

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

**Tuesday  
December 20, 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 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 Kennedy to approve the agenda. Said motion was passed by a vote of 5-0.

**CONTINUED PUBLIC HEARING**

**ITEM 1 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, and Collette Morse representing RBF Consulting, gave the staff report and computer slide presentation.

Glenn Adamick, the applicant, addressed the Commission.

Howard Zimmerman made general comments on the proposed project.

Mr. Adamick made rebuttal comments.

The Commission commented on the proposed project and discussed traffic and circulation reports, public transit, water issues, noise concerns, air conditioning units in windows facing Soledad Canyon Road, planting above the sewer line, parking requirements for work/live units

and the need and demand ratios for such units, current zoning, and additional potential commercial uses.

A motion was made by Commissioner Kennedy and seconded by Commissioner Trautman to continue the public hearing to the February 7, 2006, Planning Commission meeting. Said motion was passed by a vote of 5-0.

#### RECESS AND RECONVENE

A recess was taken at 8:34 p.m. and the meeting was called back to order by Chairperson Ostrom at 8:41 p.m.

#### PUBLIC HEARINGS

##### **ITEM 2      MASTER CASE NO. 05-005, TENTATIVE PARCEL MAP 63252**

James Chow, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 8:52 p.m.

RJ Torabi, the applicant, addressed the Commission.

The public hearing was closed at 8:55 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy to adopt Resolution P05-58 approving Master Case No. 05-005, Tentative Parcel Map 63252, for a two-lot parcel map for the subdivision of one residential parcel into two residential parcels 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. 05-125, TENTATIVE TRACT MAP 54330, HILLSIDE REVIEW 05-003, OAK TREE PERMIT 05-018, INITIAL STUDY 05-011**

Jessica Leviste, Assistant Planner I, gave the staff report and computer slide presentation.

The Commission discussed flood and drainage concerns.

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

Robert Stevenson, the applicant, addressed the Commission.

Speaking in favor of the item were Steve Crouch, Ruthann Levison, and Dale Donohoe.

Mr. Stevenson addressed the Commission.

The public hearing was closed at 9:40 p.m.

Dennis Mak, Senior Engineer and Fred Follstad, AICP, Senior Planner, addressed concerns regarding sewer lines compared to private septic systems.

The Commission discussed and concurred to amend the following conditions of approval:

- PL7. *Pedestrian Trail: A four (4') foot wide pedestrian walkway shall be constructed to traverse the length of Iron Creek Ranch Road on the west side in a north/south direction. The applicant may increase the pedestrian walkway to a width of six (6') feet and decrease the private driveway width to a minimum of 24-feet to maintain an overall right-of-way width of 30-feet subject to the approval of the Los Angeles County Fire Department.*
- PR2. *The applicant shall provide four feet clear for pedestrian path on Iron Creek Ranch Road. The applicant may provide a maximum of six feet clear for a pedestrian path on Iron Creek Ranch Road with approval from the Los Angeles County Fire Department. The applicant may increase the pedestrian walkway to a width of six (6') feet and decrease the private driveway width to a minimum of 24-feet to maintain an overall right-of-way width of 30-feet subject to the approval of the Los Angeles County Fire Department.*

A motion was made by Commissioner Kennedy and seconded by Commissioner Trautman to adopt Resolution P05-57, adopting the Mitigated Negative Declaration and approving Master Case 05-125 including Tentative Tract Map 54330; Hillside Review 05-003; and Oak Tree Permit 05-018 subject to the associated Conditions of Approval (Exhibit "A"), as amended by the Commission. 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 draft study session schedule for 2006 was distributed to the Commission this evening. The first Planning Commission study session is scheduled to be held on Tuesday, January 17, 2006, at 5:30 p.m., prior to the regular Planning Commission meeting at 7:00 p.m.

Ms. Hardy notified the Commission that the following took place at the December 13, 2005, City Council meeting: the second reading of the Unified Development Code Amendments passed and will be effective approximately the middle of January 2006.

Ms. Hardy reminded the Commission that there are no items scheduled to be heard for Tuesday, January 3, 2006, therefore a Planning Commission meeting will not be held. The next regular Planning Commission meeting is scheduled to be held on Tuesday, January 17, 2006. The continued public hearings for the proposed Keystone project and the proposed Henry Mayo Newhall Memorial Master Plan project will be on the agenda.

Ms. Hardy notified the Commission that the following is scheduled to take place at the January 10, 2006, City Council meeting: the North Newhall Specific Plan Project initiation.

Ms. Hardy thanked the Commission for all of their hard work, dedication and a great 2005.

## **PLANNING COMMISSIONERS' REPORTS**

Commissioner Kennedy expressed his appreciation for Ms. Hardy's dedication and hard work.

Commissioner Berger requested an update regarding the traffic signal for the Bridgeport Marketplace project.

Ms. Hardy informed the Commission that a memorandum will be provided to the Commission with an update regarding the status of the traffic signal for the Bridgeport Marketplace project.

Commissioner Trautman shared with the Commission that she will be distributing information she received regarding affordable housing. Commissioner Trautman also thanked Ms. Hardy and staff for their hard work in 2005.

Chairperson Ostrom thanked staff and wished everyone Happy Holidays.

## **PUBLIC BUSINESS FROM THE FLOOR**

John Vedder made general comments on other City-related business.

## **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 9:53 p.m.

---

Dennis Ostrom, Chairperson  
Planning Commission

---

Lisa M. Hardy, AICP, Planning Manager  
Community Development

s: pbs\plngcom\minutes\2005\12-20-05min