

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

**Tuesday
July 29, 2008
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 Berger 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 Berger and Commissioners Burkhart, Kennedy, 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 passed by a vote of 5-0.

APPROVAL OF THE MINUTES OF THE JULY 15, 2008 STUDY SESSION AND REGULAR MEETING

A motion was made by Commissioner Kennedy and seconded by Commissioner Trautman to approve the minutes of the July 15, 2008 study session and regular meeting. Said motion was approved by a vote of 5-0.

CONTINUED PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 04-496: MASTER PLAN 07-001, GENERAL PLAN AMENDMENT 04-009, ZONE CHANGE 04-006, TENTATIVE TRACT MAP 66503, CONDITIONAL USE PERMIT 04-031, RIDGELINE ALTERATION PERMIT 07-001, HILLSIDE REVIEW 04-010, OAK TREE PERMIT 04-050, ENVIRONMENTAL IMPACT REPORT SCH NO. 2006101171

James Chow, Associate Planner, gave the staff report and computer slide presentation.

The Commission and staff discussed issues concerning parking and traffic. Dennis Hardgrave, representing The Master's College, addressed the Commission.

Bryan Kirby, Mark Tatlock, Chris Townsley, Ben Curtis, and Valerie Thomas spoke in support of the proposed project.

Michael Kosmal, representing the Hidden Knoll HOA, gave a computer slide presentation in opposition to the proposed project.

Lynne Plambeck, David Sloat, and Cam Noltemeyer spoke in opposition to the proposed project.

Sandra Cattell, TimBen Boydston, and Robert Werner spoke in a neutral position to the proposed project.

Chair Berger acknowledged that one written comment in a neutral position, three in support, and ten in opposition to the proposed project were received.

Dennis Hardgrave rebutted.

A recess was called at 8:34 p.m.

The meeting was called back to order by Chair Berger at 8:44 p.m.

Commissioner Trautman provided staff with a list of questions regarding the Draft EIR.

Wayne Smith, Oak Tree Specialist, answered questions regarding the oak trees to be removed and replaced.

The Commission made closing comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy to continue the item to the September 2, 2008 regular meeting. A roll call vote was taken. Said motion was passed by a vote of 5-0.

PUBLIC HEARINGS

ITEM 2 MASTER CASE NO. 08-079, MINOR USE PERMIT NO. 08-019

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

The Commission asked questions regarding the hours of operation for similar establishments in the community.

The public hearing was opened at 10:27 p.m.

Yoon Lee, the applicant, addressed the Commission.

Cheryn Watkins and Emilia Chuquin spoke in opposition to the proposed project.

Chair Berger acknowledged that three written comments in support and three written comments in opposition to the proposed project were received.

The public hearing was closed at 10:50 p.m.

The Commission and staff made closing comments.

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to adopt Resolution P08-18 approving Master Case 08-079, which consist of Minor Use Permit 08-019 to allow for alcohol sales at a restaurant located at 24510 Town Center Drive, Unit 110, with an additional condition that live entertainment will not be permitted. A roll call vote was taken. Said motion was approved by a vote of 5-0.

**ITEM 3 MASTER CASE NO. 06-073, CONDITIONAL USE PERMIT NO. 06-004,
TENTATIVE TRACT MAP 66702**

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to continue the item to the September 2, 2008 regular meeting. 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 advised the Commission that this will be the last meeting before their August break. The first meeting following the summer break will be September 2, 2008. Prior to that meeting, Commissioner Kennedy and newly appointed Commissioner Dee Dee Jacobson, will be sworn in.

Ms. Webber advised the Commission that the American Planning Association conference will be taking place September 21-24, 2008, and that they will be receiving further details about the event in the weeks to come.

Ms. Webber thanked Chair Berger for his leadership and professionalism throughout his service on the Planning Commission.

PLANNING COMMISSIONERS' REPORTS

Commissioner Trautman reported that she attended the Housing Element community meeting on July 22, 2008.

Commissioners Ostrom, Trautman, Kennedy, and Burkhart each thanked Chair Berger for his service and dedication to the City of Santa Clarita throughout his tenure on the Planning Commission.

Chair Berger expressed gratitude and appreciation of his fellow Commissioners 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 10:56 p.m.

Michael Berger, Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development

S:CD\plngcom\minutes\2008\7-29-08min