

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

**Tuesday
February 17, 2009
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 Kennedy 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 Kennedy and Commissioners Burkhart, Jacobson, Ostrom, and Trautman were all present.

APPROVAL OF AGENDA

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

**APPROVAL OF THE MINUTES OF THE JANUARY 20, 2009 STUDY SESSION AND
REGULAR MEETING**

A motion was made by Commissioner Jacobson and seconded by Commissioner Trautman to approve the minutes of the January 20, 2009 study session and regular meeting. Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 09-010, CONDITIONAL USE PERMIT NO. 09-001

Raymond Barragan, Assistant Planner I, gave the staff report and computer slide presentation.

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

Greg Gile, the applicant, addressed the Commission.

Kevin Wessell, spoke in support of the proposed project.

Thomas Bayer, spoke in opposition to the proposed project.

Mr. Gile rebutted.

Commissioner Ostrom had questions regarding merchandise storage and security. Mr. Gile addressed Commissioner Ostrom's questions.

Lisa Webber, Planning Manager, verified that all noticing requirements were met.

The public hearing was closed at 7:28 p.m.

The Commission made closing comments.

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to adopt Resolution P09-02, approving Master Case No. 09-010, Conditional Use Permit 09-001, for the operation of a pawn shop within the North Valencia II Specific Plan (SPII) in the Business Park (BP) zone subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 2 MASTER CASE NO. 08-161, CONDITIONAL USE PERMIT NO. 08-013

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to waive staff's computer slide presentation. Said motion was approved by a vote of 5-0.

The public hearing was opened at 7:29 p.m.

Michelle Felten, representing Verizon Wireless, addressed the Commission.

The public hearing was closed at 7:30 p.m.

The Commission made closing comments.

A motion was made by Commissioner Trautman and seconded by Commissioner Jacobson to adopt Resolution P09-03, approving Master Case No. 08-161, Conditional Use Permit 08-013, to allow for the construction of a wireless telecommunications facility upon a 46 foot-high replacement light standard located at 18645 Via Princessa, subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 3 MASTER CASE NO. 08-175, CONDITIONAL USE PERMIT NO. 08-016

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

The public hearing was opened at 7:36 p.m.

Albert and Jacob Dib, the applicants, addressed the Commission.

Commissioner Trautman had questions regarding the percentage of alcohol sales and shelf space. Mr. Leclair addressed her questions.

The public hearing was closed at 7:43 p.m.

Commissioner Trautman and Chair Kennedy thanked the applicant for their comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Jacobson to adopt Resolution P09-01, approving Master Case No. 08-175, Conditional Use Permit 08-016, to allow for a convenience store with greater than 10% of shelf space dedicated to the sale of alcohol at 18760 Flying Tiger Drive, subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 4 MASTER CASE NO. 09-002, UNIFIED DEVELOPMENT CODE AMENDMENT 09-001, ZONE CHANGE 09-001

Jason Killebrew, Assistant Planner I, gave the staff report and computer slide presentation.

The public hearing was opened at 7:53 p.m.

The Commission and staff discussed issues regarding the identification of suitable sites for a permanent homeless shelter and legal compliance.

The public hearing was closed at 8:04 p.m.

The Commission made closing comments.

A motion was made by Commissioner Trautman and seconded by Commissioner Jacobson to adopt Resolution P09-04 recommending that the City Council approve Master Case No. 09-002, consisting of Unified Development Code Amendment 09-001 and Zone Change 09-001, amending the Unified Development Code as described in Exhibit A and B, and adopt the Negative Declaration prepared for the project. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 5 MASTER CASE NO. 08-112, GENERAL PLAN AMENDMENT 08-001, PREZONE 08-001

David Peterson, Assistant Planner II, gave the staff report and computer slide presentation.

The Commission and staff discussed the procedures for pre-zoning property and issues regarding General Plan amendments.

The public hearing was opened at 8:25 p.m.

Lynne Plambeck and C. Machamer spoke in opposition to the proposed project.

Rick Doremus, representing Synergy, and Larry Shallart spoke in a neutral position to the proposed project.

Sharon Sorensen, Senior Planner, rebutted.

The public hearing was closed at 8:51 p.m.

Chair Kennedy asked Assistant City Attorney Joseph Montes if the errata prepared for the project raised a need for re-noticing. Mr. Montes replied that re-noticing was not required.

The Commission made closing comments.

A motion was made by Commissioner Trautman and seconded by Commissioner Jacobson to adopt Resolution P09-04 recommending that the City Council approve Master Case No. 09-002, consisting of Unified Development Code Amendment 09-001 and Zone Change 09-001, amending the Unified Development Code as described in Exhibit A and B, and adopt the Negative Declaration prepared for the project. A roll call vote was taken. Said motion was approved by a vote of 5-0.

PLANNING MANAGER'S REPORT

Lisa Webber, Planning Manager, gave the Planning Manager's report. Ms. Webber reported that at the City Council meeting on February 10, 2009, The Master's College had its second reading. She reported the project is now approved and the applicant will soon begin the implementation process.

Ms. Webber informed the Commission that the March 3, 2009, meeting will be cancelled. Ms. Webber informed the Commission that staff would like to consolidate meetings to once a month. She reported that the next meeting will be on March 17, 2009, and will include a study session.

Ms. Webber provided an update on the One Valley One Vision project.

PLANNING COMMISSIONERS' REPORTS

Commissioner Trautman reported that she attended the Los Angeles County Economic Development Symposium at College of the Canyons. She also reported that she attended the Los Angeles County Regional Planning Commission meeting regarding the Copper Creek North project. Commissioner Trautman thanked City staff for attending and speaking out against the proposed project. She reported that the Regional Planning Commission directed County staff to return with a resolution of denial or a redesign of the project.

Chair Kennedy reported that he also attended the symposium at College of the Canyons. Chair Kennedy offered two suggestions for future study session topics: possibilities for streamlining the permit process in order to save time and money; and a review of the traffic model.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

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 9:03 p.m.

William Kennedy, Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development

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