

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

January 23, 2012

CALL TO ORDER

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

INVOCATION

Pastor Paul Dennis of Faith Bible Church did the invocation.

PLEDGE OF ALLEGIANCE

Chairman Vose 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.

Also present were the Deputy City Attorney (Joe Adams), Planning Director (Brian Ludicke), Associate Planner (Chuen Ng), Assistant Planner (Chris Aune), Traffic Engineer (Michelle Cantrell), Recording Secretary (Marion Coleman), and an audience of 16 people.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Terracciano and seconded by Commissioner Malhi to approve the Minutes from the Regular Meeting of December 19, 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.

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 11-13

Commissioner Terracciano recused himself from the hearing due to his relationship with the applicants of proposed project, and left the dais.

Chairman Vose opened the public hearing at 6:05 p.m. to hear a request by Bravery Brewing Co., LLC, to allow a Type 23 Alcoholic Beverage Control License to operate a micro-brewery, including the sale of beer for consumption on or off the premises, live music, and a request for a waiver under Section 17.42.040.C of the Lancaster Municipal Code to allow the sale of beer within 300 feet of a religious assembly area, in the LI (Light Industrial) Zone, located at 42705 8th Street West.

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.

Applicants were in attendance and a summary of the business operations was presented by Brian Avery. He stated the vision is to open a micro-brewery producing the finest quality beer possible; to be good neighbors and trendsetters along with Kinetic Brewery; and to make Antelope Valley a destination for craft beer enthusiasts. He informed that there are 230 Type 23 small beer manufacturing companies in California: 10 in Riverside County, 14 in Los Angeles County, 17 in Orange County, and 31 in San Diego County. He summarized that in the Antelope Valley, there is only one brewery, Kinetic; if approved, Bravery Brewing would be the second brewery in the area.

Commissioner Hall inquired of the ideas the applicant might have as a trendsetter, and mentioned the Antelope Valley chili cook-off, as an example. Applicant responded that Bravery Brewing would be collaborating with Kinetic Brewery to sponsor various festivals, events to celebrate beer, and bring the community together with exposure of craft beer in general. He stated that a chili cook-off involving the City would be a fun idea to consider. Commissioner Hall asked if the live music provided would draw under-aged individuals. Applicant stated that with the Type 23 license, a wholesome environment would be provided for families to come and enjoy different types of music during hours of operation for special events only; live music is not anticipated on a regular basis.

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 Vice Chairman Jacobs and seconded by Commissioner Elihu to adopt Resolution No. 12-01 approving Conditional Use Permit No. 11-13. Motion carried with the following vote (6-0-0-1-0):

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

NOES: None.

ABSTAIN: None.

RECUSED: Commissioner Terracciano.

ABSENT: None.

Commissioner Terracciano returned to the dais.

3. Conditional Use Permit No. 11-14

Chairman Vose opened the public hearing at 6:10 p.m. to hear a request by Landmark Church c/o Toneman Properties Avenue L, LLC, to allow a church in an existing building in the Light Industrial (LI) zone, located at 604 West Avenue L, Units 115-117.

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. There were none in the audience who wished to speak in opposition to the request. Public Hearing closed at 6:11 p.m.

It was moved by Commissioner Elihu and seconded by Commissioner Malhi to adopt Resolution No. 12-02 approving Conditional Use Permit No. 11-14. 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.

4. Conditional Use Permit No. 11-15

Chairman Vose opened the public hearing at 6:12 p.m. to hear a request by Antelope Valley Metropolitan Community Church (AVMCC), to allow a church in an existing building in the Light Industrial (LI) zone, located at 42545 Wall Street, Suite 101.

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.

Dr. Gale Smith, Pastor of AVMCC, inquired concerning an error she thought was on page seven (7) of Resolution No. 10-23, Standardized Conditions of Approval for Conditional Use Permits dated May 17, 2010. Chairman Vose explained that the document was the referenced attachment for the proposed Resolution No. 12-03 and Conditions. Applicant affirmed.

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 Commissioner Harvey and seconded by Commissioner Terracciano to adopt Resolution No. 12-03 approving Conditional Use Permit No. 11-15. 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

Chuen Ng informed the Commission that staff had prepared and released a draft update to the zoning ordinance for Residential Zones, available to the public for review until March 23, 2012. He stated the Commission would be informed of special sessions to be conducted prior to public hearing for the project. A public workshop has been scheduled for Wednesday, February 8, 2012, 6:30 p.m. to 8:00 p.m., in the EOC. During this workshop, staff will present the proposed changes and additions to the Residential Zones and provide opportunities for feedback and comments. He concluded the changes and additions are in accordance with the efforts that have been conducted with the General Plan and Design Guidelines, in the direction of livable communities and growth; the first step is revamping the codes for residential zones.

Chairman Vose stated that the Commission was in receipt of the notice and thanked staff for the information. He inquired if it was appropriate for the Commission to attend the meetings. Brian Ludicke responded that the Commission could attend the meetings to be aware of any changes, and therefore able to give an informed response if questioned by the public. Chuen Ng added that the draft of the residential zones can also be viewed on the City's website.

COMMISSION AGENDA

Chairman Vose stated that the review and discussion of sign regulations will not be scheduled during the February Agenda Review special meeting.

Commissioner Hall commented that he had observed bike trails between Avenue K-8 and Avenue L, off 15th Street West in front of Kaiser, and stated the traffic flow was not impeded, and appears very safe for bicyclists and pedestrians. He complimented that the designs looked great, which are the beginnings of the trails being implemented in that area.

Brian Ludicke credited Michelle Cantrell, Traffic Engineer and her staff, with the design of these improvements. Chairman Vose also commented the bike lane area on 70th Street West looked wider, and Michelle Cantrell stated that seven-foot bike lanes were placed where possible. Chairman Vose stated that the Master Plan of Trails and Bikeways was presented and adopted at the City Council Meeting of January 10, 2012.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 6:23 p.m., to the Special Meeting for Agenda Review on Monday, February 13, 2012, at 5:30 p.m., in the Planning Conference Room, City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster