

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

**Tuesday
December 19, 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 Berger led the flag salute.

ROLL CALL

Chairperson 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 DECEMBER 5, 2006 (REGULAR MEETING)

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

UNFINISHED BUSINESS

**ITEM 1 CONTINUANCE FOR MASTER CASE 04-325 (HENRY MAYO
NEWHALL MEMORIAL HOSPITAL MASTER PLAN)**

Lisa Hardy, AICP, Planning Manager, addressed the Commission requesting continuance of Item 1 (Master Case No. 04-325) to the January 16, 2007, Planning Commission meeting.

The Commission concurred.

PUBLIC HEARINGS

Chair Burkhart turned the meeting over to Vice-Chair Berger in order to be a member of the audience and have the opportunity to speak as a resident on Item 2.

ITEM 2 MASTER CASE NO. 06-126, CONDITIONAL USE PERMIT NO. 06-012

Ben Jarvis, Assistant Planner II, gave the staff report and computer slide presentation.

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

Jeffrey Scherzer, representing Cingular Wireless, addressed the Commission.

Speaking in opposition to the proposed project were Tim Burkhart and Marsha McLean.

The public hearing was closed at 7:44 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to continue the item (Master Case 06-126) to the February 6, 2007, Planning Commission meeting. A roll call vote was taken. Said motion was passed by a vote of 4-0.

ITEM 3 MASTER CASE NO. 06-114, CONDITIONAL USE PERMIT 06-009

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

The public hearing was opened at 8:14 p.m.

Glenn Bogna, Project Development Coordinator with the City's Parks, Recreation, and Community Services Department, addressed the Commission.

The public hearing was closed at 8:24 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to adopt Resolution P06-31, approving Master Case 06-114 consisting of Conditional Use Permit 06-009 to allow for the construction of an expansion to the Santa Clarita Sports Complex, the export of 450,000 cubic-yards of earth from the project site and the installation of light standards in excess of 35'-0" in height 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. 06-138, DEVELOPMENT REVIEW 06-010, MINOR USE PERMIT 06-031

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

The public hearing was opened at 8:44 p.m.

Glenn Adamick, the applicant, addressed the Commission.

The public hearing was closed at 8:53 p.m.

The Commission concurred to add the following condition of approval:

PC1. *The applicant is required to add lighted addresses to all buildings within the subject property to the specified height, width and type regulations of the Los Angeles County Fire Department.*

A motion was made by Commissioner Berger and seconded by Commissioner Ostrom to adopt Resolution P06-29, approving Master Case 06-138, Minor Use Permit 06-031 and directed staff, by minute action, to approve Development Review 06-010, subject to the associated Conditions of Approval, as amended by the Commission. A roll call vote was taken. Said motion was passed by a vote of 5-0.

ITEM 5 MASTER CASE NO. 06-005, HILLSIDE REVIEW 06-001, AND OAK TREE PERMIT 06-001

Lisa Hardy, Planning Manager, notified the Commission that a withdrawal letter was received from the applicant regarding the proposed project. Therefore, staff is requesting that the item be continued to a future date.

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to continue the item (Master Case 06-005) to a future date uncertain. A roll call vote was taken. Said motion was passed by a vote of 5-0.

ITEM 6 MASTER CASE NO. 06-093, MINOR USE PERMIT NO. 06-019

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

The public hearing was opened at 9:09 p.m.

Wayne Avrashow, representing the applicant, addressed the Commission. The applicants, Michael Miller and Diane Miller, addressed the Commission.

Connie Clift spoke in support of staff's recommendation, opposing the proposed project.

Speaking in opposition to staff's recommendation were Dan DiRosario, Sean O'Connell, Cheryl Frerichs, Dwayne Johnson, Peter LaVelle, and Joi Morrice.

Steve Hedke spoke in support of staff's recommendation, opposing the proposed project.

RECESS AND RECONVENE

A recess was called at 9:22 p.m. and the meeting was called back to order by Chair Burkhart at 9:29 p.m.

Chair Burkhart announced that thirty-eight (38) written comments were received opposing staff's recommendation of denial.

Rebuttal comments were made by the applicant team.

The Commission discussed hours of operation and possible alternatives to the applicant's request for a minor use permit for a dance floor.

Jason Smisko, Senior Planner, addressed the Commission listing several possible conditions of approval that could be added at the Commission's request.

A motion was made by Commissioner Trautman and seconded by Commissioner Kennedy to continue the public hearing (Master Case No. 06-093) to a date uncertain. A roll call vote was taken. Said motion was passed by a vote of 5-0.

ROLL CALL VOTE ON ITEM 1

Chair Burkhart announced that due to the current status of item 1, the Commission concurred to take a roll call vote. Therefore, a motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to continue the item (Master Case 04-325) to the January 16, 2007, Planning Commission meeting for formal action. A roll 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 2007 Planning Commission Study Session schedule, including tours, was distributed this evening. The next meeting of the Planning Commission will be followed by a study session to be held on Tuesday, January 16, 2007.

Ms. Hardy notified the Commission that the following will take place at the January 9, 2007, City Council meeting: the Unified Development Code (UDC) Amendments; the contract approval for the independent hospital study for the Henry Mayo Newhall Memorial Hospital; and the Memorandum of Understanding (MOU) between the City and American Retail Developments.

PLANNING COMMISSIONERS' REPORTS

Commissioner Kennedy and Commissioner Trautman thanked staff for their hard work all year long.

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 Kennedy to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 10:47 p.m.

Tim Burkhart, Chairperson
Planning Commission

Lisa M. Hardy, AICP, Planning Manager
Community Development

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