

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

August 18, 2014

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### CALL TO ORDER

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

### INVOCATION

Pastor John Meadors, Christian Life Assembly.

### PLEDGE OF ALLEGIANCE

Commissioner Cook.

### ROLL CALL

Present: Commissioners Cook, Coronado, Harvey, and Vice Chairman Hall.

Absent: Commissioners Malhi, Terracciano, and Chairman Vose.

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

Vice Chairman Hall introduced newly seated Planning Commissioner Miguel Coronado.

### CONSENT CALENDAR

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

It was moved by Commissioner Cook and seconded by Commissioner Harvey, to continue to September 22, 2014, Regular Meeting, for approval of the Minutes from the Regular Meeting of July 21, 2014. Motion carried with the following vote (4-0-0-3):

AYES: Commissioners Cook, Coronado, Harvey, and Vice Chairman Hall.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Malhi, Terracciano, and Chairman Vose.

## **CONTINUED PUBLIC HEARING**

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### **2. TRANSIT-ORIENTED DEVELOPMENT (TOD) ZONES**

Vice Chairman Hall opened the continued public hearing at 6:04 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.

It was moved by Commissioner Harvey and seconded by Commissioner Cook, to continue to September 22, 2014, Regular Meeting. Motion carried with the following vote (4-0-0-3):

AYES: Commissioners Cook, Coronado, Harvey, and Vice Chairman Hall.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Malhi, Terracciano, and Chairman Vose.

## **NEW PUBLIC HEARINGS**

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### **3. CONDITIONAL USE PERMIT NO. 14-07**

Vice Chairman Hall opened the public hearing at 6:07 p.m., to hear request by Margareth Rico and Carlos Pineda, to allow alcohol (beer, wine, and spirits) to be provided on the premises of a banquet facility for private catered events, in the Light Industrial zone, located at 1122 West Avenue L-12, Suites 107 and 108.

The reading of the staff report was waived; an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report.

Applicant Margareth Rico and architect Myrle McLernon addressed the Commission, voiced agreement with the conditions in the staff report, and stated plans for the proposed project in accordance with the conditions. The Commissioners inquired concerning security, policies and proposed floor plan; the applicant and engineer responded they will be in conformance as stated in the conditions.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:21 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Cook to adopt Resolution No. 14-10 approving Conditional Use Permit No. 14-07. Motion carried with the following vote (4-0-0-3):

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

#### **4. CONDITIONAL USE PERMIT NO. 14-09**

Vice Chairman Hall opened the public hearing at 6:22 p.m. to hear a request by the 99 Cents Only Store #325 to add Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license for the incidental off-sale of alcoholic beverages at a grocery and consumer goods store in the Commercial Planned Development (CPD) zone, located at 1030 East Avenue J.

The reading of the staff report was waived; 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 6:24 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Cook to adopt Resolution No. 14-11 approving Conditional Use Permit No. 14-09. Motion carried with the following vote (4-0-0-3):

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

#### **DIRECTOR'S ANNOUNCEMENT**

Brian Ludicke stated that due to the absence of staff members and a consensus by the Commissioners, the September 15<sup>th</sup> meeting move to September 22<sup>nd</sup>. The Temporary Sign issue will be put back on the agenda for the September 22, 2014, Regular Meeting.

As advised by the Assistant City Attorney, it was moved by Commissioner Harvey and seconded by Commissioner Cook to reschedule the September 18, Regular Meeting to September 22, 2014. Motion carried with the following vote (4-0-0-3):

AYES: Commissioners Cook, Coronado, Harvey, and Vice Chairman Hall.  
NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Malhi, Terracciano, and Chairman Vose.

**COMMISSION AGENDA**

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Brief discussion of the Sign Ordinance.

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS**

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None.

**ADJOURNMENT**

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Vice Chairman Hall declared the meeting adjourned at 6:33 p.m., to the Special Meeting for Agenda Review on Monday, September 8, 2014, at 5:30 p.m., in the Public Safety Conference Room, City Hall. Regular Meeting in September rescheduled to September 22, 2014, in the Council Chambers.

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster