

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

February 28, 2011

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### CALL TO ORDER

Chairman Vose called the meeting to order at 6:02 p.m.

### INVOCATION

Chairman Vose did the invocation.

### PLEDGE OF ALLEGIANCE

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

### ROLL CALL

Present: Commissioners Elihu, Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.

Absent: None.

Chairman Vose welcomed the newly seated Planning Commissioner Kaveh Elihu.

Also present were the Deputy City Attorney (Joe Adams), Planning Director (Brian Ludicke), Principal Planner (Silvia Donovan), City Engineer (Carlyle Workman), Recording Secretary (Joy Reyes), Recording Secretary (Marion Coleman), and an audience of approximately 5 people.

### CONSENT CALENDAR

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#### 1. APPROVAL OF MINUTES

It was moved by Commissioner Hall and seconded by Commissioner Malhi to approve the Minutes from the Regular Meeting of January 24, 2011. Motion carried with the following vote (7-0-0-0):

AYES: Commissioners Elihu, Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: None.

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**NEW PUBLIC HEARINGS**

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**2. Conditional Use Permit No. 08-05 (Request for one-year extension)**

Chairman Vose opened the public hearing at 6:06 p.m., to hear a request by Quartz Hill Assembly of God of Lancaster, to construct a church facility consisting of a 9,960 square-foot interim sanctuary and classroom facility (Phase I), a 7,365 square-foot sanctuary (Phase II), and a 5,000 square-foot office building (Phase III), in the Light Industrial Zone, 5.0± gross acres located on the north side of Avenue L approximately 650 feet east of Challenger Way/10<sup>th</sup> Street East.

The reading of the staff report was waived since a continuance was requested by the applicant. There were none in the audience who wished to speak in opposition to the request. Public hearing remains open in continuance to the May 16, 2011, Planning Commission Meeting.

It was moved by Commissioner Harvey and seconded by Commissioner Malhi to grant the applicant an additional 90-day continuance to the May 16, 2011, Planning Commission Meeting. Motion carried with the following vote (7-0-0-0):

AYES: Commissioners Elihu, Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: None.

**3. Zone Change 10-03 and Conditional Use Permit No. 10-23**

Chairman Vose opened the public hearing at 6:07 p.m. to hear a request by Sunlight Partners, (1) to rezone the property from SRR (Semi-Rural Residential) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres); and (2) to construct a 1.5 MW photovoltaic solar electric generating facility in the Rural Residential 2.5 (RR-2.5) Zone, 20± gross acres located at the northwest corner of 40<sup>th</sup> Street East and Avenue K-8.

The reading of the staff report was waived since a continuance was requested by the applicant.

One speaker in opposition, Florence M. Caron, resident of Lancaster, stated the solar facility would be next to her neighbor's house, and would depreciate the homes in the area. She stated the solar systems that she had seen were not very attractive facilities, nor near residential areas. In conclusion, she expressed her expectation of other residents in her neighborhood to be present who also shared in these concerns.

Public hearing remains open in continuance to the March 21, 2011, Planning Commission Meeting.

It was moved by Commissioner Terracciano and seconded by Vice Chairman Jacobs to grant the applicant a 30-day continuance to the March 21, 2011, Planning Commission Meeting. Motion carried with the following vote (7-0-0-0):

AYES: Commissioners Elihu, Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: None.

## **NEW BUSINESS**

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### **4. Proposed Vacation Of Excess Alley Easement**

Chairman Vose opened the public hearing at 6:11 p.m. to hear a request by the Planning Department, to vacate 120 feet of an alley easement located between Kingtree Avenue and the old Vallarta Market, located approximately 207 feet north of the centerline of Avenue I.

Brian Ludicke presented the staff report. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:13 p.m.

It was moved by Commissioner Hall and seconded by Commissioner Terracciano to find that the vacation of excess alley easement at the location described is in conformance with the adopted General Plan. Motion carried with the following vote (7-0-0-0):

AYES: Commissioners Elihu, Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: None.

## **DIRECTOR'S ANNOUNCEMENTS**

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None.

## **COMMISSION AGENDA**

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Chairman Vose shared with the Commission and staff a replica of a plaque placed at a tree located on The BLVD west of the Lemon Leaf Restaurant at east corner of the new museum library, during a recent tree dedication ceremony.

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**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS**

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Monica Whitmer, business owner (along with husband Jack Whitmer) of Sweetwater Ranch & Carriage Company, presented a flier along with business card, and expressed the desire to start a carriage ride company on The BLVD. She expressed that redevelopment of Downtown Lancaster was a perfect setting for a carriage ride company. In December 2010, carriage driven on The BLVD three times, a complimentary ride was offered to one of the riding students for their birthday, and the public response has been favorable. Two training drives have been done on The BLVD, including one with the new VISA carriage which was purchased specifically for the new business. She added they have a successful and safe riding stable in unincorporated Los Angeles County for 25 years, and are a Level 1 certified drivers with the Carriage Association of America, members of CONA (Carriage Operators of North America), ADS (American Driving Society), and also Whipper Snappers (Los Angeles based driving club). She stated to have been driving horses over 30 years, and the horse being used is homebred, trained and has been driven over three years; proven to be safe, and has been in several competitions driving and riding. To maintain clean streets, the horse has a “diaper”. A permit had been submitted to the City, and a response had not been received. She offered the CONA handbook and Riverside Guidelines for reference. She inquired of receiving a temporary permit for the next three months, which would give the Commission a chance to see the business in operation, and a chance for the business to earn money.

Brian Ludicke responded that he felt the carriage ride was a great idea, and fits right-in for what was in mind for Downtown Lancaster. However, the issue is being reviewed by the City Manager’s office, along with issues concerning street performers, and other related-type services. At this point, staff does not have a time frame for finalization, and will follow-up with the City Manager’s office for action.

Chairman Vose inquired if the matter would be heard by the Commission.

Brian Ludicke stated the matter would not come before the Commission, and most likely would be a business licensing issue.

Chairman Vose agreed it was a “neat” idea, but a license issue.

Brian Ludicke reiterated that he would pass this on to the City Manager’s office and inform them of the carriage services provided in the City of Riverside.

Commissioner Hall inquired if there would be some type of policy, and how long would it take to generate the policy, if need be, for the street performer-type services. He also gave an example of street performers in Berkley, California, and stated the business brings in good revenue.

Joe Adams stated that the policy is in the process of being generated by the City Attorney’s office, and an ordinance pertaining to street performers as well as the activity of the carriage ride. The procedure will likely be circulated internally, and a date has not been established when the matter will be on the Council Agenda, which will be determined according to the ordinance.

Commissioner Vose stated there are statutory requirements on publishing and noticing. This is turn would go through the process of council meetings assuming it is on the agenda.

Joe Adams affirmed it would be an ordinance amending the Municipal Code adding in a section that deals specifically with the stated activities.

Commissioner Terracciano inquired if the subject matter would also include the bicycle type and taxis for transportation.

Joe Adams stated to his knowledge the ordinance would be broad enough to cover any type of transportation for hire.

Vice Chairman Jacobs asked if there was a time frame that Monica Whitmer could be contacted concerning the matter.

Brian Ludicke stated he would pass on all issues concerning Downtown Lancaster to the City Manager's office.

## **ADJOURNMENT**

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Chairman Vose welcomed Commissioner Elihu again, and declared the meeting adjourned at 6:26 p.m., to Monday, March 14, 2011, at 5:30 p.m., in the Planning Conference Room, City Hall.

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DAN JACOBS, Vice Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster