

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

May 17, 2010

CALL TO ORDER

Chairman Vose called the meeting to order at 6:00 p.m.

INVOCATION

Pastor John Meadors of Christian Life Assembly did the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Jacobs led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

Present: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.

Absent: Commissioners Burkey and Harvey.

Also present were the Deputy City Attorney (Joe Adams), Planning Director (Brian Ludicke), City Engineer (Carlyle Workman), Recording Secretary (Joy Reyes), Recording Secretary (Marion Coleman), and an audience of approximately 3 people.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Haycock and seconded by Commissioner Malhi to approve the Minutes from the Regular Meeting of April 19, 2010. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Burkey and Harvey.

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 10-06

Chairman Vose opened the public hearing at 6:04 p.m. to hear a request by the Walgreen Company for an addition of Type 20 (Off Sale beer and wine) for the incidental off-sale of alcoholic beverages at an existing Walgreen's in the CPD (Commercial Planned Development) Zone, located at 831 East Avenue K.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:05 p.m.

It was moved by Commissioner Malhi and seconded by Vice Chair Smith to adopt Resolution No. 10-20 approving Conditional Use Permit No. 10-06. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Burkey and Harvey.

3. Conditional Use Permit No. 10-07

Chairman Vose opened the public hearing at 6:06 p.m. to hear a request by the Walgreen Company for an addition of Type 20 (Off Sale beer and wine) for the incidental off-sale of alcoholic beverages at an existing Walgreen's in the C (Commercial) Zone, located at 1834 West Avenue J.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:07 p.m.

It was moved by Vice Chair Smith and seconded by Commissioner Haycock to adopt Resolution No. 10-21 approving Conditional Use Permit No. 10-07. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Burkey and Harvey.

4. Conditional Use Permit No. 10-08

Chairman Vose opened the public hearing at 6:07 p.m. to hear a request by the Walgreen Company for addition of incidental off-sale of alcoholic beverages (Type 20, off-site sale of beer and wine) for an existing Walgreen's store in the CPD Zone, located at 2840 West Avenue L.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report.

Chairman Vose stated that when the project was developed several years ago, he recalled concerns of surrounding neighborhood, and off-site improvements and setbacks. He questioned Staff if there had been any further neighborhood issues since completion of the development.

Brian Ludicke responded that he was not aware of any complaints or issues concerning the project. He stated that Walgreens communicated with the residents who lived in the immediate area south and east of the location, and the outcome was positive.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:09 p.m.

It was moved by Commissioner Jacobs and seconded by Commissioner Haycock to adopt Resolution No. 10-22 approving Conditional Use Permit No. 10-08. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Burkey and Harvey.

NEW BUSINESS**5. Adoption of Standard Conditions for Conditional Use Permit, Tentative Parcel Maps, and Tentative Tract Maps**

Chairman Vose opened for new business at 6:10 p.m. for the adoption of standard conditions for tentative tract maps, tentative parcel maps, and conditional use permits to be incorporated by reference in future approvals of the land use actions.

Staff report was presented by Brian Ludicke. He emphasized that the goal of the proposed standard conditions was to make both Staff's preparation and the Commission's reviewing of the staff reports much easier. He stated the standard conditions list includes all of the conditions that would normally be required for projects. He stated that the procedure would allow Staff to write the conditions that pertain specifically to each project, avoiding errors and inconsistencies, which would in turn make it simpler for the Commission to review.

Chairman Vose questioned Staff regarding Resolution 10-24, item 70, and Resolution 10-25, item 76, in reference to the adoption of the General Plan by the City Council, as to the impact on commercial uses adjacent to rural residential zones, and if there were any impacts or setbacks on multi-use trails and landscaping systems respectively.

Brian Ludicke responded that there had not been any commercial development in the rural residential area. He added that for conditional use permits where there is a project in a commercial zone area surrounded by rural zoning classifications, there would have to be a consistency to maintain the design and development, including parkways and pedestrian walkways. He stated the standard conditions in question were specifically for tentative maps where a landscape easement is established.

Chairman Vose stated in the rural designations, there are set aside commercial properties approved by the City Council. He stated there had been discussion about the trail issue, which he understood the Architectural and Design Commission (ADC) would be reviewing, and the matter would ultimately be reviewed by the Planning Commission.

Brian Ludicke concluded that the Commission would be informed of the follow-up with the ADC concerning the status of trail issues.

It was moved by Vice Chair Smith and seconded by Commissioner Jacobs to adopt Resolution No. 10-23 approving standardized conditions to be incorporated by reference in approving conditional use permits. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Burkey and Harvey.

It was moved by Vice Chair Smith and seconded by Commissioner Haycock to adopt Resolution No. 10-24 approving standardized conditions to be incorporated by reference in approving tentative parcel maps. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Burkey and Harvey.

It was moved by Vice Chair Smith and seconded by Commissioner Malhi to adopt Resolution No. 10-25 approving standardized conditions to be incorporated by reference in approving tentative tract maps. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Haycock, Jacobs, Malhi, Vice Chair Smith and Chairman Vose.
NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Burkey and Harvey.

DIRECTOR'S ANNOUNCEMENTS

Brian Ludicke informed the Commission of the City Council's action authorizing the City to take actions necessary to take advantage of the "Renew Grant". He stated that Staff will work with the AV Partners for Health to prepare a master plan of trails for the City. He stated the information was also made available to Community members that had interest in the subject of trails. He informed the Commission that they would ultimately make a recommendation on a master plan of trails to the City Council. He concluded the City had recently issued the request for proposal out to the community for the contractors. He also informed the Commission that the previous recommendation for City-wide rezoning and various changes to the zoning code would be discussed in the City Council's meeting of June 22, 2010.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 6:24 p.m., to Monday, June 14, 2010, at 5:30 p.m., in the Planning Large Conference Room, City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster