

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION April 15, 2013

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### CALL TO ORDER

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

### INVOCATION

Chairman Vose.

### PLEDGE OF ALLEGIANCE

Vice Chairman Hall.

### ROLL CALL

Present: Commissioners Harvey, Smith, Terracciano, Vice Chairman Hall, and Chairman Vose.

Absent: Commissioners Cook and Malhi.

Also present were the Deputy City Attorney (David Palmer), Planning Director (Brian Ludicke), Associate Planner (Chuen Ng), City Engineer (Michelle Cantrell), Assistant Planner (Chris Aune), Recording Secretary (Joy Reyes), and an audience of five people, including Robert Neal (Public Works Director).

Chairman Vose excused the absence of Commissioners Cook and Malhi.

### CONSENT CALENDAR

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#### **1. APPROVAL OF MINUTES**

It was moved by Vice Chairman Hall and seconded by Commissioner Smith to approve the Minutes from the Regular Meeting of March 18, 2013. Motion carried with the following vote (3-0-2-2):

AYES: Commissioners Smith, Terracciano, and Vice Chairman Hall.

NOES: None.

ABSTAIN: Commissioner Harvey and Chairman Vose.

ABSENT: Commissioners Cook and Malhi.

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**NEW PUBLIC HEARINGS**


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**2. GENERAL PLAN AMENDMENT NO. 11-03, ZONE CHANGE NO. 11-03, CONDITIONAL USE PERMIT NO. 11-09, and VESTING TENTATIVE TRACT MAP NO. 71553**


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Chairman Vose opened the public hearing at 6:05 p.m., to hear request by Pacific Communities, to (1) amend General Plan land use designation for the subject property from LI (Light Industrial) to UR (Urban Residential, 2.1 to 6.5 dwelling units per acre), and (2) rezone property from LI (Light Industrial) to R-7,000 (single-family residential one dwelling unit per 7,000 square feet) Zone, located 28.5± acres on the northwest corner of 60<sup>th</sup> Street West and Avenue J.

An uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report. The staff report was presented by Chris Aune.

Applicant representative Corinna Ocampo expressed apologies for the absence of Pacific Communities' President, Nelson Chung. She also expressed gratitude to the staff for their time, efforts and professionalism.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:12 p.m.

It was moved by Commissioner Terracciano and seconded by Commissioner Smith to adopt Resolution No. 13-03 recommending to the City Council approval of General Plan Amendment No. 11-03 and Zone Change No. 11-03 on the subject property. Motion carried with the following vote (5-0-0-2):

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Cook and Malhi.

It was moved by Commissioner Terracciano and seconded by Commissioner Harvey to adopt Resolution No. 13-04 approving Conditional Use Permit No. 11-09, and Vesting Tentative Tract Map No. 71563. The approval of CUP No. 11-09 and VTTM No. 71563 is not valid until the effective date of General Plan Amendment No. 11-03 and Zone Change No. 11-03. Motion carried with the following vote (5-0-0-2):

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Cook and Malhi.

**DIRECTOR'S ANNOUNCEMENTS**

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Brian Ludicke informed the Commission that the subject agenda item would be forwarded for consideration and possibly scheduled to be presented before the City Council at their May 2013 meeting. Also, the meetings of the Steering Committee for the Transit Oriented Development (TOD) Overlay Zone of the Downtown Project area, including the Southeast Transit Village and surrounding areas, have begun. He commented that interaction with many residents and business owners has been very positive.

Chairman Vose inquired about the recent action by the City Council concerning the regional transportation element, and possibly misunderstanding from the community related to the potential closure of the existing Metrolink Station. Brian Ludicke opined that the status of the Metrolink Station possibly closing was an issue of funding, high speed rail, and how that ties in with the future of Palmdale Transit Center. He stated there are Council members that are assessing the overall transportation in the Antelope Valley. He concluded that the City maintains a strong commitment to providing transit, as well as alternative transportation modes, and will continue working to get a fair share of that funding for those kinds of improvements.

**COMMISSION AGENDA**

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None.

**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 6:18 p.m., to the Special Meeting for Agenda Review on Monday, May 13, 2013, 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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CHUEN NG, Associate Planner  
City of Lancaster