

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

December 18, 2006

CALL TO ORDER

Chairman Mann called the meeting to order at 7:00 p.m.

INVOCATION

Vice Chairman MacPherson gave the invocation.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Present: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson, and Chairman Mann.

Absent: None.

Also present were the Deputy City Attorney (Doug Evertz), Planning Director (Brian Ludicke), Principal Planner (Silvia Donovan), Principal Civil Engineer (Carlyle Workman), Recording Secretary (Joy Reyes), and an audience of approximately 35 people.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

- a. Minutes from the Regular Meeting of November 20, 2006

It was moved by Commissioner Troth and seconded by Commissioner Salazar to approve the Minutes of the regular meeting of November 20, 2006. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson, Chairman Mann.

NOES: None.

ABSTAIN: None.

- b. Minutes from the Special Joint Meeting of the City Council and Planning Commission on November 13, 2006.

It was moved by Commissioner Troth and seconded by Commissioner Salazar to approve the Minutes of the Special Joint Meeting of the City Council and Planning Commission on November 13, 2006, with modification on page 2 (Public Business from the Floor) to state that Ray Chavira requested Vice Chairman MacPherson's knowledge of his opinion based on his background. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

CONTINUED PUBLIC HEARINGS

2. TENTATIVE PARCEL MAP NO. 66627

Chairman Mann opened the public hearing at 7:06 p.m. to hear a request by J.P. Eliopulos (the "applicant") for a subdivision of two lots: Lot No. 1 at 0.63± gross acres and Lot No. 2 at 0.63± gross acres located on the east side of Sierra Vista Way approximately 215 feet south of Paddock Way, in the SRR Zone.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted, there were none in the audience who wished to speak in opposition to the request, and the Commission wished to waive the staff report.

Chairman Mann closed the public hearing at 7:07 p.m.

It was moved by Vice Chairman MacPherson to adopt Resolution No. 06-88 approving Tentative Parcel Map No. 66627. Motion was seconded by Commissioner Salazar. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar and Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

NEW PUBLIC HEARINGS

3a. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 54384

Chairman Mann opened the public hearing at 7:08 p.m. to hear a request submitted by Amnon Edri (“the applicant”) for a subdivision of 17 single family lots on 10± acres located on the southeast corner of 35th Street West and future Avenue L-10.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted, there were none in the audience who wished to speak in opposition to the request, and the Commission wished to waive the staff report.

Chairman Mann closed the public hearing at 7:09 p.m.

It was moved by Commissioner Faux to grant a one-year extension to November 11, 2007, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 03-53. Motion was seconded by Commissioner Troth. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar and Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

3b. ONE YEAR EXTENSION - TENTATIVE TRACT MAP NO. 54439

Chairman Mann opened the public hearing at 7:10 p.m. to hear a request submitted by Schlesinger Family Limited Partnership for a subdivision of 34 single family lots on 10.18± gross acres located at the southeast corner of Avenue J-8 and 25th Street East.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted, there were none in the audience who wished to speak in opposition to the request, and the Commission wished to waive the staff report.

Chairman Mann closed the public hearing at 7:11 p.m.

It was moved by Commissioner Troth and seconded by Commissioner Salazar to grant a one-year extension to October 20, 2007, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 03-49. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

3c. EXTENSION - VESTING TENTATIVE TRACT MAP NO. 60057

Chairman Mann opened the public hearing at 7:12 p.m. to hear a request submitted by Pacific Communities Builders Inc. for an extension to a vesting tentative tract map to subdivide 303 single family lots on 120± acres located on the southeast corner of Avenue L-8 and 80th Street West.

The staff report was presented by Silvia Donovan. The applicant, represented by Nelson Chung, came forward to address the Commission regarding an issue they have with Item No. 12 regarding extending the sewer from Avenue L and 72nd Street West to the intersections of Avenue M and 80th Street West. He said that they did not have enough time to work out this condition with the staff. He thought that there was no need for it and would like to request that the condition be reversed. He also mentioned that the project had some serious mistakes that were not rectified accordingly. The project was presented to staff as a 120 acre property but in reality, Pacific Communities only owns about 97 acres because about 22 acres are owned by Southern California Edison and 2 private owners. He understands the City's intent to have them make offsite improvements along the frontage of the triangle area, but he felt that they are being encumbered for offsite improvements that should also be done by Southern California Edison and the other 2 private owners. He estimates that they have spent about \$3M and that with this extension request, staff has conditioned them to put an offsite sewer and meandering trail system. He stated that he was not disputing the conditions but instead, would like to request some relief.

Chairman Mann inquired from staff about the condition for applicant to install a 30-foot wide trail within the SCE easement. Historically, he mentioned that the City normally would not require an applicant to put in a trail system on land that they did not own. Silvia Donovan explained that there is an existing SCE easement that runs from Avenue M all the way through Avenue H that is within city boundaries. The trail the City is looking at is for multi-use by bicyclists, pedestrians and a horse facility that would provide access across the City. This is the first time the City is trying to gain access and this is in conjunction with Parks, Recreation, and Arts Department. Vice Chairman MacPherson inquired about the process of permission from SCE and who would be responsible for the maintenance. Commissioner Troth asked if SCE would be willing to grant an easement under their power lines for recreational purposes, considering the liability issues. Brian Ludicke responded that there have been circumstances where SCE allowed it but their concerns are whether or not there is a safety liability or would constitute a major security breach. The developer would also need to pay 2 fees, namely the park in lieu fee/Quimby fee (\$1,000 per unit) and approximately a \$2,200 park development fee (also per unit). Commissioner Troth was concerned that the developer would be burdened twice having to pay these fees and at the same time having to develop the trail. Brian stated that it is something to be explored with Parks, Recreation, and Arts Department. Currently, if people dedicate land for parks use or do some improvements on it, a credit is normally granted, so is a valid point to explore. Silvia also pointed out that the same type of conditions will be continued on to other properties. Vice Chairman MacPherson asked staff to explain Condition No. 7, which pertained to the possibility of construction of a detention basin designed as a park-like detention basin at the northeast corner of Avenue M and 80th Street West. Silvia Donovan and Carlyle Workman explained that it was discussed during the Agenda Review that it was more of a suggestion, not a condition, and that it was intended to be deleted.

Chairman Mann closed the public hearing at 7:44 p.m, whereby Commission discussion ensued.

The public hearing was reopened at 7:55 p.m. to allow the applicant to come forward and give his feedback. Mr. Chung sincerely thanked the Planning Commission for its effort to address his concerns regarding the trail and landscape improvements and stated that he concurred with Brian Ludicke's comment regarding additional yield to offset additional costs.

Chairman Mann reclosed the public hearing at 7:58 p.m.

It was moved by Vice Chairman MacPherson and seconded by Chairman Mann to grant an extension to June 21, 2007, with deletion of Condition No. 7, based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-33. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar and Troth, Vice Chairman MacPherson, Chairman Mann.

NOES: None.

ABSTAIN: None.

3d. ONE-YEAR EXTENSION – TENTATIVE TRACT MAP NO. 60289

Chairman Mann opened the public hearing at 8:00 p.m. to hear a request submitted by Redlands Odyssey Homes for a subdivision of 30 single family lots on 8.5± gross acres located on the southeast corner of Avenue J and 26th Street East.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted during the meeting, the applicant who was represented by Allan Donnelly verbally stated their concurrence, there were none in the audience who wished to speak in opposition to the request, and the Commission wished to waive the staff report.

Chairman Mann closed the public hearing at 8:01 p.m.

It was moved by Commissioner Salazar and seconded by Commissioner Faux to grant a one-year extension to October 18, 2007, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 04-53. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson, Chairman Mann.

NOES: None.

ABSTAIN: None.

3e. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 60294

Chairman Mann opened the public hearing at 8:01 p.m. to hear a request submitted by Matthews Homes for a subdivision for 99 single family lots on 30± gross acres located on the northeast corner of 65th Street West and Avenue J.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted, there were none in the audience who wished to speak in opposition to the request, and the Commission wished to waive the staff report.

Chairman Mann closed the public hearing at 8:02 p.m.

It was moved by Commissioner Troth and seconded by Vice Chairman MacPherson to grant a one-year extension to December 15, 2007, based on the findings listed and subject to the Revised Attachment to Resolution No. 03-61. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

4. CONDITIONAL USE PERMIT NO. 06-05 AND TENTATIVE PARCEL MAP NO. 67321

Chairman Mann opened the public hearing at 8:03 p.m. to hear a request submitted by 20th Street Properties – Mr. Gary Fischer to construct a 43,535 square foot commercial retail center and a subdivision on 4.88± gross acres located on the east side of 20th Street West and approximately 215 feet north of the Antelope Valley Freeway (State Route 14) Northbound Off-Ramp.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted. There were none in the audience who wished to speak in opposition to the request and the Commission wished to waive the staff report.

Chairman Mann closed the public hearing at 8:04 p.m.

It was moved by Vice Chairman MacPherson and seconded by Chairman Mann to adopt Resolution No. 06-91 approving Conditional Use Permit No. 06-05 and Tentative Parcel Map No. 67321. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

5. TENTATIVE TRACT MAP NO. 62579

Chairman Mann opened the public hearing at 8:05 p.m. to hear a request submitted by American Premiere Homes for a subdivision for 88 single family lots located on 21.0± gross acres located on the southeast corner of 40th Street West and Jackman Street.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted. There were none in the audience who wished to speak in opposition to the request and the Commission wished to waive the staff report.

It was moved by Commissioner Salazar and seconded by Commissioner Faux to adopt Resolution No. 06-92 approving Tentative Tract Map No. 62579, with modification to potential street layout. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

6. TENTATIVE PARCEL MAP NO. 63119

Chairman Mann opened the public hearing at 8:10 p.m. to hear a request submitted by Archdiocese of Los Angeles to subdivide 2 lots on 26.0± gross acres located on the northeast corner of Avenue J and 30th Street East.

The staff report was not presented since a letter of agreement to the conditions of approval as stated in the staff report was submitted. There were none in the audience who wished to speak in opposition to the request and the Commission wished to waive the staff report.

Chairman Mann closed the public hearing at 8:11 p.m.

It was moved by Commissioner Faux and seconded by Commissioner Troth to adopt Resolution No. 06-93 approving Tentative Parcel Map No. 63119. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

NEW BUSINESS

CONSIDERATION OF CONCEPTUAL DESIGN LAYOUT FOR THE AMARGOSA CREEK SPECIFIC PLAN

Chairman Mann opened the item at 8:12 p.m.

Brian Ludicke made the presentation. The Amargosa Creek Specific Plan and the design process that the City is going through began in August 2005. City Council authorized the retention of RTKL Associates for the purpose of preparing a Specific Plan on a 150-acre lot roughly bounded by future Avenue K-8, future 5th Street West, Avenue L and 10th Street West. This particular design process has been community based that began with a series of interviews and workshops, the preparation of some initial options reviewed at staff level, and included a field trip by City Council, Planning Commission, City staff, RTKL and interested property owners to look at various options and designs for commercial centers. There were 5 proposed options presented by staff and RTKL at a joint Council/Commission study session on November 13, 2006. These options were Options 1, 2, 2B, 3, 4A and 4B.

These options indicated the various design concepts and the pluses and minuses of each design from staff's standpoint. The staff made a preliminary recommendation that Option 2 was the best design concept to follow in preparing the actual specific plan for this site. Staff has also asked RTKL to look at a revised option to take the conceptual layout and consider modifications to it that would result in a better overall project.

Option 1 is designed around the idea of a central town square. Option 2 is the plan that employs a central green focus and hybrid approach in a "pinwheel" design. Option 2B attempts to create 2 crossroads with a plaza feature at the intersection of east-west and north-south access routes. Option 3 has a pedestrian mall focus. Option 4A has an east-west organization and main street focus. Option 4B also has an east-west organization and plaza focus.

A community meeting was held on December 14, 2006 and the main themes brought out by people who spoke were: quality of design, public safety, environmental factors and types of tenants.

There were speakers in the audience who wished to comment as follows:

Scott Smith, resident of Lancaster, California said that he was speaking from the perspectives of both private citizen and stakeholder, that this would be a unique opportunity for big retailers to come to Lancaster, that the frontage along 10th Street West should have higher end restaurants, not just fast food establishments. He commented that the City should set its sights high, so to speak.

Allan Keyes, resident of Lancaster, California, suggested that parking along 10th Street West on south end should be designed so that it is in the back.

Chairman Mann closed the public hearing at 8:55 p.m., whereby Commission discussion ensued.

The Planning Commission reviewed the various design options for the Amargosa Creek Specific Plan. Staff recommended that Option 2B be used as the design concept for the creation of the specific plan. The Commission concurred and Vice Chairman MacPherson made a motion that was seconded by Chairman Mann to direct staff to consider several modifications to Option 2B, as follows:

- Strengthen the north-south pedestrian axis south of the main plaza area.
- Strengthen the pedestrian connection to Lancaster City Park.
- Provide a design that allows for the eastward extension of the east-west “main street” feature to 5th Street West.
- Evaluate the potential for restricting vehicular traffic in the main plaza area and along portions of the east-west “main street”.
- Require two story buildings around the main plaza area to help provide a feeling of enclosure and generate additional activity through the provision of office or other uses on the second floor.
- Consider whether a floor area yield of 25% can be achieved along the properties fronting on 10th Street West.
- Consider an optional hotel location at the south end of the main north-south axis (south portion of the property).

The Commission also set a special meeting for December 26, 2006 at 5:00 p.m. to consider the revisions and make a final recommendation to the City Council. Motion carried with the following vote:

AYES: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson,
Chairman Mann.

NOES: None.

ABSTAIN: None.

COMMISSION AGENDA

Commissioner Troth made a request to have modifications to the staff reports sent via e-mail to the Commissioners for review by Friday prior to Planning Commission meetings.

DIRECTOR'S ANNOUNCEMENTS

Planning Commission Meeting in January 2007 will be held on Wednesday, January 17, 2007 at 7:00 pm, as decided and agreed upon by the Planning Commissioners.

Brian Ludicke thanked the Planning Commissioners for their active involvement in the design process for the Amargosa Creek project.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

Ray Chavira, representing Sherwood Park Association of Residents, requested for information on the status of the draft ordinance for Mobile Home Park Conversion.

ADJOURNMENT

Chairman Mann declared the meeting adjourned at 10:05 p.m. to Tuesday, December 26, 2006, at 5:00 p.m., in the Council Chambers, Lancaster City Hall.

KENNETH G. MANN, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster