

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

**Tuesday  
November 21, 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 Chair Burkhart at 7:02 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

**FLAG SALUTE**

Commissioner Kennedy led the flag salute.

**ROLL CALL**

Chair Burkhart and Commissioners Berger, Kennedy, Ostrom, and Trautman were all present.

**APPROVAL OF AGENDA**

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to approve the agenda. Said motion was passed by a vote of 5-0.

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

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

**PUBLIC HEARINGS**

**ITEM 1      MASTER CASE NO. 06-084, CONDITIONAL USE PERMIT NO. 06-005**

Darin Seegmiller, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 7:11 p.m.

Jeffrey Scherzer, the applicant, addressed the Commission.

The public hearing was closed at 7:11 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to adopt Resolution P06-25, approving Master Case No. 06-084, Conditional Use Permit No. 06-005, to

allow for the construction of a wireless telecommunications facility exceeding 35 feet on an existing building with the associated equipment to be located in leasable space within the same building, subject to the associated conditions of approval. A roll call vote was taken. Said motion was passed by a vote of 5-0.

**ITEM 2 MASTER CASE NO. 06-234, GENERAL PLAN AMENDMENT 06-006**

Sharon Sorensen, Associate Planner, gave the staff report and computer slide presentation.

The public hearing was opened at 7:18 p.m.

There were no speakers on this item.

The public hearing was closed at 7:18 p.m.

A motion was made by Commissioner Ostrom and seconded by Commissioner Trautman to adopt Resolution P06-22, recommending that the City Council approve Master Case 06-234 and General Plan Amendment 06-006 to amend the General Plan Open Space and Conservation Element in order to add mineral resource management policies to the City's General Plan pursuant to the Surface Mining and Reclamation Act (SMARA) and to clarify the types of buffering that would be required between potentially incompatible land uses; and to adopt the Negative Declaration prepared for the project. A roll call vote was taken. Said motion was passed by a vote of 5-0.

**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, and Ian Pari, Senior Traffic Engineer, and Lisa Hardy, AICP, Planning Manager, gave the staff report and computer slide presentation.

The continued public hearing was re-opened this evening at 7:43 p.m.

Jeffrey Lambert and Roger Seaver, the applicants, gave a computer slide presentation. Mr. Lambert submitted approximately eighteen hundred (1800) survey cards supporting the proposed expansion project.

**RECESS AND RECONVENE**

A recess was taken at 8:29 p.m. and the meeting was called back to order by Chair Burkhart at 8:41 p.m.

Speaking in support of the proposed project were Cecilia Hahn, James Barber, Steve Valentine, Donald Wiss, John Barstis, Roscoe Marter, Mark Liker, Richard Goldman, Marlee Lauffer, Elizabeth Hopp, Barbara Beebe-Long, Don Kimball, Marjery Link, Bruce Barton, John March, Barbara March, Glenn Grade, Sue Reynolds, Lois Bauccio, Angela Bennett, John Fuller, Bob

Benjamin, Todd Hampton, Dee Rickett, Jennifer Puleo, Heather deCordova, Kathy Phillipson, Dennis Condon, Phil Lane, and Anne Mills.

David Gauny was provided additional time by the Commission to give a computer slide presentation and speak in opposition to the proposed project on behalf of the following residents: Scott Smith, Ray Bailon, Art Gallo, Trudy Olins, Tom McLay, Richard North, Arsha L., Lynne Vogel, Roxanne McMarees, John McGinnis, Cheryl Castle, and Cherie Bartlett.

Speaking in opposition to the proposed project were Alan Ferdman, John Vedder, Lynne Snead, Gene Dorio, and Steve Schneider.

#### RECESS AND RECONVENE

A recess was taken at 10:30 p.m. and the meeting was called back to order by Chair Burkhart at 10:42 p.m.

Continuing to speak in opposition to the proposed project were Raymond Gaver, Kathy Bailon, Bill Reynolds, Marty Parks, Alan Zada, Jeanne Wray, and Lynne Plambeck.

Making general comments on the item were Pat Cassidy, John Calvert, and Andrea Sansone.

The applicants, Jeffrey Lambert and Roger Seaver made rebuttal comments.

Chair Burkhart announced that forty-two (42) written comments supporting the proposed project and twelve (12) written comments opposing the proposed project were also received.

The Commission made comments on the proposed project.

#### RECESS AND RECONVENE

A recess was taken at 11:54 p.m. and the meeting was called back to order by Chair Burkhart at 11:59 p.m.

Lisa Hardy, Planning Manager, and Joe Montes, Assistant City Attorney, addressed the Commission. Mr. Montes clarified the obligations of the Planning Commission.

The public hearing was closed at 12:44 a.m.

A motion was made Commissioner Trautman and seconded by Commissioner Berger to deny the project as proposed.

There was discussion among the Commission and the motion to deny the item was withdrawn by Commissioner Trautman.

The Commission and staff discussed the development agreement associated with the proposed project and alternative recommendations on the item.

A motion was made by Commissioner Kennedy and seconded by Commissioner Berger directing staff to prepare a resolution with a recommendation of approval to the City Council, excluding the Development Agreement, and pending the outcome of the independent study requested by the City Council, for the proposed Henry Mayo Newhall Memorial Hospital Master Plan (Master Case 04-325) for Planning Commission action at the December 19, 2006 meeting. A roll call vote was taken. Said motion was passed by a vote of 3-2.

### **PLANNING MANAGER'S REPORT**

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy notified the Commission that the study session that was set for Tuesday, December 5, 2006, on the North Newhall Specific Plan, has been rescheduled to February 20, 2007.

Ms. Hardy informed the Commission that the following took place at the November 14, 2006 City Council meeting: action by the Council to remove three non-conforming signs located along Soledad Canyon Road as part of the City's sign abatement program.

### **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 Ostrom 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 12:58 a.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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