

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

**Tuesday  
October 17, 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 Burkhart at 7:02 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Trautman led the flag salute.

**ROLL CALL**

Chairperson Burkhart, and Commissioners Berger, Ostrom, and Trautman were present. Commissioner Kennedy was not in attendance.

**APPROVAL OF AGENDA**

A motion was made by Commissioner Ostrom and seconded by Commissioner Trautman to approve the agenda. Said motion was passed by a vote of 4-0.

**APPROVAL OF THE MINUTES OF SEPTEMBER 19, 2006 (STUDY SESSION) AND  
SEPTEMBER 19, 2006 (REGULAR MEETING)**

A motion was made by Commission Berger and seconded by Commissioner Ostrom to approve the minutes of September 19, 2006 (study session) and September 19, 2006 (regular meeting). Said motion was passed by a vote of 4-0.

**NEW BUSINESS**

**ITEM 1      MASTER CASE NO. 06-211, DEVELOPMENT REVIEW PERMIT 06-015**

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

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to determine by minute action that the residential elevations of the 432 homes and the Recreation Center in Vesting Tentative Tract 53425 are acceptable and directed staff to approve Development Review Permit 06-015 (Master Case 06-211), subject to the associated Conditions of Approval. A roll call vote was taken. Said motion was passed by a vote of 4-0.

## **PUBLIC HEARING**

### **ITEM 2      MASTER CASE NO. 05-406, HILLSIDE REVIEW 05-010, INITIAL STUDY 05-035**

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

The public hearing was opened at 7:22 p.m.

There were no public speakers on this item.

The public hearing was closed at 7:22 p.m.

The Commission directed staff to remove the wording regarding the oak tree on the grading plan associated with Master Case No. 05-406.

A motion was made by Commissioner Ostrom and seconded by Commissioner Trautman to adopt Resolution P06-20, adopting the Mitigated Negative Declaration and approving Master Case 05-406 (HR 05-010) with the associated conditions of approval. A roll call vote was taken. Said motion was passed by a vote of 4-0.

## **CONTINUED PUBLIC HEARING**

### **ITEM 3      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, AICP, Senior Planner, gave the staff report and computer slide presentation.

Jeff Lambert and Fernando Ablaza, representing the applicant, gave a computer slide presentation.

The continued public hearing was re-opened this evening at 7:29 p.m.

Speaking in support of the proposed project were Valerie Beck, Cecilia Hann, Denise Schaefer, Robert Horth, James Hicken, and Jackie Avery.

John Calvert made general comments on the item.

David Gauny was provided additional time by the Commission to speak in opposition to the proposed project on behalf of the following residents: Deena Broughton, Michelle Hart, Anthony Newhall, Eileen Blankenhorn, Trudy Olins, Bill Reynolds, Richard North, Gary Holm, Bill McElrath and James Turpin.

Speaking in opposition to the proposed project were Thomas Harwood, William Schwem, Jeanne Wray, Marty Metzgar, Lawrence Manchester, Alan Ferdman, Martha Willman, John Vedder, Lynn Snead, Alan Wright, Steve Schneider, Cam Noltemeyer, Alex Schmanas, Cody Bartosh, and Alan Zada.

Mr. Lambert made rebuttal comments.

## RECESS AND RECONVENE

A recess was taken at 9:14 p.m. and the meeting was called back to order by Chairperson Burkhart at 9:25 p.m.

Chairperson Burkhart announced that six (6) written comments were received in opposition to the proposed expansion project and thirty two (32) written comments were received in support of the proposed expansion project.

The Commission requested a three-dimensional representation of the proposed expansion project and clarification on the Development Agreement prepared for the project.

Joe Montes, Assistant City Attorney, addressed the Commission clarifying various sections of the Development Agreement prepared for the project.

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to continue the public hearing to the November 21, 2006, Planning Commission meeting. A roll call vote was taken. Said motion was passed by a vote of 4-0.

## PUBLIC HEARING

### **ITEM 4      MASTER CASE NO. 06-219, UNIFIED DEVELOPMENT CODE (UDC) AMENDMENT 06-002**

Ms. Hardy announced to the Commission that page two (2) of the Unified Development Code (UDC) Amendments was inadvertently not included in the packets that were delivered to the Commission and a copy has been distributed.

Pete Noonan, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 10:30 p.m.

There were no public speakers on this item.

The public hearing was closed at 10:31 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Berger to adopt Resolution P06-21, recommending that the City Council adopt the Negative Declaration and approve Master Case 06-219, Unified Development Code Amendment 06-002, with the intention of amending the City of Santa Clarita's Unified Development Code. A roll call vote was taken. Said motion was passed by a vote of 4-0.

## PLANNING MANAGER'S REPORT

Lisa M. Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy reported that she, along with four other staff members, would be attending the 2006 California Chapter of the

American Planning Association Annual Conference October 22, 2006 through October 25, 2006 in Orange County, California.

Ms. Hardy informed the Commission that an additional study session has been scheduled in December. A joint study session is scheduled to be held on December 5, 2006, with the City Council, regarding the North Newhall Specific Plan.

### **PLANNING COMMISSIONERS' REPORTS**

Commissioner Trautman reported that she attended the North Newhall Specific Plan Charrette.

Commissioner Ostrom inquired about the status of the Saugus Speedway.

### **PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

### **ADJOURNMENT**

A motion was made by Commissioner Ostrom and seconded by Commissioner Trautman to adjourn the meeting. Said motion was approved by a vote of 4-0 and the meeting was adjourned at 10:35 p.m.

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Tim Burkhart, Chairperson  
Planning Commission

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Lisa M. Hardy, AICP, Planning Manager  
Community Development

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