

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

**Tuesday
November 15, 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 Trautman and seconded by Commissioner Kennedy to approve the agenda. Said motion was passed by a vote of 5-0.

**APPROVAL OF THE MINUTES OF OCTOBER 26, 2005 (SPECIAL MEETING),
NOVEMBER 1, 2005 (SPECIAL MEETING), AND NOVEMBER 1, 2005 (REGULAR
MEETING)**

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to approve the minutes of October 26, 2005 (special meeting), November 1, 2005 (special meeting), and November 1, 2005 (regular meeting). Said motion was approved by a vote of 5-0.

PUBLIC HEARING

**ITEM 1 MASTER CASE NO. 05-221, TENTATIVE TRACT MAP 63295;
DEVELOPMENT REVIEW 05-013; MINOR USE PERMIT 05-035; OAK
TREE PERMIT 05-028; AND INITIAL STUDY 05-017**

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

The public hearing was opened at 7:05 p.m.

Speaking in opposition to the item were Cam Noltmeyer, Alicia Barlow, and Tammy Noltmeyer.

Making general comments on the item were Kathy Biggs and Kent Carlson.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to continue the item, Master Case No. 05-221, to the December 6, 2005, Planning Commission meeting. A vote was taken. Said motion was passed by a vote of 5-0.

CONTINUED PUBLIC HEARINGS

ITEM 2 MASTER CASE NO. 05-253, MINOR USE PERMIT NO. 05-039

Fred Follstad, AICP, Senior Planner, gave the staff report and computer slide presentation in the absence of the project planner, Jessica Humphries, Assistant Planner II.

The public hearing was opened at 7:27 p.m.

Charles Merser and John Vezirian, representing the applicant, addressed the Commission.

Speaking in opposition to the item were Alicia Barlow, Tammy Noltemeyer, and Cam Noltemeyer.

The public hearing was closed at 7:42 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Burkhart to adopt Resolution P05-44 approving Master Case No. 05-253, Minor Use Permit No. 05-039, to allow for alcohol sales at Chipotle Mexican Grill located within the Highridge Shopping Center at 28102 Newhall Ranch Road, Suite B-1, 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. 05-256, TENTATIVE PARCEL MAP 61950

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

The public hearing was opened at 7:47 p.m.

Edward Ptacek, representing the applicant, addressed the Commission.

The public hearing was closed at 7:49 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Berger to adopt Resolution P05-45, approving Master Case No. 05-256, Tentative Parcel Map 61950 for the subdivision of air space of the eighteen units in two industrial buildings located on two vacant lots known as Assessor Parcel Numbers 2836-070-006, 007, 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.

PUBLIC HEARING

ITEM 4 MASTER CASE NO. 05-229, CONDITIONAL USE PERMIT 05-012

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

The public hearing was opened at 8:00 p.m.

Matt Craig, representing the applicant, addressed the Commission.

The public hearing was closed at 8:02 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to adopt Resolution No. P05-55, approving Master Case No. 05-229, Conditional Use Permit 05-012, to allow for the modification of Master Case 02-232 by adding 4,200 square feet to an approved 10,000 square foot commercial building and the operation of a children's indoor recreational facility on the project site located at 28100 Bouquet Canyon Road known as Assessor Parcel Number 2812-038-004 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.

RECESS AND RECONVENE

A recess was taken at 8:03 p.m. and the meeting was called back to order by Chairperson Ostrom at 8:14 p.m.

CONTINUED PUBLIC HEARING

ITEM 5 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

Lisa Hardy, AICP, Planning Manager, gave the staff report and computer slide presentation in the absence of the project planner, Heather Waldstein, Associate Planner.

Andrew Yi, Senior Traffic Engineer, addressed the Commission.

Adrien Foley, the applicant, addressed the Commission.

Ms. Hardy and Mr. Yi addressed the Commission.

Speaking in favor of the proposed project were Leo Wolf, Connie Worden-Roberts, Paul Strickland, Patricia Haniran, Robert Lee, Bart Aikman, Phil Ellis, John O'Connell, Jeff Malodia, and Oscar Delgado.

Speaking in opposition to the proposed project were John Powell, Donald Luther, Anna Castillo, Diane Raines-Gass, Ben Jordan, Will Lousen, and Bernard Galipeson.

Making general comments on the item were Rick Miseroy, Cam Noltemeyer, and Robert Denise.

Mr. Foley made rebuttal comments.

The public hearing was closed at 10:56 p.m.

The Commission discussed the various project alternatives including whether Ermine Street should be connected to the project for through traffic, noise impacts, and residential density and general plan designations.

A motion was made by Commissioner Berger and seconded by Commissioner Trautman to direct staff to bring back Scenario C. A roll call vote was taken. Said motion was passed by a vote of 5-0.

PLANNING MANAGER'S REPORT

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy informed the Commission that the following will take place at the November 22, 2005, City Council meeting: the second reading of the Downtown Newhall Specific Plan.

Ms. Hardy also informed the Commission that Councilmember Weste, Councilmember McLean, along with City staff, took a tour of affordable housing projects in West Hollywood.

Ms. Hardy also reported to the Commission that she, along with Senior Planner Jason Smisko attended the annual California Chapter of the American Planning Association Conference 2005 in Yosemite, California at the end of October.

PLANNING COMMISSIONERS' REPORTS

Commissioner Kennedy reported that he attended the Providence Holy Cross Medical Building grand opening.

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 11:15 p.m.

Dennis Ostrom, Chairperson
Planning Commission

Lisa M. Hardy, AICP, Planning Manager
Community Development

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