

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

**Tuesday
March 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 7:01 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Jacobson 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 Ostrom 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**

A motion was made by Commissioner Jacobson and seconded by Commissioner Burkhart to approve the minutes of the March 16, 2010, study session and regular meeting. Said motion was approved by a vote of 5-0.

PUBLIC HEARINGS

ITEM 1 MASTER CASE NO. 09-149, CONDITIONAL USE PERMIT 09-015

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

The public hearing was opened at 7:12 p.m.

The public hearing was closed at 7:13 p.m.

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson to adopt Resolution P10-13, approving Master Case 09-149, Conditional Use Permit 09-015, to

allow for the operation of an Enterprise Rent-a-Car located at 21445 Soledad Canyon Road (APN:2849-021-020) subject to the attached Conditions of Approval. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 2 MASTER CASE NO. 09-042, CONDITIONAL USE PERMIT 09-007

A motion was made by Commissioner Burkhart and seconded by Commissioner Kennedy to waive the staff report presentation. Said motion was approved by a vote of 5-0.

The public hearing was opened at 7:14 p.m.

Walter Gaworecki, representing the applicant, addressed the Commission.

The public hearing was closed at 7:15 p.m.

A motion was made by Commissioner Kennedy and seconded by Commissioner Ostrom to adopt Resolution P10-09, approving Master Case 09-042, Conditional Use Permit 09-007, to allow for the installation of a wireless telecommunications facility upon an existing 52'-8" high building located at 26357 McBean Parkway (APN:2861-054-259), 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. 09-160, CONDITIONAL USE PERMIT 09-016

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to waive the staff report presentation. Said motion was approved by a vote of 5-0.

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

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

A motion was made by Commissioner Ostrom and seconded by Commissioner Kennedy to adopt Resolution P10-11, approving Master Case 09-160, Conditional Use Permit 09-016, to allow for the construction of a wireless telecommunications facility upon an existing transmission tower located east of the 25600 block of Alicante Drive, 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. 09-164, CONDITIONAL USE PERMIT 09-09-018

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

The public hearing was opened at 7:34 p.m.

Jerry Ambrose, representing the applicant, addressed the Commission.

Todd Gunzelman, Steve Fruehauf, Ed Brown, and Karla Fruehauf spoke in opposition to the proposed project.

Mr. Ambrose rebutted.

The Commission and staff discussed issues regarding the telecommunications equipment and its noise levels. The Commission asked that enhanced photo simulations be provided and that further noise studies be conducted.

The public hearing was closed at 7:56 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Jacobson to continue the meeting to the May 18, 2010, regular meeting. A roll call vote was taken. Said motion was approved by a vote of 5-0.

ITEM 5 MASTER CASE NO. 09-074, CONDITIONAL USE PERMIT 09-010, OAK TREE PERMIT 09-010

Mike Marshall, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 8:15 p.m.

Bart Mandal and Monsignor Montoya, representing Our Lady of Perpetual Help Church, addressed the Commission.

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

Mike von Buelow, Carl Kanowsky, and Ken Pysl spoke in support of the proposed project.

Thomas Donovan, Lisa Moir, and Lynne Plambeck, spoke in opposition to the proposed project.

Jose Ubaldo, James Sudik, and Joel Miller spoke in a neutral position to the project.

The applicants rebutted.

The Commission and staff discussed issues regarding the oak tree removal and the traffic study.

The public hearing was closed at 9:28 p.m.

The Commission made closing comments.

A motion was made by Commissioner Ostrom and seconded by Commissioner Jacobson to adopt Resolution P10-10, adopting the Mitigated Negative Declaration and approving Master Case 09-074, Conditional Use Permit 09-010, Oak Tree Permit 09-010, to allow for the construction of a 21,306 square foot church in two phases at 23233 Lyons Avenue & 24629-24725 Arcadia Street in the City of Santa Clarita, subject to the attached Conditions of Approval with two additional conditions. One would prohibit the applicant from utilizing both the proposed 21,306 square foot church assembly building and the future multi-purpose room for simultaneous activities, unless approved in writing by the Director of Community Development within thirty days. The second condition requires the applicant to submit, within three months of the date of approval, to the Planning Division, a report detailing the operational characteristics of

the church campus as it relates to the internal circulation of traffic. This report shall include a comparison between the existing characteristics and those present upon the completion of the approved surface parking to include the following: the level and locations of traffic entering and exiting the project site due to the weekday operations of the existing school; the hours of operation, designated drop off locations, and on-site circulation patterns for the existing school; specific operational measures, where possible, that will be enacted prior to the beginning of the 2010/2011 school year that will result in improved traffic flow onto Lyons Avenue; and specific operational measures, where possible, that will be enacted upon the completion of the proposed surface parking. A roll call vote was taken. Said motion was approved by a vote of 5-0.

Chair Trautman called for a recess at 9:45 p.m.

The meeting was reconvened at 9:53 p.m.

ITEM 6 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.

Paul Brotzman, Director of Community Development, addressed the Commission.

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

The public hearing was opened at 10:25 p.m.

Dennis Verner and Larry Mankin spoke in support of the proposed project.

Paula Bradley, Del Nelson, Joseph Jasik, Chris Townsley, Valerie Thomas, Henry Schultz, Ben Curtis, Sandra Cattell, Bob Werner, and Chris Meyer spoke in opposition to the proposed project.

Jeff Hogan, Senior Planner, rebutted.

The Commission made closing comments.

A motion was made by Commissioner Burkhart and seconded by Commissioner Jacobson to continue the item to the April 20, 2010 public hearing. 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 informed the Commission that the Planning Division has submitted applications for the Los Angeles American Planning Association awards for both the City's Green Website and the Community Character and Design Guidelines.

Ms. Webber reported that the Final EIR for the South Santa Clarita Sphere of Influence will go before the City Council on March 23, 2010, for certification. Ms. Webber also reported that the Crystal Springs Annexation is being continued to a date uncertain.

Ms. Webber informed the Commission that the City will be hosting a community workshop regarding the SCAG Compass Blueprint Plan Project on March 25, 2010, at McGrath Elementary School.

PLANNING COMMISSIONERS' REPORTS

Commissioner Jacobson reported that she attended the Newhall Library groundbreaking event. She also mentioned how proud she was to see how many members of the Santa Clarita community came to pay their respects on March 13, 2010, to Sergeant Ian T.D. Gelig, U.S. Army paratrooper and Santa Clarita resident who was killed in Afghanistan.

Commissioner Kennedy also commented on the funeral for Sgt. Gelig. Commissioner Kennedy also reported that he attended the Permit Center open house on March 15, 2010, and that he is looking forward to the opening of the Cross Valley Connector. In closing, Commissioner Kennedy wished everyone a Happy St. Patrick's Day.

PUBLIC BUSINESS FROM THE FLOOR

Henry Schultz and Valerie Thomas made public comments.

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 11:26 p.m.

Diane Trautman, Chairperson
Planning Commission

Lisa M. Webber, AICP, Planning Manager
Community Development