

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

July 21, 2014

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### **CALL TO ORDER**

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

### **INVOCATION**

Pastor Tim Stroup, Crosswind Community Church.

### **PLEDGE OF ALLEGIANCE**

Commissioner Terracciano.

### **ROLL CALL**

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

Absent: Commissioners Cook and Harvey.

Seventh Commissioner's seat vacant; Ryan Crist resigned effective June 16, 2014.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), Associate Planner (Chuen Ng), Assistant Planner (Chris Aune), and Recording Secretary (Joy Reyes); there were 12 people in the audience.

### **PRESENTATION**

#### **Proposed Light Emitting Diode (LED) Ordinance**

Presenters: Heather Swan (Sr. Projects Coordinator), Andrew Noga (Projects Coordinator), and Tim Zongker (Building Inspector)

PowerPoint presentation of Light Emitting Diode (LED) conducted. Commissioners and presenters discussed:

- Lifespan of LED lighting
- Cost and efficiency (Home/Business/Retail owners)
- Implementation of California Energy Commission (CED) 2016 Code

Chairman Vose suggested to establish a committee consisting of staff, Commissioners, and builders or trade associations, for further study of the LED Ordinance; Commissioners Malhi, Terracciano, and Vice Chairman Hall volunteered for the committee.

## **CONSENT CALENDAR**

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

It was moved by Commissioner Malhi and seconded by Vice Chairman Hall, to approve the Minutes from the Regular Meeting of June 16, 2014. Motion carried with the following vote (4-0-0-2):

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Cook and Harvey.

## **CONTINUED PUBLIC HEARING**

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

Chairman Vose opened the continued public hearing 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.

Chairman Vose lead discussion on various suggestions and issues from the TOD proposal:

- Siting of bail bonds in the TOD Zone
- Thrift shops vs. consignment shops
- Solar paid parking meters (financing, landscaping, and maintenance of streets and sidewalks)
- Comparison of Downtown component – “Property-based Improvement District”
- Director’s Review/Conditional Use Permits for different types of retail uses
- Encroachment permits
- Architectural designs (white window frames)
- Enforcement provisions

Public Hearing remains open and continued to the August meeting.

## **NEW PUBLIC HEARINGS**

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### **3. CONDITIONAL USE PERMIT NO. 12-06 (EXTENSION)**

Chairman Vose opened the public hearing at 7:01 p.m., to hear request by Antelope Valley Christian Center, to construct and operate a church facility totaling 32,524± square feet, including a 9,527± square-foot auditorium, 8,230± square-foot multi-purpose room, and 14,040± square feet of miscellaneous office space and restrooms, and a one-acre drainage basin in the RR-1 zone (Rural Residential, one dwelling unit per 40,000 square-foot lot minimum), 20.2± acres of an 80± gross acre site located on the southwest corner of 30<sup>th</sup> Street East and Avenue K-8.

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 7:01 p.m.

It was moved by Commissioner Terracciano and seconded by Commissioner Malhi to grant a one-year extension to August 20, 2015, based on the findings contained in the staff report and all other previously approved conditions. Motion carried with the following vote (4-0-0-2):

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Cook and Harvey.

### **4. CONDITIONAL USE PERMIT NO. 14-01**

Chairman Vose opened the public hearing at 7:02 p.m. to hear a request by The Dominion Center (Royce Butler) to allow a church in an existing building in the Light Industrial (LI) zone, located at 42053 6th Street West, Unit A.

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 7:03 p.m.

It was moved by Vice Chairman Hall and seconded by Commissioner Terracciano to adopt Resolution No. 14-08 approving Conditional Use Permit No. 14-01. Motion carried with the following vote (4-0-0-2):

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Cook and Harvey.

## **5. CARNIVALS ORDINANCE**

Chairman Vose opened the public hearing at 7:04 p.m. to hear a request by the City of Lancaster to consider revisions to the Lancaster Municipal Code concerning regulation of carnivals, circuses and similar outdoor entertainment events located Citywide.

Staff report was read by Brian Ludicke. Modifications to the staff report and proposed ordinance were received, announced, and briefly discussed.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 7:11 p.m.

It was moved by Vice Chairman Hall and seconded by Commissioner Malhi to approve Resolution No. 14-09, recommending to the City Council approval of an ordinance, amending Title 9 of the Lancaster Municipal Code by adding Chapter 9.46, and amending Title 17 of the Lancaster Municipal Code by amending sections 17.08.050, 17.10.050, 17.12.070, 17.16.060, and 17.20.340, relating to the regulation of carnivals and other temporary outdoor entertainment events. Motion carried with the following vote (4-0-0-2):

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioners Cook and Harvey.

## **DIRECTOR'S ANNOUNCEMENT**

Discussion of Temporary Sign Banner provisions to be scheduled on the PC September agenda; staff will set up drop box for Commissioners to upload photos.

## **COMMISSION AGENDA**

None.

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

None.

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**ADJOURNMENT**

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Chairman Vose declared the meeting adjourned at 7:19 p.m., to the Special Meeting for Agenda Review on Monday, August 11, 2014, at 5:30 p.m., in the Public Safety Conference Room, City Hall.

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster