

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

June 16, 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

Vice Chairman Hall.

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), Associate Planner - Environmental (Jocelyn Swain), and Recording Secretary (Joy Reyes); there were approximately seven people in the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Malhi and seconded by Commissioner Cook to approve the Minutes from the Regular Meeting of May 19, 2014. Motion carried with the following vote (7-0-0-0):

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

NEW PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 14-03

Chairman Vose opened the public hearing at 6:04 p.m., to hear request by Tesoro Refining & Marketing Company, LLC, to add Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license for the primary off-sale of alcoholic beverages at an existing Shell gas station in the Commercial (C) Zone, and a request for a waiver under Section 17.42.040.C of the Lancaster Municipal Code (LMC) to allow the sale of beer and wine within 300 feet of residentially zoned property, located at 44015 20th Street West.

Commissioner Malhi recused himself stating that his business is located less than .5 mile from the project, and exited the dais.

Chuen Ng presented the staff report. An uncontested hearing letter was received from the applicant stating agreement to all the conditions of approval as stated in the staff report.

Applicant representative Ahmad Ghaderi and the Commissioners discussed the storage, display, and sale alcohol, and staff training; Ahmad Ghaderi affirmed all plans were in compliance with the LMC and ABC.

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 Harvey and seconded by Commissioner Crist to adopt Resolution No. 14-06 approving Conditional Use Permit No. 14-03. Motion carried with the following vote (6-0-1-0):

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

NOES: None.

ABSTAIN: Commissioner Malhi recused.

ABSENT: None.

Commissioner Malhi returned to the dais.

3. CONDITIONAL USE PERMIT NO. 14-06

Chairman Vose opened the public hearing at 6:12 p.m., to hear request by Emily Julian, to expand Julianni's Italian Ristorante to include an adjacent tenant space for a banquet facility with on-sale beer and wine (ABC License Type 41), in the Commercial Planned Development Zone, located at 44960 Valley Central Way, Suites 103 and 108.

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

Applicant's spouse addressed the commissioners in response to the inquiries of the types of music, and if there had been any complaints from neighboring businesses; Mr. Julian stated the bands play music that covers all genres, and there have been no complaints. Chris Aune affirmed.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:18 p.m.

It was moved by Commissioner Malhi and seconded by Commissioner Terracciano to adopt Resolution No. 14-07 approving Conditional Use Permit No. 14-06. Motion carried with the following vote (7-0-0-0):

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. TRANSIT-ORIENTED DEVELOPMENT (TOD) ZONES

Chairman Vose opened the new business session at 6:20 p.m. to hear a request by the City of Lancaster to adopt regulatory changes that support transit oriented development by: amending the General Plan to extend the existing boundary of the Downtown Lancaster Transit Village District; updating the General Plan Land Use Map and Zoning Map; creating new TOD Zones for the identified Planning Areas; and updating Title 17 (Zoning Code) of the Lancaster Municipal Code. Planning Area 1 is approximately 84 acres in size and located northeast of the Metrolink Station between Avenue I and Milling Street, and between Sierra Highway and Division Street. Planning Area 2 is approximately 102 acres in size and is located southeast of the Metrolink Station and south of Downtown Lancaster between Milling Street and Newgrove Street from Fern Avenue to Date Avenue, and between Newgrove Street and Avenue J from Fern Avenue to Sierra Highway.

Brian Ludicke presented the staff report; Chris Aune and Consultant Dave Sargent were available to address all concerns or questions.

The Commissioners, Consultant Dave Sargent and Staff reviewed and discussed various issues from the TOD proposal:

- Signage for businesses
- Parking spaces for multi-family units
- Downtown Specific Plan comparison
- Noise level along railways/roads and quiet zones
- Signal and crossing zones (Pedestrians)
- Installation of utility and satellite dish systems

- House styles and roofing (designs)
- Back-in angled parking (safety)
- Landscape and development of infill sites

It was moved by Chairman Vose and seconded by Vice Chairman Hall to continue public hearing to the Regular Meeting of July 21, 2014. Motion carried with the following vote (7-0-0-0):

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

NEW BUSINESS

5. CONSIDERATION OF REVISIONS TO LANCASTER MUNICIPAL CODE CONCERNING REGULATION OF CARNIVALS AND CIRCUSES

Chairman Vose opened the public hearing at 7:14 p.m. to hear a request by the City of Lancaster to consider revisions to the Lancaster Municipal Code (LMC) concerning regulation of carnivals, circuses and similar outdoor entertainment events located Citywide.

The consensus of the Commission was to define “carnival”; definition would be part of draft ordinance; regulate - general position that carnivals/circuses are prohibited in the city. Referring to definition of “carnival” Staff recommended defining one word only incorporating all other types of events.

Exemptions in reference to the City of Alhambra, California, Code of Ordinances were discussed and considered in comparison to events in the Lancaster area and LMC. Fee structure must be established in the proposed draft ordinance. Staff will prepare a draft ordinance.

No testimony was received. First public hearing of the Consideration of Revisions to LMC Concerning Regulation of Carnivals and Circuses to be held at the next regular meeting of July 21, 2014.

New business session closed at 7:50 p.m.

DIRECTOR'S ANNOUNCEMENTS

None.

COMMISSION AGENDA

Commissioner Ryan A. Crist announced his resignation effective immediately, and stated he is returning to law school.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 7:52 p.m., to the Special Meeting for Agenda Review on Monday, July14, 2014, at 5:30 p.m., in the Public Safety Conference Room, City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster