

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

April 18, 2011

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### CALL TO ORDER

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

### INVOCATION

Pastor Shane Idleman, Westside Christian Fellowship 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 Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.

Absent: Commissioner 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 7 people.

### CONSENT CALENDAR

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#### 1. APPROVAL OF MINUTES

It was moved by Commissioner Malhi and seconded by Commissioner Terracciano to approve the Minutes from the Regular Meeting of March 21, 2011. Motion carried with the following vote (6-0-0-1):

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Elihu.

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**CONTINUED PUBLIC HEARINGS**

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**2. Conditional Use Permit No. 10-28**

Chairman Vose opened the public hearing at 6:04 p.m. to hear a request by Crystal Neal, for a banquet facility for private catered events, and to allow alcohol (beer, wine, spirits) to be served or sold on the premises, in the Downtown Lancaster SP 08-01 Zone, located at 731 West Lancaster Boulevard.

Brian Ludicke presented the staff report. He stated the item was originally scheduled for the March 21, 2011, Planning Commission meeting, and was continued primarily so that the Commission could have opportunity to ask questions directly of the applicant, Crystal Neal. Staff noted issues expressed by the Commission as potential concerns. The request is for a proposed rental hall facility on Lancaster Boulevard, located in the central revitalization area of Downtown Lancaster. The concerns stated by the Commission included how alcohol, or events that had alcohol sales or service, would be handled, how security issues would be dealt with, and the general overall management of the facility. Staff provided the Commission with a recommended list of modified conditions for consideration by email, and a copy was also provided to and discussed with the applicant.

Crystal Neal expressed that “The Main Event” was primarily for fashion shows, special church events, family gatherings, banquets, wedding receptions, and functions of that nature. She stated her purpose was not to have banquets for drinking of alcoholic beverages, nor bring a bad reputation to Lancaster, her business, or neighboring businesses. She has been in business for 12 years at Rapture Gold (upscale clothing store), and a good reputation is very important.

Commissioner Hall stated his concern was security, and inquired if there would be any late night type of rave parties. Crystal Neal responded in the negative. He asked the applicant if she or the renter would be sending out the invitations for the events.

Crystal Neal responded she would not be sending out the invitations, but would inform the person(s) renting the hall of their responsibilities according to the facility rental contract. She added that any event with alcoholic beverages being served or catered must have security, and would refer the renter to a security company located near Downtown Lancaster. She stated that parties were really not the goal of The Main Event, but having a venue where her clothing store and many other colleagues in business could conduct a fashion show and other events of that nature. She added that a security plan is in place, and she is not expecting to have any types of rowdy crowds.

Commissioner Hall asked applicant if an event list would be provided by her or the renter of the facility. The applicant responded she would provide the list. He asked the applicant if one of the parties got out of control, and the police had to be contacted, who would be responsible. The applicant responded that she would be responsible, she lives near the area, and would come in to resolve the matter if the need arises.

Commissioner Hall stated that one of the issues was the use or sale of alcoholic beverages, and asked if the applicant or caterer would have an ABC license, and would the renter be pre-screened. The applicant stated that her daughter was in the process of obtaining a license, and she is also seeking to work with the vendors on The BLVD as contacts to use for the facility.

Commissioner Malhi inquired the name of the security company. Applicant could not recall the name of the security company (OPSEC Specialized Protection), and directed the Commission to The Main Event information/policy booklet, and stated that OPSEC submitted a proposal, which was included in the booklet she submitted to staff.

Commissioner Terracciano stated his concerns were the ABC license, and questioned the applicant if she was comfortable with the new condition for the conditional use permit. He clarified her statement that her daughter would be obtaining an ABC license. Applicant affirmed. He asked applicant if she had future intentions of turning the facility into some other type of establishment, catering, for example. The applicant responded again that there would be family gatherings, children's birthday parties, and events of that nature, and she was not expecting to have parties on the level of needing to sell or use alcoholic beverages.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:14 p.m.

It was moved by Vice Chairman Jacobs and seconded by Commissioner Hall to adopt Resolution No. 11-05, approving Conditional Use Permit No. 10-28, with added modified Condition Nos. 2 and 6, and Condition No. 22. Motion carried with the following vote (6-0-0-1):

AYES: Commissioners Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Commissioner Elihu.

## **NEW PUBLIC HEARINGS**

### **3. Amendment to Title 17 – Lancaster Municipal Code, Cargo Container Regulations**

Chairman Vose opened the public hearing at 6:17 p.m. to hear a request by the Planning Department to amend Title 17 of the City of Lancaster Municipal Code (Zoning Ordinance) allowing the placement of cargo containers used exclusively for storage of emergency and disaster supplies, subject to a Director's Review.

Brian Ludicke presented the staff report.

Commissioner Hall stated his concerns were graffiti abatement and how the storage containers would look in the community in reference to the architectural design; and whether the containers would have one color scheme, or a specific logo of the cargo company that may deliver the containers. Brian Ludicke stated that the graffiti abatement issue would be something that could be controlled through the Director's Review process. In staff's conversation with the CERT (Community Emergency Response Team) representatives, there was no indication of a specific color scheme. However, CERT representative expressed to ensure that the containers do not create a visual impairment within the community. Therefore, a reasonable color or design scheme may be used to make the containers identifiable in an emergency situation.

Commissioner Hall inquired if there would be special locks on the containers to deter vandalism. Brian Ludicke stated he did not have a response, and stated that churches often have security available at various times. Commissioner Hall inquired if there would be any types of drugs stored in the emergency containers. Brian Ludicke responded there would not be any drugs stored in the emergency containers. He concluded that he also inquired if there would be a need for electrical or other kinds of service in the containers, and CERT responded there was no need.

Chairman Vose stated he would agree and suggest that the containers be painted to match the facility where housed to require some aesthetics. However, he would not suggest that any architectural design be in conformance with a religious edifice or school, which would be extraordinary and costly.

There were none in the audience who wished to speak in opposition to the request.

Public hearing closed at 6:23 p.m.

It was moved by Commissioner Hall and seconded by Commissioner Harvey to adopt Resolution No. 11-07, recommending to the City Council approval of an amendment to Title 17 of the Lancaster Municipal Code, allowing the placement of cargo containers used exclusively for storage of emergency and disaster supplies, subject to a Director's Review. Motion carried with the following vote (6-0-0-1):

AYES: Commissioners Hall, Harvey, Malhi, Terracciano, Vice Chairman Jacobs, and Chairman Vose.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Commissioner Elihu.

## **DIRECTOR'S ANNOUNCEMENTS**

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None.

## **COMMISSION AGENDA**

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Commissioner Hall stated he was interested in Conditional Use Permit No. 10-28, Condition No. 14, in reference to installation of a security video camera surveillance system to be installed when the new security ordinance is set in place.

Brian Ludicke responded staff thought it to be appropriate for this particular conditional use permit, and one of the conditions recommended in discussion with the Sheriff's Department. The issue of the security ordinance may be in discussion by another Commission (possibly the Criminal Justice Commission).

Chairman Vose stated he had not seen anything on the Criminal Justice Commission's agenda in reference to a new security ordinance.

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

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None.

**ADJOURNMENT**

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Chairman Vose declared the meeting adjourned at 6:27 p.m., to Monday, May 9, 2011, at 5:30 p.m., in the Planning Conference Room, City Hall.

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster