

**CITY OF SANTA CLARITA  
CITY COUNCIL  
MINUTES OF SPECIAL MEETING  
5:00 P.M.  
MINUTES OF REGULAR MEETING  
6:00 P.M.  
MAY 28, 2002**

**CALL TO ORDER**

Mayor Ferry called to order the special meeting of the City Council at 5:00 p.m.

**ROLL CALL**

All Councilmembers were present with the exception of Councilmembers McLean and Smyth.

**PUBLIC PARTICIPATION**

There was none.

**CLOSED SESSION**

Carl Newton, City Attorney, advised of the need to conduct a Closed Session for the purpose of holding a:

**CONFERENCE WITH LEGAL COUNSEL - Pending Litigation**

Government Code Section 54956.9 (a)

**Case Name:** City of Santa Clarita v. Maria Lopez, et al.

Los Angeles County Superior Court Case No. BC 214551

**Case Name:** City of Santa Clarita v. Anawalt Lumber & Materials, Co., et al.

Los Angeles County Superior Court Case No. BC 206500

**Case Name:** Golden Valley Ranch Task Force v. City of Santa Clarita, et al

Los Angeles County Superior Court Case No. BC 269070

**RECESS AND RECONVENE**

Mayor Ferry recessed the meeting to closed session at 5:02 p.m. and reconvened the meeting at 6:11 p.m.

**CITY ATTORNEY ANNOUNCEMENT**

Carl Newton, City Attorney, announced that no action was taken that was required to be reported.

**ADJOURN**

Mayor Ferry adjourned the meeting at 6:12 p.m.

**CITY CLERK'S ANNOUNCEMENT**

Sharon Dawson, City Clerk, announced that anyone wishing to address an item on the agenda should fill out a speaker's slip and submit it to the City Clerk before the item is announced by the Mayor.

**INVOCATION**

Councilmember McLean gave the invocation.

**CALL TO ORDER**

Mayor Ferry called to order the regular meeting of the City Council at 6:16 p.m.

**ROLL CALL**

All Councilmembers were present.

**FLAG SALUTE**

Councilmember McLean requested Rick Gould, Director of Parks, Recreation and Community Services to come forward and lead the flag salute.

**COUNCILMEMBER COMMENTS**

Councilmember Kellar announced he would be available in his office for appointments with any member of the public on the first and third Thursdays of each month between 5:00 and 8:30 p.m.

Councilmember Smyth commented on the Memorial Day service held yesterday at Eternal Valley and recognized Councilmember Kellar for his efforts in putting this together.

Councilmember Weste commented on the community meeting held last Thursday with the design team for the Veteran's Park.

**COMMITTEE REPORTS**

There were none.

**AWARDS/RECOGNITION TO MEMBERS OF THE COMMUNITY**

There were none.

**PRESENTATIONS TO THE CITY**

On behalf of the California Parks & Recreation Society, Mayor Ferry presented to Rick Gould, Director of Parks, Recreation and Community Services, the Award of Excellence and certificate awarded to the City at the Society's Installation Banquet held last month.

**PUBLIC PARTICIPATION**

Addressing the Council at this time was Robert Yancey regarding rent control; and Deputy Jeff Bishop regarding the Ground Zero Heroes' Fund and the golf tournament at Robinson Ranch on July 29, 2002 for families of NYPD and FDNY who will be coming to visit Southern California.

**STAFF COMMENTS**

There were none.

**EXECUTIVE MEETING**

This time has been set aside for Councilmembers to review the agenda and obtain any further information that may be needed.

Carl Newton, City Attorney, advised of the need to consider adding a subsequent need item under Closed Session at the end of the meeting regarding the acquisition of Whitney Canyon.

**Motion by Weste, second by Smyth, to add a subsequent need item at the end of the meeting for Closed Session to discuss the acquisition of Whitney Canyon, finding there is an immediate need to consider the item and that the need arose subsequent to the posting of the agenda for this meeting.**

**On roll call vote:**

**Ayes: Kellar, Smyth, Weste, McLean, Ferry**

**Noes: None**

**Absent: None**

**Motion carried.**

#### **APPROVAL OF AGENDA**

**Motion by Smyth, second by Weste, to approve the agenda, pulling Items 5, 10 and 13 from the Consent Calendar.**

**Hearing no objections, it was so ordered.**

#### **APPROVAL OF MINUTES**

**Motion by Smyth, second by Weste, to approve the minutes of the May 14, 2002 special and regular meetings as submitted.**

**Hearing no objections, it was so ordered.**

#### **ITEM 1**

##### **CONSENT CALENDAR**

##### **READING OF ORDINANCE TITLES**

Government Code Section 36934 requires that all ordinances be read in full prior to Council taking action on the ordinance. By listing the ordinance title on the Council meeting agenda, Council may determine that the title has been read. Determine that the titles to all ordinances, which appear on this public agenda, have been read and waive further reading.

#### **ITEM 2**

##### **CONSENT CALENDAR**

##### **EXTENSION OF QUARTERLY BROCHURE PUBLISHING CONTRACT**

This item is for the renewal of the contract with RLF Publishing for the design, publication, and distribution of the Parks, Recreation, and Community Services Department quarterly recreation and general information Seasons brochure. Extend the current contract with RLF Publishing, for the Seasons brochure, in the amount of \$69,350 for an additional year. The extension is pursuant to the terms and conditions of the amended original contract, and contingent on funding in the proposed Fiscal Year 2002/2003 budget. The funds have been budgeted in the proposed 2002/2003 budget in Account No. 7213-7308.

**ITEM 3**

**CONSENT CALENDAR**

**EASEMENT DEED TO BLUE CROSS LABORATORIES, INC., AND THEIR SUCCESSORS, CONVEYING AN INTEREST FOR INGRESS/EGRESS OVER AND ON THE ADJACENT PARCEL, NEAR GOLDEN VALLEY ROAD AND REDVIEW DRIVE**

This item will grant an easement to the owner for permanent access to the adjacent property. The property required for the easement is a small strip of land adjacent to Golden Valley Road, near Redview Drive. Approve an easement deed conveying an interest for ingress/egress to Blue Cross Laboratories, Inc., and their successors, on a property adjacent to Golden Valley Road, near Redview Drive; authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

**ITEM 4**

**CONSENT CALENDAR**

**APPROVE THE ENGINEER'S REPORT AND DECLARE THE CITY'S INTENTION TO LEVY ANNUAL ASSESSMENTS FOR STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2002/2003**

Each year the City is required to order an Engineer's Report for Streetlight Maintenance District No. 1 (District), and determine the necessary assessments to collect for the coming fiscal year. Adopt **Resolution No. 02-80** approving the Engineer's Report declaring the City's intention to levy and collect assessments for Streetlight Maintenance District No. 1 for Fiscal Year 2002/2003, and set the public hearing for June 25, 2002.

**ITEM 5**

**CONSENT CALENDAR**

**QUIGLEY CANYON LENNAR COMMUNITIES OAK TREE MITIGATION AGREEMENT**

This item will establish the City-owned Quigley Canyon property (Beazer Back Country) as a designated open space, and accept the addition of 136 Coast Live Oak and Valley Oak trees as a mitigation requirement imposed on Lennar Communities by the County of Los Angeles. Lennar and their subcontractors will be obligated to establish and maintain the trees and irrigation systems for five years. In addition, Lennar agrees to pay \$187,500 to the City as reimbursement for the property purchase. Approve the oak tree mitigation agreement with Stevenson Ranch Venture, LLC/Lennar Communities; and authorize the City Manager or designee to execute all documents related to the agreement, subject to City Attorney approval. Increase estimated revenues in Account No. 001-6714 by \$120,000 and Account No. 301-6714 by \$67,500 to account for the reimbursement from Lennar Communities.

Carl Newton, City Attorney, made a correction to the recommended action.

In response to inquiry from Councilmembers, Mark Yammarone, Capital Planning & Funding Administrator, provided additional information.

Councilmember Kellar recommended that the item be held over to a future meeting to allow more review of the alternatives.

**Council concurred to consider this matter at the June 11, 2002 meeting.**

**ITEM 6**

**CONSENT CALENDAR**

**APPROVAL AND EXECUTION OF PROPOSED FREEWAY MAINTENANCE AGREEMENT BETWEEN THE CITY AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION - INTERSTATE 5 AT VALENCIA BOULEVARD**

This agreement, which defines maintenance responsibilities between the City and the State of California Department of Transportation, reflects the reconstruction of the Valencia Boulevard interchange on the Interstate 5 Freeway, including the City's maintenance of the decorative lighting on the new structure, including the unincorporated side. Adopt **Resolution No. 02-81** and approve and execute the proposed Freeway Maintenance Agreement between the City and the State of California Department of Transportation for Interstate 5 at Valencia Boulevard.

**ITEM 7**

**CONSENT CALENDAR**

**LOST CANYON ROAD PEDESTRIAN BRIDGE AND SIDEWALK (SAFE ROUTES TO SCHOOL PROGRAM), PROJECT NO. T3009 - RESOLUTION TO EXECUTE PROGRAM SUPPLEMENT AGREEMENT NO. M014 TO ADMINISTERING AGENCY-STATE AGREEMENT NO. 07-5450**

Project No. T3009 will construct a pedestrian bridge parallel to, but separate from the Lost Canyon Road Bridge over the Sand Canyon wash, as well as a sidewalk along the south side of Lost Canyon Road. Adopt **Resolution No. 02-82** to execute the Program Supplement Agreement No. M014 to Administering Agency-State Agreement No. 07-5450; and authorize the City Manager or designee to execute the agreement, subject to City Attorney approval.

**ITEM 8**

**CONSENT CALENDAR**

**COMMISSION VACANCIES**

On July 31, 2002, the terms of Planning Commissioners Mike Berger, Dennis Ostrom, and Timothy Burkhart and Parks and Recreation Commissioners Duane Harte, Todd Longshore, and Kimberle Wooten will expire. Declare three vacancies on the Planning Commission and three vacancies on the Parks and Recreation Commission and approve the appointment process.

**ITEM 9**

**CONSENT CALENDAR**

**LANDSCAPE MAINTENANCE DISTRICTS FISCAL YEAR 2002/2003 RENEWAL OF LANDSCAPE CONTRACTS**

Council has previously reviewed and approved the awarding of multi-year maintenance and inspection contracts for the various landscape maintenance districts. As a procedural matter, contract continuation must be granted for the fiscal year beginning July 1, 2002. Authorize the continuation of contracts for maintenance and inspection of the LMD's and for routine and emergency repairs/replacements within these districts, as described in the contract detail sheet, contingent on the adoption of the proposed 2002/2003 Fiscal Year budget.

**ITEM 10**

**CONSENT CALENDAR**

**SMOKE-FREE PARKS**

The passage of AB188 restricts smoking in public park playground and tot lot areas. This report requests further definition of affected park areas and a plan for public education. Direct staff to develop a City ordinance banning smoking and disposal of tobacco-related waste in developed City parks per the recommendation of the Parks and Recreation Commission.

In response to inquiry from Councilmembers, Rick Gould, Director of Parks, Recreation and Community Services, provided additional information.

**Motion by Kellar, second by Smyth, to deny the recommended action.**

**On roll call vote:**

**Ayes: Smyth, Weste, McLean, Kellar**

**Noes: Ferry**

**Absent: None**

**Motion carried.**

**ITEM 11**

**CONSENT CALENDAR**

**ANNUAL LEVY OF ASSESSMENTS FOR ALL ZONES WITHIN LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NOS. 1, T1, AND T1A FOR FISCAL YEAR 2002/2003**

Resolution calling for an Engineer's Report detailing the annual levy of assessments for all zones within Landscape Maintenance Assessment District Nos. 1, T1, and T1A for Fiscal Year 2002/2003, and calling for a public hearing on the report. Adopt **Resolution No. 02-83** to initiate proceedings for the annual levy of assessments, approve the preliminary Engineer's Report, and set the public hearing for June 25, 2002.

**ITEM 12**

**CONSENT CALENDAR**

**SUPPORT FOR SAUGUS UNION SCHOOL DISTRICT BOND - MEASURE E**

The Governing Board of the Saugus Union School District has voted to place a measure on the June 4, 2002 ballot that, if approved, will provide for the sale of general obligations bonds in the amount of \$48 million dollars. Funds will be used to help fund the development of two non-mitigated schools, assist in modernizing the four of the districts oldest schools and provide renovations at all school sites, specifically, in the areas of technology infrastructure and security. Adopt **Resolution No. 02-84** in support of the Saugus Union School District General Obligation Bond initiative, Measure E, which will be on the upcoming June 4, 2002 ballot.

**ITEM 13**

**CONSENT CALENDAR**

**EXISTING AND PROPOSED AUTO DEALERSHIPS**

At the request of Councilmember Kellar, this item is presented to the Council to adopt a resolution in support of the auto dealerships and their current location. The City depends

on the ongoing success of these existing dealerships for a significant portion of its revenues and believes that the best way to ensure the ongoing success of these dealerships is to continue their concentration and growth within or immediately adjacent to the existing area. Adopt **Resolution No. 02-85** supporting the existing auto dealerships along Creekside Drive and Valencia Boulevard and expressing the City's position regarding potential new dealerships in other parts of the Santa Clarita Valley.

Addressing the Council on this item was Allan Cameron; and Jackie Castaneda representing Oakridge Estates. Three written comments were submitted.

**ITEM 14**

**CONSENT CALENDAR**

**CHECK REGISTER NOS. 19 AND 20**

Approval of the check registers. Adopt **Resolution No. 02-86** to approve and ratify for payment the demands presented in Check Registers 19 and 20.

**Motion by Smyth, second by Weste, to approve the Consent Calendar with the exception of Items 5 and 10.**

**On roll call vote:**

**Ayes: Weste, McLean, Kellar, Smyth, Ferry**

**Noes: None**

**Absent: None**

**Motion carried.**

**ITEM 15**

**PUBLIC HEARING**

**AN APPEAL OF A PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT FOR A PRESCHOOL AND A MODULAR BUILDING AT A SITE DEVELOPED WITH AN EXISTING RELIGIOUS INSTITUTION LOCATED AT 23023 HILSE LANE**

Mayor Ferry opened public hearing.

Sharon Dawson, City Clerk, stated that all notices required have been provided.

Vince Bertoni, Planning Manager, reported that the appellants request the City Council to deny the applicant's, Temple Beth Ami, request for a conditional use permit for a preschool and a modular building at a site developed with an existing religious institution. The Planning Commission conducted a public hearing and approved the request.

Hal Monheim, the applicant, outlined the proposal.

Addressing the Council on this matter was Douglas Griggers; Bonny Butler; Donna Rudolph; and Jan Bilson.

Hal Monheim, the applicant, provided a rebuttal.

Addressing the Council at this time was James Cottrill; Judith Stolnitz; Mary Fuchsman; Judy Winohur; and Debra Martin.

Mayor Ferry closed the public hearing.

**Motion by McLean, second by Weste, to uphold the Planning Commission's decision, thereby denying the appeal, adopting Resolution No. 02-87 affirming the decision of the Planning Commission to adopt the negative declaration and approve Master Case 01-354, which consists of Conditional Use Permit 01-022, subject to the conditions of approval; reserving the ability to review the Conditional Use Permit if any speeding or parking problems arise.**

**On roll call vote:**

**Ayes: McLean, Smyth, Weste, Ferry**

**Noes: Kellar**

**Absent: None**

**Motion carried.**

### **CLOSED SESSION**

Through action taken earlier during the meeting, this item was added to the agenda at this time.

Carl Newton, City Attorney, advised of the need to conduct a Closed Session for the purpose of holding a:

### **CONFERENCE WITH PROPERTY NEGOTIATOR**

Government Code Section 54956.8

**Property Location:** one 442-acre parcel in Whitney Canyon, identified as Assessor's Parcel Nos. 2848-014-015; 2848-017-013, -014, and -018; 2848-018-010, -011, and -015 in the unincorporated area of Los Angeles County

**Owner/Negotiating Party:** Whitney Canyon Ranch Association

**Under Negotiation:** Price and Terms

### **RECESS AND RECONVENE**

Mayor Ferry recessed the meeting to closed session at 7:52 p.m. and reconvened the meeting at 8:02 p.m.

### **CITY ATTORNEY ANNOUNCEMENT**

Carl Newton, City Attorney, announced that during Closed Session, no action was taken that was required to be reported.

### **ADJOURNMENT**

Mayor Ferry adjourned the meeting at 8:03 p.m.


### **FUTURE MEETINGS**

A special City Council meeting will be held on Tuesday, June 4, 2002 at 5:00 p.m. in the Century Room, 1<sup>st</sup> floor of City Hall, 23920 Valencia Blvd., Santa Clarita, CA for the purpose of holding a closed session to discuss the City Manager recruitment.




A City Council Study Session will be held Tuesday, June 4, 2002 at 5:30 p.m. in the Century Room, 1<sup>st</sup> floor of City Hall, 23920 Valencia Blvd., Santa Clarita, CA.

The next regular meeting of the City Council will be held Tuesday, June 11, 2002 at 6:00 p.m. in the Council Chamber, 1<sup>st</sup> floor of City Hall, 23920 Valencia Blvd., Santa Clarita, CA.

  
\_\_\_\_\_  
MAYOR

**ATTEST:**

  
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CITY CLERK