

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

**Tuesday
November 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 Chair Burkhart 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

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

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 5-0.

**APPROVAL OF THE MINUTES OF OCTOBER 17, 2006 (STUDY SESSION) AND
OCTOBER 17, 2006 (REGULAR MEETING)**

A motion was made by Commission Trautman and seconded by Commissioner Berger to approve the minutes of October 17, 2006 (study session) and October 17, 2006 (regular meeting). Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

**ITEM 1 MASTER CASE NO. 06-030, CONDITIONAL USE PERMIT 06-001, AND
OAK TREE PERMIT 06-006**

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

The public hearing was opened at 7:08 p.m.

John Erickson, Architect, and Vijay Fadia, the applicant, addressed the Commission.

The public hearing was closed at 7:13 p.m.

Commissioner Berger disclosed that he resides within 500 feet of the proposed project site, has no financial interest in the proposed project, and requested direction from Assistant City Attorney, Joe Montes. Commissioner Berger informed the Commission that he would abstain.

Mr. Montes advised Commissioner Berger that he could abstain from voting on the proposed project, if disclosed statement is indeed accurate, and if he so chooses.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to adopt Resolution P06-23, approving Master Case 06-030 (Conditional Use Permit 06-001 and Oak Tree Permit 06-006) for the construction of a 3,669 square-foot, three-story residence in the RL (Residential Low) zone at 24923 Bella Vista Drive subject to the associated Conditions of Approval. A roll call vote was taken. Said motion was passed by a 4-0 vote with Commissioner Berger abstaining.

ITEM 2 MASTER CASE NO. 06-033, CONDITIONAL USE PERMIT 06-002, HILLSIDE REVIEW 06-002, AND ADJUSTMENT 06-017

James Chow, Associate Planner, gave the staff report and computer slide presentation, indicating that staff recommends amending the conditions of approval prepared for the project to include the following two conditions:

STREET IMPROVEMENT

Prior to occupancy, the applicant shall construct the parkway / street trees and sidewalk in the ultimate right of way location.

ON STREET PARKING

Parking shall not be permitted along the project's street frontage. The applicant shall install signage and / or striping prohibiting parking to the satisfaction of the Director of Public Works.

The Commission and staff discussed overflow parking, on-street parking, and alternative solutions for future parking issues.

The public hearing was opened at 7:45 p.m.

Reverend Julius Harper addressed the Commission on behalf of the applicant.

Speaking in support of the item were John Welch, Cornell Winston, and William Parrish.

The public hearing was closed at 7:54 p.m.

The Commission made closing comments on the proposed project and concurred to add the staff recommended conditions of approval, as amended by the Commission:

PL12. *Prior to occupancy, the applicant shall construct the parkway/street trees and sidewalk in the ultimate right of way location for Sierra Highway.*

PL13. *Prior to occupancy, the applicant shall install signage and/or striping that prohibits parking along the project's frontage on Sierra Highway, to the satisfaction of*

the Director of Public Works. Should on-site parking be insufficient in the future, this condition may be modified or removed administratively by City staff to allow for on street parking, to the satisfaction of the Director of Public Works.

The Commission concurred to add the following condition of approval:

PL14. *The applicant is encouraged to explore entering into a shared parking agreement with the neighboring office complex to the south for overflow church parking.*

A motion was made by Commissioner Trautman and seconded by Commissioner Berger to adopt Resolution P06-24, adopting the Negative Declaration and approving Master Case 06-033, Conditional Use Permit 06-002, Hillside Review Permit 06-002, and Adjustment 06-017 with the associated Conditions of Approval, as amended by the Commission and staff. 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 she, along with four Planning staff members, attended the 2006 California Chapter of the American Planning Association (CCAPA) annual conference in Orange County themed, *Reinventing Suburbia*.

Ms. Hardy notified the Commission that the next study session titled *Planning Commission Year in Review / Planning Trends & Themes* is scheduled to be held on November 21, 2006, at 5:30 p.m. A joint City Council / Planning Commission study session regarding the North Newhall Specific Plan has been scheduled to take place on Tuesday, December 5, 2006, at 5:30 p.m.

PLANNING COMMISSIONERS' REPORTS

Commissioner Trautman gave an update to the Commission and staff on the Arts Advisory Committee meeting that she recently attended.

Chair Burkhart reported that he now serves as a member of the Executive Committee for the Cemex Mining Project and provided an update to the Commission and staff.

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 Ostrom to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 8:05 p.m.

Tim Burkhart, Chairperson
Planning Commission

Lisa M. Hardy, AICP, Planning Manager
Community Development

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