

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

**Tuesday
December 6, 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 7:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Berger 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 Berger to approve the agenda. Said motion was passed by a vote of 5-0.

APPROVAL OF THE MINUTES OF NOVEMBER 15, 2005 (SPECIAL MEETING) AND NOVEMBER 15, 2005 (REGULAR MEETING)

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to approve the minutes of November 15, 2005 (special meeting) and November 15, 2005 (regular meeting). Said motion was approved by a vote of 5-0.

ANNOUNCEMENTS

Lisa Hardy, Planning Manager, announced to the Commission that Juan Enriquez, Assistant Planner II, has accepted an Associate Planner position at the City of Montebello and his last day will be Thursday, December 8, 2005.

Ms. Hardy introduced to the Commission, Pete Noonan, Assistant Planner I. Ms. Hardy informed the Commission that Mr. Noonan relocated from the City of Seattle to join the Planning Division at the City of Santa Clarita.

CONTINUED PUBLIC HEARINGS

ITEM 1 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, Senior Planner, and Collette Morse of RBF Consulting, gave the staff report and computer slide presentation.

Jeff Lambert and Roger Seaver, the applicants, gave a computer slide presentation.

Speaking in favor of the item were John Barstis, Mike Lebecki, Cheri Fleming, and Jim Hicken.

Speaking in opposition to the proposed project were John Vedder, Jim Bevis, Ray Bailon, Jay Akers, Eileen Blankenhorn, Chris Blankenhorn, Cam Noltemeyer, and Larry McClements.

Making general comments on the item was Martha Willman.

Mr. Lambert and Mr. Seaver made rebuttal comments.

The Commission commented on the item and discussed traffic issues, noise, air quality, as well as alternative plans for parking structure location and aesthetics.

A motion was made by Commissioner Berger and seconded by Commissioner Burkhart to direct staff to return with additional information regarding noise, air quality, traffic, architecture and the need for an eastside hospital location and continue the public hearing to the January 17, 2006, Planning Commission meeting. Said motion was passed by a vote of 5-0.

RECESS AND RECONVENE

A recess was taken at 9:04 p.m. and the meeting was called back to order by Chairperson Ostrom at 9:19 p.m.

ITEM 2 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.

Jeff Lambert and Dale Donohoe, the applicants, addressed the Commission.

Speaking in favor of the item was Connie Worden-Roberts.

Speaking in opposition to the proposed project were Robert Reed, Tammy Noltemeyer, Cam Noltemeyer, and Alicia Barlow.

Making general comments on the item were Dennis Garvey and Alain Giaimo.

Mr. Lambert and Mr. Donohoe made rebuttal comments.

Mr. Leclair, Dennis Mak, Senior Engineer, and Andrew Yi, City Traffic Engineer, addressed the Commission.

The public hearing was closed at 10:54 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to adopt Resolution P05-56, adopting the Mitigated Negative Declaration prepared for the project and approving Master Case 05-221, consisting of Tentative Tract Map 63295, Development Review 05-013, Minor Use Permit 05-035, Oak Tree Permit 05-028, and Initial Study 05-017, allowing the construction of a 130,000 square-foot retail shopping center and a 30,133 square-foot church facility without a traffic signal at Bridgeview Lane subject to the associated conditions of approval; and approve, in concept, the installation of a traffic signal at Bridgeview Lane with the associated traffic improvements to the satisfaction of the City Engineer if determined to be appropriate by the City Engineer. A roll call vote was taken. Said motion was approved by a vote of 5-0.

RECESS AND RECONVENE

A recess was taken at 11:02 p.m. and the meeting was called back to order by Chairperson Ostrom at 11:10 p.m.

PUBLIC HEARING

ITEM 3 SOLEDAD VILLAGE PROJECT (MASTER CASE NO. 04-444, GENERAL PLAN AMENDMENT 04-006, ZONE CHANGE 04-004, TENTATIVE TRACT MAP 62322 AND CONDITIONAL USE PERMIT 05-021) ENVIRONMENTAL IMPACT REPORT SCH #2005041100

Jason Mikaelian, AICP, Associate Planner, gave the staff report and computer slide presentation giving a partial introduction of the proposed project.

The public hearing was opened at 11:44 p.m.

Speaking in opposition to the proposed project was Cam Noltemeyer.

Making general comments on the item was Howard Zimmerman.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to continue the public hearing to the December 20, 2005, Planning Commission meeting. 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 informed the Commission that there are no items scheduled to be heard on Tuesday, January 3, 2006, therefore

a Planning Commission meeting will not be held. The next regular Planning Commission is scheduled to be held on Tuesday, January 17, 2006, at 7:00 p.m.

Ms. Hardy notified the Commission that staff is preparing a review and recap of the Planning Commission goals for 2006 and will be distributed to the Commission for their review and comments.

Ms. Hardy informed the Commission that the second reading of the Unified Development Code Update is a consent calendar item on the December 13, 2005, City Council meeting agenda.

Ms. Hardy also notified the Commission that the Scherzinger Townhomes project that was approved by the Planning Commission was appealed and is scheduled to be heard by the City Council on Tuesday, February 28, 2006.

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 11:56 p.m.

Dennis Ostrom, Chairperson
Planning Commission

Lisa M. Hardy, AICP, Planning Manager
Community Development

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