

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

**Tuesday
September 5, 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 7:01 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 Kennedy and seconded by Commissioner Burkhart to approve the agenda. Said motion was passed by a vote of 5-0.

APPROVAL OF THE MINUTES OF MAY 30, 2006 (SPECIAL MEETING), JUNE 20, 2006 (STUDY SESSION), AND JULY 18, 2006 (SPECIAL MEETING)

A motion was made by Commissioner Burkhart and seconded by Commissioner Berger to approve the minutes of May 30, 2006 (special meeting), June 20, 2006 (study session), and July 18, 2006 (special meeting). Said motion was approved by a vote of 5-0.

NEW BUSINESS

ITEM 1 ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Chairperson Ostrom thanked the Commission and staff for a great year.

Lisa Hardy, Planning Manager, recognized the Chairperson Ostrom for his leadership as Planning Commission Chair over the past year and presented him with a gavel plaque.

A motion was made by Commissioner Berger and seconded by Commissioner Trautman to elect Vice-chairperson Burkhart to serve as the Planning Commission Chairperson through July 2007. A roll call vote was taken. Said motion was passed by a vote of 5-0.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to elect Commissioner Berger to serve as Planning Commission Vice-Chairperson through 2007. A roll call vote was taken. Said motion was passed by a vote of 5-0.

PUBLIC HEARINGS

ITEM 2 MASTER CASE NO. 06-156, ZONE CHANGE 06-006

Fred Follstad, AICP, Senior Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 7:20 p.m.

Hunt Braly spoke in opposition to the proposed project.

Ms. Hardy and Paul Brotzman, Director of Community Development, addressed the Commission.

The public hearing was closed at 7:40 p.m.

A motion was made by Commissioner Berger and seconded by Commissioner Trautman to adopt Resolution No. P06-17 recommending that the City Council adopt the Negative Declaration prepared for the project and approve Master Case 06-156 which includes Zone Change 06-006. A roll call vote was taken. Said motion was passed by a vote of 5-0.

ITEM 3 MASTER CASE NO. 05-245, CONDITIONAL USE PERMIT 05-016

Jessica Humphries, Associate Planner, gave the staff report and computer slide presentation.

Joe Montes, Assistant City Attorney, addressed the Commission regarding the legal process.

The public hearing was opened at 7:52 p.m.

David Lutness, Lynne Plambeck, and Cam Noltemeyer spoke in opposition to the proposed project.

Chuck Tobin, representing the applicant, responded to the Commission's questions.

The public hearing was closed at 8:07 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to adopt Resolution P06-16, approving Master Case 05-245; Conditional Use Permit 05-016 for the use of a Materials Recovery Facility with a peak building height of 55 feet on a 21.74 site within the Gate King Industrial Park, subject to the associated conditions of approval. 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 notified the Commission that the following took place at the August 22, 2006, City Council meeting: the introduction of the sign ordinance implementation for 8 signs located along Soledad Canyon Road.

Ms. Hardy notified the Commission of the revised study session schedule with the next one being held at 5:30 p.m. on September 19, 2006, regarding County development projects in the Santa Clarita Valley.

PLANNING COMMISSIONERS' REPORTS

Commissioner Kennedy reported that he visited the Whittaker-Bermite site, attended the City sponsored Affordable Housing workshop on August 23, 2006.

Vice-Chair Berger thanked Commissioner Ostrom for a great year as Chairperson.

Commissioner Trautman thanked Commissioner Ostrom for a great year as Chairperson, congratulated Chair Burkhart, and requested any information that staff could provide regarding the City's Affordable Housing tour that she was unable to attend.

PUBLIC BUSINESS FROM THE FLOOR

Gene Dorio and Lynne Plambeck made general comments.

ADJOURNMENT

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 8:15 p.m.

Tim Burkhart, Chairperson
Planning Commission

Lisa M. Hardy, AICP, Planning Manager
Community Development

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