

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

**Tuesday
December 5, 2006
5:00 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 7:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Ostrom 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 Kennedy to approve the agenda. Said motion was passed by a vote of 5-0.

**APPROVAL OF THE MINUTES OF NOVEMBER 21, 2006 (STUDY SESSION)
NOVEMBER 21, 2006 (REGULAR MEETING)**

A motion was made by Commission Kennedy and seconded by Commissioner Berger to approve the minutes of November 21, 2006 (study session) and November 21, 2006 (regular meeting). Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 06-152, CONDITIONAL USE PERMIT NO. 06-015

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

The public hearing was opened at 7:09 p.m.

Tim Miller, the applicant, addressed the Commission.

Speaking in support of the proposed project was Jane Chu.

The public hearing was closed at 7:15 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to adopt Resolution P06-26, approving Master Case No. 06-152, Conditional Use Permit No. 06-015, to allow for the construction of a wireless telecommunications facility on an existing commercial 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. 06-233, MINOR USE PERMIT 06-052

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

The Commission discussed any related noise or traffic concerns.

The public hearing was opened at 7:34 p.m.

Liz Cadow, the applicant, and Jim Backer, addressed the Commission.

Speaking in support of the item were Russell Klehn, George Demarois, Barbara Coeler, John Brooks, and Greg Hoenes.

Speaking in opposition to the proposed recommendation was David Krieger.

Ms. Cadow made rebuttal comments.

The Commission commented on the item and concurred to amend the following condition to read as follows:

- PL1. *The applicant shall be granted a three year extension to the minor use permit to allow for an elementary school at the project site located at 24436 Valley Street. The permit shall expire at the completion of the school year ending in June 2010, or upon 6 months from the date that Final Occupancy for the permanent school site on Kelly Johnson Parkway is obtained. Any extension to the operation of a school on this project site will be subject to the review of a minor use permit and shall be filed at least 60 days prior to the expiration of this permit.*

The public hearing was closed at 8:39 p.m.

A motion was made by Commissioner Ostrom and seconded by Commissioner Berger to adopt Resolution P06-27, approving Master Case 06-233 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.

PLANNING MANAGER'S REPORT

Lisa Hardy, Planning Manager, gave the Planning Manager's report. Ms. Hardy informed the Commission that there is one more Planning Commission meeting of the calendar year on December 19, 2006. The proposed Henry Mayo Newhall Memorial Hospital Master Plan is agendaized for that evening, however, the item is being recommended for continuance.

Ms. Hardy informed the Commission that a Planning Commission meeting will not be held on Tuesday, January 2, 2007. The first meeting of 2007 will be January 16, 2007.

PLANNING COMMISSIONERS' REPORTS

Commissioner Berger inquired about the bus stop implementation plan.

Ms. Hardy suggested Commissioner Berger contact Jeff O'Keefe, Transit Manager.

Commissioner Ostrom requested a response to the letter that was received from Smart Growth regarding the proposed Henry Mayo Newhall Memorial Hospital Master Plan.

Ms. Hardy informed the Commission that a response is being prepared and will be included as part of the next packet to include that item.

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 8:48 p.m.

Tim Burkhart, Chairperson
Planning Commission

Lisa M. Hardy, AICP, Planning Manager
Community Development

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