

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

**Tuesday
February 16, 2010
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 Ostrom 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 Kennedy and seconded by Commissioner Jacobson to approve the agenda. Said motion was approved by a vote of 5-0.

**APPROVAL OF THE MINUTES OF THE JANUARY 19, 2010 STUDY SESSION AND
REGULAR MEETING**

A motion was made by Commissioner Jacobson and seconded by Commissioner Burkhart to approve the minutes of the January 19, 2010, study session and regular meeting. Said motion was approved by a vote of 5-0.

CONTINUED PUBLIC HEARING

**ITEM 1 MASTER CASE NO. 07-002, CONDITIONAL USE PERMIT 07-001, OAK
TREE PERMIT 09-011**

Darin Seegmiller, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 7:16 p.m.

John Hughes, representing the applicant, addressed the Commission.

Jeff Secor and Dinah Howell spoke in support of the proposed project.

The public hearing was closed at 7:25 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to adopt Resolution P10-03, adopting the Mitigated Negative Declaration and approving Master Case 07-002, (Conditional Use Permit 07-001, Oak Tree Permit 09-011) to allow for the construction of a 30,978 square foot worship center in two phases at 22004 Placerita Canyon Road 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.

PUBLIC HEARINGS

ITEM 2 MASTER CASE NO. 08-199, HILLSIDE REVIEW PERMIT 08-005, OAK TREE PERMIT 08-026, RIDGELINE ALTERATION PERMIT 08-003

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

ITEM 3 MASTER CASE NO. 09-130, TENTATIVE PARCEL MAP 71196

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

The public hearing was opened at 7:33 p.m.

Christopher Davis, the applicant, addressed the Commission.

Chris Townsley spoke in opposition to the proposed project.

The public hearing was closed at 7:40 p.m.

Commissioners Ostrom and Trautman expressed concerns about the design and architecture not being consistent with the existing rustic style of the area. Staff advised the Commission that they are limited to considering issues related to the Tentative Parcel Map only and that further staff review of the future single family home would occur prior to issuance of the building permit.

A motion was made by Commissioner Burkhart and seconded by Commissioner Jacobson to adopt Resolution P10-05, adopting a Negative Declaration and approving Master Case 09-130 (Tentative Parcel Map 71196) 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. 09-141, TENTATIVE PARCEL MAP 071090

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

The public hearing was opened at 7:46 p.m.

Steve Cummins, representing the applicant, addressed the Commission.

Chair Trautman acknowledged that two written comments were received in support of the proposed project.

Cam Noltemeyer spoke in opposition to the proposed project.

Mr. Cummins rebutted.

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

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to adopt Resolution P10-04, approving Master Case 09-141 (Tentative Parcel Map 071090) to subdivide 21.31 acres of the Henry Mayo Newhall Memorial Hospital (HMNMH) campus into three parcels consistent with the HMNMH Master Plan and Development Agreement, 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.

ITEM 5 MASTER CASE NO. 08-092, CONDITIONAL USE PERMIT 08-010

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

The Commission and staff discussed issues regarding the equipment noise.

The public hearing was opened at 8:05 p.m.

Aaron Anderson, representing the applicant, addressed the Commission.

Ismael Romero spoke in opposition to the proposed project.

Roderick Jones spoke in a neutral position to the project.

Mr. Anderson rebutted.

Commissioner Ostrom asked about the removal of the equipment should the company go out of business. Staff indicated that Condition PL17 within the proposed final conditions of approval provides that should the operating company go out of business or abandon the proposed facility for a period of six months, the facility must be dismantled within 90 days after that six month period.

The public hearing was closed at 8:16 p.m.

A motion was made by Commissioner Jacobson and seconded by Commissioner Kennedy to adopt Resolution P10-07, approving Master Case 08-092 (Conditional Use Permit 08-010) to allow for the construction of a wireless telecommunications facility on an existing SCE tower located at APN: 2860-018-014, subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 6 MASTER CASE NO. 09-102, MINOR USE PERMIT 09-023

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

The public hearing was opened at 8:21 p.m.

Roger Horning, representing the applicant, addressed the Commission.

Bob Washburn, Robert Phillips, and David Barron spoke in support of the proposed project.

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

The public hearing was closed at 8:37 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Jacobson to adopt Resolution P10-08, adopting the Mitigated Negative Declaration and approving Master Case 07-252, (Hillside Review 07-012) for a 45-space surface parking lot and paved area for an existing church, 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, gave the Planning Manager's report. Ms. Webber reported that the Canyon Hills Medical Center project had its second reading at the City Council meeting on February 23, 2010, and the project will now move into the implementation stage.

Ms. Webber informed the Commission that their March 2, 2010, regular meeting has been cancelled. She also informed the Commission that at the study session on March 16, 2010, they will receive a presentation on the Compass Blueprint / North Newhall Specific Plan project. Ms. Webber reported that there would be an opportunity that same afternoon to visit the Cross Valley Connector before it is opened, if the Commission desired to do so. The Commission concurred to begin the study session at 4:00 p.m. in order to go on the site tour.

Ms. Webber informed the Commission that there will most likely be two meetings in April, as the Lyons Avenue At-grade Rail Crossing Stage 1 EIR is expected to be available that month.

Ms. Webber reported that the Newhall Gateway project is in its initial stages, but moving forward as scheduled.

PLANNING COMMISSIONERS' REPORTS

There were no Commissioner reports.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

ADJOURNMENT

A motion was made by Commissioner Ostrom 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 8:41 p.m.

Diane Trautman, Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development

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