

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

May 18, 2015

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### **CALL TO ORDER**

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

### **INVOCATION**

Vice Chair Hall.

### **PLEDGE OF ALLEGIANCE**

Chairman Vose.

### **ROLL CALL**

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

Also present were the Assistant City Attorney (Jocelyn Corbett), Public Works Manager (Carlyle Workman) City Engineer (Michelle Cantrell), Associate Planner (Chuen Ng), Associate Planner-Environmental (Jocelyn Swain), Assistant Planner (Chris Aune), Assistant Planner (Randie Davis), and Recording Secretary (Joy Reyes). There were approximately 11 people in the audience.

### **PUBLIC BUSINESS FROM THE FLOOR**

None.

### **CONSENT CALENDAR**

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1. **APPROVAL OF MINUTES FROM THE REGULAR MEETING OF APRIL 20, 2015.**

It was moved by Commissioner Cook and seconded by Commissioner Harvey to approve the Minutes from the Regular Meeting of April 20, 2015. Motion carried with the following vote (7-0-0-0-0):

AYES: Cook, Coronado, Harvey, Malhi, Terracciano, Hall and Vose.

NOES: None.  
 ABSTAIN: None.  
 RECUSED: None.  
 ABSENT: None.

## **NEW PUBLIC HEARING**

### **2. CONDITIONAL USE PERMIT NO. 14-13**

Chairman Vose recused himself from all hearing proceedings and deliberations, and stated that he is an active member of Blessed Junipero Serra Parish. He has served as a member and past Chairperson of the Parish Finance Council, Co-Chairperson of previous capital campaigns, and has been instrumental in the planning and construction of church facilities.

Vice Chair Hall opened the public meeting to hear a request from the Roman Catholic Archbishop of Los Angeles (c/o Blessed Junipero Serra Parish) for expansion of an existing church and associated facilities; the expansion would total approximately 62,612 square feet of buildings over five phases, located at 42121 60th Street West (APNs 3204-016-074, 075, 076, and 088).

Assistant Planner Chris Aune presented a staff report describing the proposed request, including the proposed phasing and associated improvements. Vice Chair Hall asked how the applicant would obtain water for construction. Public Works Manager Carlyle Workman stated that LA County Waterworks is not issuing meters for construction, but the applicant would be able to procure recycled water from the City for construction activities.

Speaker Jim Van Campenolle of JVC Architects, the architect for the project, spoke on behalf of the applicant, and offered to answer any questions the Commission may have.

It was moved by Commissioner Harvey and seconded by Commissioner Malhi to adopt Resolution No. 15-05 approving Conditional Use Permit No. 14-13. Motion carried with the following vote (6-0-0-1-0)

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

### **3. CONDITIONAL USE PERMIT NO. 15-04**

Chairman Vose opened the public meeting to hear a request from SoCal Otro Rollo, Inc. (Big Ed's Sushi) for a Conditional Use Permit to add Alcoholic Beverage Control Type 41 license (on-sale Beer and Wine for a bona fide restaurant) with live entertainment in a proposed restaurant in the C (Commercial) Zone, located at 907 West Avenue J, Suite C.

Vice Chair Hall asked for clarification on the entertainment use. Randie Davis stated that entertainment is restricted to karaoke and small, live musician performances.

It was moved by Commissioner Malhi and seconded by Commissioner Harvey to adopt Resolution No. 15-06 approving Conditional Use Permit No. 15-04. Motion carried with the following vote (6-1-0-0-0)

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

#### **4. TEMPORARY/PROMOTIONAL SIGNS**

Chairman Vose opened the public hearing to hear a request from staff for an amendment to Title 17 (Zoning) of the Lancaster Municipal Code by modifying Section 17.04.240 (Definitions) and adding Sections 17.12.190 (Temporary Promotional Signs, Commercial Zone) and 17.16.230 (Temporary Promotional Signs, Industrial Zone).

Vice Chair Hall asked if applicants would be able to obtain one permit for the year, covering multiple timeframes. Associate Planner Chuen Ng stated that an applicant could potentially obtain one permit for the year, if they knew in advance the dates that they would the temporary sign. Chairman Vose reiterated that the ordinance is intended for temporary signage. Assistant City Attorney Jocelyn Corbett stated that display times have minimum separation days to ensure signage remains temporary.

Chairman Vose asked how much the fee was for a temporary sign permit. Chuen Ng responded that the fee is \$33.00 for each permit.

Chairman Vose asked whether pennants would be allowed. Jocelyn Corbett stated that pennants are not included as a type of temporary sign that would be allowed, reflecting the Commissioners' comments from previous reviews of the draft ordinance.

Commissioner Cook asked about how code enforcement would enforce the proposed ordinance. Jocelyn Corbett stated that code enforcement would have a log or spreadsheet with them to track the businesses that have permits for temporary signage. She noted that it may be difficult to obtain compliance from corporate businesses, such as fast food restaurants, that have many layers of management.

Several commissioners commended Jocelyn Corbett for drafting an ordinance that would provide regulation to temporary signs, but also provide businesses some sensible options.

It was moved by Commissioner Terracciano and seconded by Commissioner Malhi to adopt Resolution No. 15-07 recommending to the City Council approval of an ordinance, amending Title 17 (Zoning) of the Lancaster Municipal Code by modifying Section 17.04.240 (Definitions), and adding sections 17.12.190 (Temporary Promotional Signs, Commercial) and 17.16.230 (Temporary Promotional Signs, Industrial), relating to the regulation of temporary promotional signs. Motion carried with the following vote (7-0-0-0-0)

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

## **NEW BUSINESS**

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### **5. Public Comments on the Draft Environmental Impact Report (Conditional Use Permit No. 14-10, General Plan Amendment No. 14-02, Zone Change 14-02)**

Associate Planner-Environmental Jocelyn Swain provided a report for the proposed 150-megawatt (MW) solar generating facility.

Speaker Briana Harding spoke in support of the solar industry in the Antelope Valley.

## **DIRECTOR'S ANNOUNCEMENT**

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None.

## **COMMISSION AGENDA**

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Chairman Vose indicated that the sub-committee, consisting of three members of the Planning Commission and headed by Vice Chair Hall, will meet to review various alcoholic beverage issues, and provide back to the Commission a recommendation for the scope of the review.

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

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None.

## **ADJOURNMENT**

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Chairman Vose declared the meeting adjourned at 6:52 p.m. to the Special Meeting for Agenda Review on Monday, June 8, 2015, at 5:30 p.m., in the Public Safety Conference Room, Lancaster 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