commission.

The public hearing was closed at 10:06 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Burkhart to adopt Resolution P05-050, denying Master Case 05-072, including General Plan Amendment 05-002, Zone Change 05-002, Tentative Tract Map 61426, Conditional Use Permit 05-004, Hillside Review 05-001, Minor Use Permit 05-055, and Oak Tree Permit 05-010. A roll call vote was taken. Said motion was passed by a vote of 5-0.

#### **ITEM 3 MASTER CASE NO. 05-064, UNIFIED DEVELOPMENT CODE AMENDMENT 05-002**

Patrick Leclair, Heather Waldstein, and Fred Follstad gave the staff report and computer slide presentation.

The public hearing was opened at 11:10 p.m.

Speaking in support of the item were Craig Peters and Brent Pellico.

The public hearing was closed at 11:27 p.m.

The Commission directed staff to make further revisions to the Mixed Use Ordinance.

A motion was made by Commissioner Kennedy and seconded by Commissioner Trautman to adopt Resolution P05-54, recommending that the City Council adopt the Mitigated Negative Declaration prepared for the project and approve Master Case 05-064, consisting of Unified Development Code Amendment 05-002, amending the Unified Development Code as described in the attached Exhibits "A" through "G". A roll call vote was taken. Said motion was approved by a vote of 5-0.

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

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy notified the Commission that the following unfinished business is scheduled to take place at the November 8, 2005, City Council meeting: the Downtown Newhall Specific Plan; and the East Santa Clarita Annexation.

### **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 Burkhart to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 11:29 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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