



Live Remote Access City Council Meeting

If using Google Chrome, please copy/paste the links in your web browser.

To maximize public safety while still maintaining transparency and public access, members of the public can observe and participate in the meeting in a number of ways. Members of the community may observe the meeting via **livestream** at www.santa-clarita.com/agendas or watch on **Channel 20**.

For those wishing to provide written comments, please submit an electronic written comment form at <https://www.santa-clarita.com/writtencomment> at least 30 minutes before the start time. Comments will be made part of the meeting record, but not read into the record.

For those wishing to speak during public participation or on an item on the agenda, please submit an electronic speaker form at <https://www.santa-clarita.com/speakersignup> at least 30 minutes before the start of the meeting with your name and the phone number you will be using to call into the meeting.

To participate using **Zoom** use Webinar ID: **953 7461 9171** and **Passcode Required: 240149**

Zoom Webinar direct link: <https://santaclarita.zoom.us/j/95374619171>

Passcode Required: 240149

Or **Telephone:**

US: +1 669 900 9128 or
+1 253 215 8782 or
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+1 646 558 8656 or
+1 301 715 8592

Passcode Required: 240149

You will not be visible to any of the meeting participants during the meeting, and your phone will not be unmuted until your name has been announced when it is your time to speak. Please be sure to unmute your microphone.

CORONAVIRUS (COVID-19)

ADVISORY NOTICE

Consistent with Executive Orders No. N-29-20 and No. N-35-20 from the Executive Department of the State of California and the County of Los Angeles Department of Public Health Safer At Home Order, the Santa Clarita City Council meeting will be conducted remotely.

Any member of the public who needs accommodations should email or call the City Clerk at mcusick@santa-clarita.com or (661) 259-CITY. Best efforts will be made to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety. Given the challenges of remote meetings, all participants are encouraged to email their comments using the electronic form.



CITY OF SANTA CLARITA CITY COUNCIL REGULAR MEETING

Tuesday, November 10, 2020
6:00 PM

City Council Chambers
23920 Valencia Blvd.
Santa Clarita, CA 91355

AGENDA

Joint Meeting with
Board of Library Trustees

How to Address the City Council

Pursuant to Government Code section 54954.3 members of the public are afforded the opportunities to address the City Council. You may address the Council once per meeting during *Public Participation* on any matter within the Council's jurisdiction that is *not* listed on the agenda. Public Participation speaker's cards must be submitted to the City Clerk BEFORE this portion of the meeting begins. To address the Council regarding an *item* on the agenda, please fill out a speaker's card and submit it to the City Clerk BEFORE the Mayor announces the item. Each person addressing the Council is given three minutes to speak (with double the time allotted to non-English speakers using a translator) indicated by a colored light system on the Council dais. If you wish to provide information to the Council, please present the City Clerk with 10 copies. Otherwise, your materials will simply be added to the official record. Please note use of City Council Chamber technology equipment to present electronic material during meetings is not allowed.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (661) 255-4391. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

Pursuant to Government Code 54957.5 any writings or documents distributed to a majority of the members of the City Council regarding any open session item on this agenda will be made available for public inspection in the City Clerk's Office located at 23920 Valencia Boulevard, Suite 120, during normal business hours.

INVOCATION

McLean

CALL TO ORDER

ROLL CALL

FLAG SALUTE

EXECUTIVE MEETING

This time has been set aside for Councilmembers to review the agenda and obtain any further information that may be needed. Council will also discuss each individual item during the course of the meeting with the exception of the Consent Calendar, which may be approved in its entirety by one motion, unless there is a request to pull an item for discussion. No action will be taken on public agenda items during the Executive Meeting.

APPROVAL OF AGENDA

AWARDS AND RECOGNITIONS

Unity of Community Day - November 14, 2020

Sergeant Scott Shoemaker Recognition

PUBLIC PARTICIPATION

This time has been set aside for the public to address the City Council on items NOT listed on the agenda. The City Council will not act upon these items at this meeting other than to review and/or provide direction to staff. All speakers must submit a speaker's card to the City Clerk PRIOR to the beginning of this portion of the meeting. Thirty minutes are allotted for public input at this time. The FIRST TEN people to submit a speaker card prior to the beginning of Public Participation will be heard. Speaker cards will be accepted beginning at 5:45 p.m. Any speaker cards received once the first speaker has begun will be heard at the end of the meeting regardless if the ten person limit has been met.

STAFF COMMENTS

COMMITTEE REPORTS/COUNCILMEMBER COMMENTS

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion by the City Council. The items are not individually discussed by the City Council unless a request is made by a member of the public or the Council, in which case, the item(s) will be removed from the Consent Calendar and will be considered separately.

1. **APPROVAL OF SPECIAL MEETING MINUTES** – The minutes of the City Council are submitted for approval.

RECOMMENDED ACTION:

City Council approve the minutes of the October 27, 2020 Special Meeting.

2. **APPROVAL OF REGULAR MEETING MINUTES** – The minutes of the City Council are submitted for approval.

RECOMMENDED ACTION:

City Council approve the minutes of the October 27, 2020 Regular Meeting.

3. **CHECK REGISTER NO. 22** - Check Register No. 22 for the Period 09/25/20 through 10/08/20 and 10/15/20. Electronic Funds Transfers for the Period 09/28/20 through 10/09/20.

RECOMMENDED ACTION:

City Council approve and ratify for payment the demands presented in Check Register No. 22.

4. **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 agenda, Council may determine that the title has been read.

RECOMMENDED ACTION:

City Council determine that the titles to all ordinances which appear on this public agenda have been read and waive further reading.

5. **SANTA CLARITA 2021 EXECUTIVE AND LEGISLATIVE PLATFORM** - This document will provide guidance to staff on legislative and regulatory issues of interest to the City Council and assist staff in conducting legislative advocacy at the federal and state levels.

RECOMMENDED ACTION:

City Council adopt the Santa Clarita 2021 Executive and Legislative Platform, as recommended by the City Council Legislative Committee.

6. **PIONEER OIL REFINERY AWARD STABILIZATION CONTRACT, PROJECT P2007** - This item will award a contract for stabilization, which includes the protection of six structures on the Pioneer Oil Refinery site.

RECOMMENDED ACTION:

City Council:

1. Award the stabilization contract to Spectra Company for the Pioneer Oil Refinery, Project P2007, in the amount of \$220,632, and authorize a contingency in the amount of \$44,126, for a total contract amount not to exceed \$264,758.
2. Appropriate \$115,047 from Developer Fees (Fund 306) to the Pioneer Oil Refinery Site Stabilization expenditure account P2007306-5161.001.

3. Authorize the City Manager or designee to execute all documents, subject to City Attorney approval.

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7. **FIVE-YEAR REVIEW AND APPROVAL OF CITY'S RECORDS RETENTION SCHEDULE** - The City of Santa Clarita Records Retention Schedule is brought before the City Council for approval no less than once every five years.

RECOMMENDED ACTION:

City Council adopt a resolution approving amendments to the City of Santa Clarita Records Retention Schedule.

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8. **CRYWOLF FALSE ALARM AND NOISE DISTURBANCE MANAGEMENT SERVICES CONTRACT** - Award a three-year contract to CentralSquare Technologies for false alarm and noise disturbance management services.

RECOMMENDED ACTION:

City Council:

1. Award a three-year contract in an amount of \$135,000, not to exceed a 26 percent net revenue share paid to CentralSquare Technologies for false alarm and noise disturbance management services.
2. Appropriate an ongoing annual amount of \$35,000 to Treasury expenditure account 12102-5161.037.
3. Authorize the City Manager or designee to execute contract and all associated documents, subject to City Attorney approval.

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9. **SECOND READING OF MASTER CASE 19-089: GENERAL PLAN AMENDMENT 19-001, ZONE CHANGE 19-002, ARCHITECTURAL DESIGN REVIEW PERMIT 19-009, CONDITIONAL USE PERMIT 19-003, DEVELOPMENT REVIEW PERMIT 19-008, AND MINOR USE PERMIT 19-012 (HORNE PARTNERS, LLC, VALLEY CENTER DRIVE SELF-STORAGE FACILITY)** - Second reading of an Ordinance approving Master Case 19-089, consisting of a General Plan Amendment, Zone Change, Architectural Design Review Permit, Conditional Use Permit, Development Review Permit, and Minor Use Permit in association with a proposal for an approximate 156,000 square-foot, three-story self-storage facility located at the southwest corner of Golden Valley Road and Valley Center Drive.

RECOMMENDED ACTION:

City Council conduct a second reading and adopt an ordinance entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION PREPARED FOR THE PROJECT AND APPROVING MASTER CASE 19-089, CONSISTING OF GENERAL PLAN AMENDMENT 19-001, ZONE CHANGE 19-002, ARCHITECTURAL DESIGN REVIEW PERMIT 19-009, CONDITIONAL USE PERMIT 19-003, DEVELOPMENT REVIEW PERMIT 19-008, AND MINOR USE

PERMIT 19-012, FOR THE CONSTRUCTION AND OPERATION OF A 156,060 SQUARE-FOOT SELF-STORAGE FACILITY THAT EXCEEDS 35 FEET IN HEIGHT (57 FEET, 4 INCHES), LOCATED AT THE SOUTHWEST CORNER OF GOLDEN VALLEY ROAD AND VALLEY CENTER DRIVE (ASSESSOR PARCEL NUMBERS 2849-024-045 AND 2849-024-046), IN THE CITY OF SANTA CLARITA, SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (EXHIBIT A).”

PUBLIC HEARINGS

10. **TRANSFER OF PROPERTY TO FAMILY PROMISE OF SANTA CLARITA VALLEY AND APPROVAL OF RESOLUTION MAKING FINDINGS UNDER GOVERNMENT CODE SECTIONS 52201, 54221, AND 37364 AND DETERMINING THE PROJECT IS EXEMPT FROM CEQA** - The City is recommending the transfer of property located at 23652 Newhall Avenue to Family Promise of Santa Clarita Valley, a local non-profit homeless service provider, for the future development of an affordable housing project inclusive of administrative offices for permanent operations.
- RECOMMENDED ACTION:**
City Council:
1. Conduct a Public Hearing pursuant to Government Code Section 52201;
 2. Adopt the attached Resolution approving a Disposition Development Agreement, an Affordable Housing Regulatory Agreement, and a Grant Deed, adopting findings pursuant to Government Code Sections 52201, 54221, and 37364 and determining the project is exempt from CEQA; and
 3. Authorize the City Manager, or designee, to execute all necessary documents, subject to City Attorney approval, necessary to transfer property to Family Promise of Santa Clarita Valley.

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11. **MASTER CASE 18-089 (BOUQUET CANYON PROJECT): ARCHITECTURAL DESIGN REVIEW 18-010; CONDITIONAL USE PERMIT 18-004; DEVELOPMENT REVIEW 18-009; HILLSIDE DEVELOPMENT REVIEW (CLASS 4) 18-001; LANDSCAPE PLAN REVIEW 19-017; OAK TREE PERMIT (CLASS 4) 19-003; RIDGELINE ALTERATION PERMIT 18-001; TENTATIVE TRACT MAP 82126; INITIAL STUDY 18-002; AND ENVIRONMENTAL IMPACT REPORT SCH NO. 2018121009** - Proposal for the Bouquet Canyon Project, a residential community consisting of up to 375 attached and detached, two-story, for-sale housing units with related infrastructure, dedicated open space areas, trails, recreation areas, and landscape elements located in the community of Saugus.
- RECOMMENDED ACTION:**
City Council:
1. Receive the staff report, presentation, and conduct the public hearing.

2. Certify the Final Environmental Impact Report (State Clearinghouse Number 2018121009) prepared for the Bouquet Canyon Project through the adoption of a resolution, which includes the California Environmental Quality Act Environmental Findings, associated documents, and Mitigation Monitoring and Reporting Program.
 3. Adopt a resolution approving Master Case 18-089: Architectural Design Review 18-010, Conditional Use Permit 18-004, Development Review 18-009, Hillside Development Review (Class 4) 18-001, Landscape Plan Review 19-017, Oak Tree Permit (Class 4) 19-003, Ridgeline Alteration Permit 18-001, and Tentative Tract Map 82126, and the Final Conditions of Approval.
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PUBLIC PARTICIPATION

This time has been set aside for any speakers that have turned in speaker cards and *were not heard* in the first thirty minutes allotted to address the City Council on items that are NOT on the agenda. No further speaker cards will be accepted once Public Participation begins. Speaker cards may not be submitted relating to any items listed on the agenda.

STAFF COMMENTS

ADJOURNMENT

FUTURE MEETINGS

The next regular meeting of the City Council will be held November 24, 2020, at 6:00 PM in the Council Chambers, 1st floor of City Hall, 23920 Valencia Blvd., Santa Clarita, CA.

CERTIFICATION

On November 5, 2020, I, Mary Cusick, do hereby certify that I am the duly appointed and qualified City Clerk for the City of Santa Clarita and that the foregoing agenda was posted at City Hall.



Mary Cusick
City Clerk
Santa Clarita, California