

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

**Tuesday  
April 20, 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 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 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 MARCH 16, 2010 STUDY SESSION AND  
REGULAR MEETING**

The Commission requested that an amendment be made to Item 5 of the regular meeting minutes to reflect that the Conditions of Approval will prohibit the applicant from having simultaneous activities in the multi-purpose room and the church building. A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy to approve the minutes of the March 16, 2010, study session and regular meeting, with the above amendment to the regular meeting minutes. Said motion was approved by a vote of 5-0.

**PUBLIC HEARINGS**

**ITEM 1 MASTER CASE NO. 10-003, HILLSIDE DEVELOPMENT REVIEW 10-001,  
RIDGELINE ALTERATION PERMIT 10-001**

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 2 MASTER CASE NO. 09-150, HILLSIDE REVIEW PERMIT 09-001**

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

The public hearing was opened at 7:10 p.m.

Bryan Johnson, the applicant, addressed the Commission.

The public hearing was closed at 7:11 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to adopt Resolution P10-16 approving Master Case 09-150, Hillside Review 09-001, for grading associated with the creation of a 6,300 square foot pad located at 26846 Gwenalda Lane, 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. 10-023, UNIFIED DEVELOPMENT CODE AMENDMENT 10-001**

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

The public hearing was opened at 7:21 p.m.

Cam Noltemeyer spoke in opposition to the proposed project.

Sharon Sorensen, Senior Planner, rebutted.

The public hearing was closed at 7:26 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to adopt the Negative Declaration prepared for the project, and Resolution P10-14 recommending that the City Council approve Master Case 10-023, consisting of Unified Development Code Amendment 10-001, amending the Unified Development Code to include Section 17.01.180 Annexations. A roll call vote was taken. Said motion was approved by a vote of 5-0.

**CONTINUED PUBLIC HEARINGS**

**ITEM 4 MASTER CASE NO. 09-055, STAGE 1 ENVIRONMENTAL IMPACT REPORT SCH NO. 2009061011**

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

Joe Montes, Assistant City Attorney, briefly reviewed the process for a staged EIR.

The Commission and staff discussed issues regarding the two rail crossings being considered, visual simulations, and traffic levels of service.

Ian Pari, Senior Traffic Engineer, addressed questions regarding traffic levels of service.

Commissioner Trautman announced that ten speakers deferred their three minute speaking time to Robert Silverstein, representing the Placerita Canyon Property Owners Association. Mr Silverstein made a presentation in opposition to the proposed project.

Dennis Verner and Tim Crissman spoke in support of the proposed project.

Cheryl Ingrassia, David Dennis, Chris Townsley, Kelly Phen, Christian Bouyer, Terri Bourg, Mitch Bruckner, Katherine Squires, Sandra Cattell, Darrell Clarke, Allan Cameron, Ben Curtis, Valerie Thomas, Ed Poulin, Henry Schultz, Michael Kosmal, and Ron Miller spoke in opposition to the proposed project.

Chair Trautman called for a recess at 9:01 p.m.

The meeting was reconvened at 9:11 p.m.

Bob Werner, Catherine Morelli Zamora, Lori Kleban, John Brooks, and Eugene Leary spoke in a neutral position to the proposed project.

Lisa Webber, Planning Manager, addressed questions regarding the expected release date of the One Valley One Vision General Plan and Draft EIR.

The Commission and staff discussed issues regarding extending the public comment period.

The Commission made closing comments.

A motion was made by Chair Trautman to extend the public comment period until June 30, 2010, and continue the public hearing to the regular meeting of July 20, 2010. The motion was not seconded.

A motion was made by Commissioner Kennedy and seconded by Commissioner Burkhart to extend the public comment period to June 1, 2010 and continue the public hearing to the meeting of July 20, 2010. A roll call vote was taken. Said motion was approved by a vote of 4-1.

## **PLANNING MANAGER'S REPORT**

Lisa Webber, Planning Manager, gave the Planning Manager's report. Ms. Webber informed the Commission that they received a revised study session schedule, and that the session scheduled for May 18, 2010, is a tour of the NoHo Arts District which will begin at 1:00 p.m. The session scheduled for June 15, 2010, will be an overview of the annexation process, followed by Planning Commission goal setting for the remainder of 2010.

Ms. Webber reported that last month the City hosted a SCAG workshop on Senate Bill 375 which was well attended by various other municipalities and agencies in the North Los Angeles subregion.

Ms. Webber announced that RRM Design Group won an American Planning Award in the Orange County Chapter, for their work on the City of Santa Clarita's Community Character and Design Guidelines.

Ms. Webber informed the Commission of two community meetings that took place. One was regarding the proposed Singing Hills Medical Center and the other about the Grace Baptist parking lot expansion project.

Ms. Webber concluded her report by informing the Commission that the Newhall Gateway Conceptual Plan is near completion and will go before the City Council and the Redevelopment Agency in June 2010.

### **PLANNING COMMISSIONERS' REPORTS**

Commissioner Jacobson reported that she and City staff from Planning and Building and Safety visited Hugo's Gym. She reported that Hugo has completed most of the work that was required to come into compliance, but still has not fully complied.

Commissioner Ostrom reminded everyone that the Cowboy Festival is taking place this upcoming weekend.

Chair Trautman reported that she attended the SCAG workshop hosted by City staff and looks forward to getting further information on the subject. Chair Trautman asked that the meeting be adjourned in memory of recently deceased Parks Commissioner Ed Redd.

### **PUBLIC BUSINESS FROM THE FLOOR**

Cam Noltemeyer made public comments.

### **ADJOURNMENT**

A motion was made by Commissioner Ostrom and seconded by Commissioner Burkhart to adjourn the meeting. Said motion was approved by a vote of 5-0 and the meeting was adjourned at 10:11 p.m.

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Diane Trautman, Chairperson  
Planning Commission

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Lisa M. Webber, AICP, Planning Manager  
Community Development