

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

March 17, 2014

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CALL TO ORDER

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

INVOCATION

Commissioner Crist.

PLEDGE OF ALLEGIANCE

Commissioner Cook.

ROLL CALL

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

Absent: None.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), Associate Planner (Chuen Ng), Assistant Planner (Chris Aune), City Engineer (Michelle Cantrell), and Recording Secretary (Joy Reyes); there were three people in the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Crist and seconded by Commissioner Terracciano, to approve the Minutes from the Regular Meeting of February 24, 2014. Motion carried with the following vote (5-0-2-0):

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

NOES: None.

ABSTAIN: Commissioners Cook and Harvey.

ABSENT: None.

PRESENTATION

2. LANCASTER TRANSIT-ORIENTED DEVELOPMENT (TOD) ZONES

Chris Aune informed that the Architectural and Design Commission (ADC) was currently reviewing the TOD document, and due to the Lancaster City Council elections in April, the ADC will not meet again until May. He introduced the presenters David Sargent (Consultant) and Juan Gomez. David Sargent conducted a PowerPoint presentation of the TOD Zones and referenced the Southeast Transit Village Planning Area as a prior effort.

Chairman Vose asked David Sargent to share the interest groups that are involved in the project. David Sargent stated that property and business owners, and residents in the area of the project have attended meetings and workshops that were conducted. Also, various meetings have been conducted with the ADC members. Brian Ludicke added that there were transit riders who were also involved in the meetings, and participants from faith-based groups.

Chairman Vose asked Brian Ludicke to explain the public hearing process of the TOD. Brian Ludicke stated the ADC still has the TOD in purview, and will take action in the May 1st meeting, focusing on the design aspect. The Planning Commission will peruse the TOD from a legal standpoint along with a General Plan Amendment (GPA) and Zone Change (ZC). The Planning Commission will hold public hearings to receive public input, and will act as an advisory agency to make a recommendation to the City Council on the GPA and ZC. When this process is completed, it will be the City Council's final decision.

Speaker Maria Paesano expressed she did not understand what was being done and felt no one was concerned or cared unless it dealt with money.

NEW BUSINESS

Chairman Vose opened the new business session at 6:51 p.m. for presentations by Staff.

3. REGULATION OF CARNIVALS AND OTHER SIMILAR USES

Chuen Ng stated that staff is requesting direction from the Planning Commission to investigate the regulation of carnivals, and to provide a recommendation to remove and/or to amend the use provisions in the Lancaster Municipal Code. This is a result of public health, safety and welfare concerns. If directed, staff will prepare documentation to present to Planning Commission for recommendation to the City Council.

Chairman Vose asked staff to define carnival and other similar uses. Chuen Ng stated part of the research would be to define the meaning of carnival. Vice Chair Hall inquired if the use, for example, would be comparable to the Streets of Lancaster or Poppy Festival. Chairman Vose mentioned the Alfalfa Festival was similar to a carnival, and inquired of similar activities that take place in parking lots at various churches. Brian Ludicke stated the answer merits investigation. There are carnivals, traveling circuses, and other events that contain similar aspects. The use would have to be defined, whether as an accessory use or main use; as well as the review of seasonal sales operations (pumpkins and Christmas trees) which may have rides or

other types of entertainment. Chairman Vose stated the land use, locations, and form of public or private enterprise would also have to be considered.

Vice Chair Hall asked what would be the purpose of revising the regulations for carnivals and other similar uses. Brian Ludicke stated there had been concerns expressed by residents in neighborhoods near undeveloped sites used for these events. Dust control, parking, hours of operation, and noise are issues of concern, and need to be taken into consideration. Commissioner Terracciano stated the definition of carnival is a festival where people gather.

Chairman Vose inquired if there is a law enforcement issue involved with carnival-type events. Brian Ludicke stated there have been; events are monitored by law enforcement and fire safety personnel. He summarized that the issue would have to be investigated with legal evaluations focusing on “type and effect”.

Vice Chair Hall inquired if the regulations would only affect the festival, comparing to the air show’s high attendance impact on traffic control, for example. Chairman Vose included the fairgrounds as an example, and reiterated that some churches have similar scheduled yearly events. Brian Ludicke informed the City has procedures for one-time special events, and stated that Assistant City Attorney Jocelyn Corbett would research and draft an ordinance on the subject matter for staff to present to the Commission.

RECESS

Chairman Vose recessed the meeting at 7:06 p.m., and reconvened at 7:12 p.m.

Jocelyn Corbett stated that instead of a draft ordinance, an interim report after various research and discussions with interested parties by staff would give the Commission options of what the ordinance would contain, and the Commission would then give instruction to proceed from that report.

4. TEMPORARY PROMOTIONAL SIGNS/BANNERS

Brian Ludicke stated the subject matter was a result from the January 28, 2014, City Council meeting. Again as directed, staff will prepare documentation to present to Planning Commission for recommendation to the City Council. Vice Chair Hall stated he would like more time to review information. Chairman Vose stated he would like to see examples, and suggested that the Commissioners should take pictures as observed, and communicate or send information to staff only. Brian Ludicke informed that the temporary promotional signs/banners will be examined in relation to temporary sign regulations by zone.

New business session closed at 7:20 p.m.

DIRECTOR'S ANNOUNCEMENTS

Brian Ludicke informed Commissioners to contact staff concerning their attendance at the upcoming Planning Commissioners March conference, if they have not yet done so.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 7:22 p.m., to the Special Meeting for Agenda Review on Monday, April 7, 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