

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

**Tuesday  
March 7, 2006  
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 Burkhart and seconded by Commissioner Trautman to approve the agenda. Said motion was passed by a vote of 5-0.

**APPROVAL OF THE MINUTES OF FEBRUARY 7, 2006 (REGULAR MEETING)**

A motion was made by Commissioner Berger and seconded by Commissioner Kennedy to approve the minutes of February 7, 2006 (regular meeting). Said motion was passed by a vote of 5-0.

**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**

Lisa Hardy, AICP, Planning Manager, addressed the Commission and recommended the item be continued to the June 6, 2006 Planning Commission meeting.

Cam Noltmeyer spoke in opposition to the item.

Lynne Snead made general comments on the item.

Fred Follstad, AICP, Senior Planner, and Ms. Hardy, Planning Manager addressed the Commission.

A motion was made by Commissioner Berger and seconded by Commissioner Trautman to continue the public hearing to the June 6, 2006, Planning Commission meeting. A roll call vote was taken. Said motion was passed by a vote of 5-0.

**ITEM 2 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 an update on the project.

A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy to adopt Resolution No. P06-07 recommending to the City Council that it approve the preferred live-work alternative of the 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, and adopt the Conditions of Approval and adopt Resolution No. P06-08 recommending to the City Council that it certify the Soledad Village FEIR and adopt the Mitigation Monitoring and Reporting Program (MMRP) (Environmental Impact Report State Clearinghouse Number 200504110), make the appropriate findings under the California Environmental Quality Act and adopt the Statement of Overriding Considerations. A roll call vote was taken. Said motion was approved by a vote of 5-0.

**B. PUBLIC HEARINGS**

**ITEM 3 MASTER CASE NO. 05-115, MINOR USE PERMIT 05-064**

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

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

Flo McNeill, representing Facey Medical Group, addressed the Commission.

Making general comments on the proposed project were Paul Melillo, Teri Crane, and Susan Spieker.

Ms. McNeill made rebuttal comments.

Dino Valentin, representing Facey Medical Group, addressed the Commission.

The Commission made closing comments regarding the proposed project.

The public hearing was closed at 7:46 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Trautman to adopt Resolution P06-06, approving Master Case 05-115, Minor Use Permit 05-064 allowing for

the addition of 39 parking stalls to the existing Facey Medical Plaza located at 17909 Soledad Canyon Road, subject to the associated conditions of approval. A roll call vote was taken. Said motion was passed by a vote of 5-0.

**ITEM 4 MASTER CASE NO. 04-205 CONDITIONAL USE PERMIT 04-015 DEVELOPMENT AGREEMENT AMENDMENT 04-001 AND ADDENDUM TO EIR**

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

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

Glenn Adamick, representing Newhall Land, addressed the Commission.

Tom Reilly, Park Development Administrator, representing the City of Santa Clarita, spoke in favor of the proposed project.

Speaking in opposition to the proposed project were David Sylvia and Lynne Plambeck.

Ben Hudson and Steve Sagir made general comments on the item.

Mr. Adamick made rebuttal comments.

Mr. Reilly addressed the Commission.

The public hearing was closed at 8:27 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to adopt Resolution No. P06-05, recommending the City Council consider the Addendum to the Final Environmental Impact Report (SCH No. 98111201) prepared for the North Valencia 2 Specific Plan and approve Master Case No. 04-205 consisting of Conditional Use Permit 04-015, for the installation of eight light poles with a 80-foot maximum height limit with a wireless communication antenna in Heritage Park in compliance with the approved site plan, and Development Agreement Amendment 04-001, removing the condition to install the Copperhill/Decoro pedestrian bridge, adding a requirement to install the eight field lights, and to dedicate the remaining 36.8 acres of Upland Preserve Area, 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.

**PLANNING MANAGER'S REPORT**

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy informed the Commission that a revised version of the 2006 Planning Commission Goals was distributed this evening.

Ms. Hardy reported that at the February 28, 2006, City Council meeting the RBF Consulting contract for the Robinson Ranch residential project was approved. She also informed the

Commission that the Synergy “Keystone” project would be introduced to the City Council on March 28, 2006.

Ms. Hardy reminded the Commission of the upcoming League of California Cities 2006 Planners Institute that will take place March 22 through March 24, 2006, at the Monterey Conference Center in Monterey, California.

#### **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 Kennedy and seconded by Commissioner Trautman to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 8:30 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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