

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

**Tuesday
September 2, 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 Vice-Chair Kennedy at 7:02 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Jacobson led the flag salute.

ROLL CALL

Vice-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 passed by a vote of 5-0.

APPROVAL OF THE MINUTES OF THE JULY 29, 2008 SPECIAL MEETING

A motion was made by Commissioner Burkhart and seconded by Commissioner Jacobson to approve the minutes of the July 29, 2008 special meeting. Said motion was approved by a vote of 5-0.

NEW BUSINESS

ITEM 1 ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson to elect Vice-Chair Kennedy to serve as the Planning Commission Chairperson through July 2009. A roll call vote was taken. Said motion was passed by a vote of 5-0.

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson to elect Commissioner Trautman to serve as Planning Commission Vice-Chairperson through July 2009. A roll call vote was taken. Said motion was passed by a vote of 5-0.

CONTINUED PUBLIC HEARINGS

ITEM 2 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.

Dave Armstrong, Dennis Hardgrave, and Paul Wilkinson, representing the applicant, gave a computer slide presentation.

Chair Kennedy acknowledged that one written comment was received in support of the proposed project.

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

Cam Noltemeyer spoke in opposition to the proposed project.

Teri Werner and Bob Werner spoke in a neutral position to the proposed project.

Val Thomas and Lynne Plambeck spoke about the proposed project. The speakers did not indicate their positions on the speaker cards.

The Commission and staff discussed issues regarding the extension of Dockweiler Drive and the requirement of additional stop signs and crosswalks.

Ian Pari, Senior Traffic Engineer, addressed the Commission.

Joe Montes, Assistant City Attorney, clarified the legal issues regarding unwarranted traffic safety signals and signs.

Dennis Hardgrave rebutted.

Commissioner Trautman requested additional information regarding greenbuilding and mitigation measures.

The Commission made closing comments.

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to continue the item to the November 4, 2008 regular meeting. A roll call vote was taken. Said motion was passed by a vote of 5-0.

A recess was called at 8:55 p.m.

The meeting was called back to order by Chair Kennedy at 9:05 p.m.

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

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

The public hearing was opened at 9:20 p.m.

Jim Backer, President of JSB Development, gave a computer slide presentation.

Commissioner Trautman asked questions regarding shared parking and the public art statue.

Mr. Backer addressed Commissioner Trautman's questions.

The public hearing was closed at 9:27 p.m.

The Commission made closing comments.

A motion was made by Commissioner Trautman and seconded by Commissioner Jacobson to adopt Resolution P08-17 approving Master Case 06-073, Conditional Use Permit 06-004, Tentative Tract Map 66702 with the associated conditions of approval, and adopting the Mitigated Negative Declaration. 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 thanked James Chow for his hard work on both projects presented this evening.

Ms. Webber informed the Commission that the OVOV Circulation Element study session scheduled for September 16, 2008 has been rescheduled to October. The OVOV Housing study session will take place in November. The 2008 Year in Review/ 2009 Goal Setting study session will take place in December.

Ms. Webber reminded the Commission that the California Chapter of the American Planning Association annual conference will be taking place September 21-24, 2008. She advised the Commission that a packet containing conference information has been distributed for their review.

Ms. Webber notified the Commission that the 2009 – 2013 Consolidated Plan is currently being prepared. As part of the preparation process, a Housing Needs Survey is being circulated to Santa Clarita Valley residents. The survey deadline is October 31, 2008.

Ms. Webber notified the Commission that the UDC Amendments passed the second reading at the August 26, 2008 City Council meeting. Those updates will take effect in 30 days. Ms. Webber also provided an update on the Henry Mayo Newhall Memorial Hospital Master Plan project. Due to a date discrepancy on the Notice of Availability, a new 45 day circulation for the Draft EIR will begin on September 3, 2008. The City Council will hold a public hearing on the item on September 23, 2008. Ms. Webber announced that the City will be working on its first

affordable housing project with Mercy Housing. This project will convert the Hidaway Apartments into 100% affordable units. The project will include a complete rehabilitation of the complex. It is estimated that approximately 50 percent of the current residents of the complex would qualify for the program. Relocation assistance would be available for those who will not qualify. The item will go before the City Council for loan approval on September 9, 2008.

PLANNING COMMISSIONERS' REPORTS

Commissioner Trautman reported that the Arts Advisory Committee met with the Mayor and City Manager regarding the creation of an official Arts Committee. Commissioner Trautman reported that she read an article in the Los Angeles Times about Affordable Housing programs in other cities and will forward it electronically to her fellow Commissioners. Commissioner Trautman asked that staff provide further information on the issue brought up by Mr. Kosmal regarding the DR Horton landscaped slopes to be maintained in perpetuity.

Commissioner Ostrom asked if any of the mobile home parks were planning to convert into affordable housing units.

Commissioner Jacobson thanked staff for the time they have spent helping her get up to speed on current Planning projects. She looks forward to the next four years.

Chair Kennedy reported that the Valley Industrial Association will be holding a luncheon in two weeks. The topic will be Affordable Housing.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

ADJOURNMENT

A motion was made by Commissioner Burkhart 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 9:42 p.m.

William Kennedy, Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development

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