

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

**Tuesday
October 20, 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 Trautman at 7:00 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Burkhart led the flag salute.

ROLL CALL

Chair Trautman and Commissioners Burkhart, Jacobson, Kennedy, and Ostrom were all present.

APPROVAL OF AGENDA

A motion was made by Commissioner Jacobson 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 OCTOBER 6, 2009 REGULAR MEETING

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to approve the minutes of the October 6, 2009 regular meeting. Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 07-252, HILLSIDE REVIEW 07-012

Lisa Webber, Planning Manager, advised the Commission that staff is requesting that the item be continued to a date uncertain. She noted that the item will be re-noticed and the Initial Study will be re-circulated. Ms. Webber expects the item will be brought back to the Commission for their consideration before the end of the 2009 calendar year.

The public hearing was opened at 7:04 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to continue the item to a date uncertain. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 2 MASTER CASE NO. 05-172, GENERAL PLAN AMENDMENT 05-005, ZONE CHANGE 05-005, DEVELOPMENT REVIEW 05-011

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

The public hearing was opened at 7:23 p.m.

Mark Sullivan, the applicant, addressed the Commission.

Donald Stevens, Michele Paine, Mike Paine, and Ana Figueredo spoke in opposition to the proposed project.

Mr. Sullivan rebutted.

Ian Pari, Senior Traffic Engineer, fielded questions from the Commission regarding potential traffic impacts, traffic visibility issues, and speed limit concerns. The Commission and staff also discussed potential noise impacts and landscaping issues.

The public hearing was closed at 7:52 p.m.

The Commission made closing comments.

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to adopt Resolution P09-27, recommending that the City Council adopt the Mitigated Negative Declaration and approve Master Case 05-172 (General Plan Amendment 05-005, Zone Change 05-005, and Development Review 05-011) to change the Zoning and General Plan land use designation from Industrial (I) to Commercial Neighborhood (CN) to allow for the construction of a 35,818 square-foot neighborhood commercial center on Oak Ridge Drive, in the City of Santa Clarita, subject to the attached Conditions of Approval, with a modification to include a condition requiring the applicant to comply with all of the mitigation measures outlined in the Initial Study and Mitigated Negative Declaration prepared for the project. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 3 MASTER CASE NO. 06-286, TENTATIVE PARCEL MAP 062646, OAK TREE PERMIT 06-049

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

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

Mark Sullivan, the applicant, and Matt Benveniste, the project consultant, made themselves available for questions.

Raymundo Terrazas spoke in opposition to the proposed project.

Mr. Sullivan rebutted.

The Commission and staff discussed issues regarding the drainage system and the floodplain status of the property.

A motion was made by Commissioner Ostrom and seconded by Commissioner Burkhart to adopt Resolution P09-28, to adopt the associated Mitigated Negative Declaration and approve Master Case 06-286 (Tentative Parcel Map 062646 and Oak Tree Permit 06-049) to allow for a 12-lot industrial subdivision with encroachment into the protected zone of four (4) oak trees associated with the construction of the necessary infrastructure improvements located on the northeast corner of Railroad Avenue and Oak Ridge Drive (APN: 2836-006-053, -054, -055 and -050), in the City of Santa Clarita subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

PLANNING MANAGER'S REPORT

Lisa Webber, Planning Manager, introduced David Peterson, Assistant Planner II, who gave a brief update on the recent improvements of the City's Green website.

PLANNING COMMISSIONERS' REPORTS

There were no Planning Commissioner reports.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

ADJOURNMENT

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 8:36 p.m.

Diane Trautman, Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development

S:CD\plngcom\minutes\2009\10-20-09min