

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

February 24, 2014

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PLANNING COMMISSION TOUR AT 2:00 P.M.

The meeting was not convened due to lack of quorum. In attendance were Chairman Vose, Vice Chairman Hall, Commissioner Terracciano, Acting Assistant City Attorney (David Palmer), Planning Director (Brian Ludicke), Associate Planner (Chuen Ng), Associate Planner-Environmental (Jocelyn Swain), City Engineer (Michelle Cantrell), Senior Engineering Technician (Andrew Noga), Economic Development Director (Vern Lawson), Antelope Valley Air Quality Management District Representatives Bret Banks (Operations Manager) and Vickie Rausch (Lead Air Quality Specialist).

Tour locations: Net-Zero Energy KB Home, Solar facilities, and Resource Conservation District Nursery.

CALL TO ORDER

Chairman Vose called the regular meeting to order at 6:00 p.m. in the Council Chambers, Lancaster City Hall.

INVOCATION

In recognition of Black History Month, Vice Chairman Hall read a poem entitled "I Can Trust" by African-American Poet Daniel Webster Davis.

PLEDGE OF ALLEGIANCE

Commissioner Terracciano.

ROLL CALL

Present: Commissioners Crist, Terracciano, Vice Chairman Hall, and Chairman Vose.

Absent: Commissioners Cook and Harvey.

Also present were the Acting Assistant City Attorney (David Palmer), Planning Director (Brian Ludicke), Associate Planner (Chuen Ng), Associate Planner-Environmental (Jocelyn

Swain), City Engineer (Michelle Cantrell), and Recording Secretary (Joy Reyes); there were three persons in the audience.

Chairman Vose and Brian Ludicke gave special recognition to Jocelyn Swain for the planning of the tour.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Terracciano and seconded by Vice Chairman Hall, to approve the Minutes from the Regular Meeting of January 27, 2014. Motion carried with the following vote (3-0-2-2):

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

NEW PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 10-22

Chairman Vose opened the public hearing at 6:06 p.m. to hear a request by Portal Ridge Solar, LLC, to construct a 38 megawatt (MW) photovoltaic solar generating facility comprised of two 19 MW solar fields in the Rural Residential 2.5 (RR-2.5) Zone, located 180± acres bounded by Avenue H, Avenue H-8, 80th Street West, and 90th Street West.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the findings contained in the staff report and revised conditions list. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:07 p.m.

It was moved by Vice Chairman Hall and seconded by Commissioner Terracciano to grant a one-year extension to February 11, 2015, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 10-50. Motion carried with the following vote (5-0-0-2):

AYES: Commissioners Crist, Malhi, Terracciano, Vice Chairman Hall, and Chairman Vose.
 NOES: None.
 ABSTAIN: None.
 ABSENT: Commissioners Cook and Harvey.

NEW BUSINESS

3. DISCUSSION AND DIRECTION ON TEMPORARY BANNER REGULATIONS

Brian Ludicke stated there is room for improvement in the City's code for signs or banners in several areas: clarity of temporary signs; types of material banners; times of use for banners (dates); and how signs should be displayed.

Chairman Vose inquired if the Special Meeting in March would have a presentation of visual signs/banners. Brian Ludicke responded that he would check the City's archives for examples, and will contact Code Enforcement for photos. Chairman Vose inquired if municipal signs are subject to the same codes. Brian Ludicke stated the Code does not specify by name; there is an exemption in the Code for official notices.

DIRECTOR'S ANNOUNCEMENTS

Brian Ludicke informed the Commissioners to contact Joy Reyes for questions concerning final travel arrangements for the Planning Commission Academy in March.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 6:17 p.m., to the Special Meeting for Agenda Review on Monday, March 10, 2014, 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