

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

August 17, 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, Terracciano, Vice Chair Hall, and Chairman Vose.

Absent: Commissioners Harvey and Malhi.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), City Engineer (Michelle Cantrell), Associate Planner (Chuen Ng), Assistant Planner (Chris Aune), Assistant Planner (Randie Davis), and Recording Secretary (Joy Reyes). There were approximately 14 people in the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Vice Chair Hall and seconded by Commissioner Coronado to approve the Minutes from the Regular Meeting of July 20, 2015. Motion for the Regular Meeting carried with the following vote (4-0-1-0-2):

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

CONTINUED PUBLIC HEARING

2. MAP EXTENSIONS**a. Tentative Tract Map No. 60885**

Chairman Vose opened the public hearing at 6:03 p.m., to hear a request for extension by Royal Investors Group, LLC, to subdivide 49 single family lots in the R-7,000 Zone, located on 12.51± gross acres at the west side of 60th Street West approximately 290 feet south of Avenue J-8.

The staff report was presented by Chuen Ng. There was no uncontested letter received from the applicant. Applicant Kris Pinero came forward and agreed with the revised conditions for both Items 2.a. (TTM 60885) and Item 2.c. (TTM 61734).

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:08 p.m.

It was moved by Commissioner Terracciano and seconded by Commissioner Cook to grant a one-year extension to July 18, 2016, based on the findings contained in the staff report, and subject to the revised conditions list, Attachment to Resolution No. 05-38. Motion carried with the following vote (5-0-0-0-2):

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

b. Tentative Tract Map No. 61574

Chairman Vose opened the public hearing at 6:09 p.m., to hear a request for extension by United Engineering Group, to subdivide 45 single family lots in the R-10,000 Zone and one remainder parcel in the CPD Zone, located on 26.6± gross acres at the southwest corner of Avenue K and 30th Street East.

The reading of the staff report was waived since 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 6:11 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Terracciano to grant a one-year extension to July 17, 2016, based on the findings contained in the staff report, and subject to the revised conditions list, Attachment to Resolution No. 06-56. Motion carried with the following vote (5-0-0-0-2):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
 NOES: None.

ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey and Malhi.

c. Tentative Tract Map No. 61734

Chairman Vose opened the public hearing at 6:12 p.m., to hear a request for extension by Royal Investors Group, LLC, to subdivide 19 single family lots in the R-7,000 Zone, located on 5± gross acres at 663 feet north of Avenue J-12 and approximately 658 feet west of 60th Street West.

The reading of the staff report was waived since 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 6:13 p.m.

It was moved by Commissioner Coronado and seconded by Commissioner Terracciano to grant a one-year extension to July 18, 2016, based on the findings contained in the staff report, and subject to the revised conditions list, Attachment to Resolution No. 05-42. Motion carried with the following vote (5-0-0-0-2):

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

NEW PUBLIC HEARING

3. ONE-YEAR EXTENSIONS

a. Conditional Use Permit No. 12-06

Chairman Vose opened the public hearing at 6:13 p.m., to hear a request for extension 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 (Rural Residential, one dwelling unit per 40,000 square-foot lot minimum) zone, located on 20.2± acres of an 80± gross acre site at the southwest corner of 30th Street East and Avenue K-8.

The reading of the staff report was waived since 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 6:15 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Coronado to grant a one-year extension to August 20, 2016, based on the findings contained in the staff report, and subject to the revised conditions list, Attachment to Resolution No. 12-15. Motion carried with the following vote (5-0-0-0-2):

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

b. Tentative Tract Map No. 61733

Chairman Vose opened the public hearing at 6:16 p.m., to hear a request for extension by ICON Properties Inc., to subdivide 18 single family lots in the SRR Zone, located on 10.00± gross acres at the northeast corner of 27th Street West and Avenue L-4.

The staff report was presented by Chris Aune. An uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report. There was one speaker card in favor of the project.

Speaker Ronald Guy-a-deen stated he had no problem with the proposed tract, and was one of the property owners. The map shows the street name as 26th Street West, and the street name had been changed to Ana Madre Lane. He expressed his concerns were the environmental issues associated with the project (dust from 4-wheelers or motorcycles riding through empty tracks), and asked how the problem could be resolved.

Brian Ludicke responded that the property is an open piece of property, and the City has tried to address the issue in the past in various ways; fence was stolen; this is a trespassing issue.

Public hearing closed at 6:30 p.m.

It was moved by Commissioner Terracciano and seconded by Commissioner Cook to grant a one-year extension to August 17, 2016, based on the findings contained in the staff report, and subject to the revised conditions list, Attachment to Resolution No. 05-41. Motion carried with the following vote (5-0-0-0-2):

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

c. Tentative Tract Map No. 70238 / Conditional Use Permit No. 07-19

Chairman Vose opened the public hearing at 6:31 p.m., to hear a request for extension by Jusdyco, Inc., LLC, for residential planned community of 160 individual detached airspace condominiums, with 1.7± acres of common open space in the MDR (Moderate Density Residential,

6.6 to 15 dwelling units per acre) Zone, located on 14.3± acres at the northeast corner of 50th Street West and Lancaster Boulevard.

The reading of the staff report was waived since 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 6:32 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Terracciano to grant a one-year extension to July 20, 2016, based on the findings contained in the staff report, and subject to the revised conditions list, Attachment to Resolution No. 09-13. Motion carried with the following vote (5-0-0-0-2):

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

4. LANCASTER MUNICIPAL CODE AMENDMENT (TITLE 17) – AMENDMENT TO THE ALCOHOL ORDINANCE, SECTION 17.42.020 – DEFINITIONS AND MINOR ADDITIONS TO THE MIXED USE GENERAL COMMERCIAL AND INDUSTRIAL ZONES

Chairman Vose opened the public hearing at 6:33 p.m., to hear a request by staff to amend Title 17 (Zoning) of the Lancaster Municipal Code by amending Sections 17.10.050.B (Uses and Permit Requirements – Mixed Use – Uses Matrix), 17.12.080.D.11 (Uses Subject to Conditional Use Permits – General Commercial Zone), 17.16.070.A.5 (Uses Subject to Conditional Use permits – Industrial Zones) to require a conditional use permit for nightclubs without alcohol sales, and Section 17.42.020 (DEFINITIONS) related to provisions for convenience stores, sales floor area, and incidental sellers, located city-wide.

Randie Davis presented the staff report. Staff and Commission discussed the need for an alcohol ordinance. There was one speaker card.

Speaker Carlo Shihady stated he has a project that will be forthcoming. He voiced his concern on the requirement for containers to be under 40-ounces, no spirits, square-footage, and how it would affect his business.

Brian Ludicke explained the original intent of the Lancaster Municipal Code Amendment to the Alcohol Ordinance. Staff and Commission discussed definitions of convenience markets and mini-markets.

Public hearing closed at 6:53 p.m.

It was moved by Commissioner Coronado and seconded by Commissioner Cook to adopt Resolution No. 15-18 recommending to the City Council approval of an ordinance amendment as stated in the above request. Motion carried with the following vote (5-0-0-0-2):

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

NEW BUSINESS

None

DIRECTOR'S ANNOUNCEMENT

Brian Ludicke stated the staff will prepare potential conditions related to alcohol sales uses for discussion at the September meeting.

Chairman Vose inquired about the signs programs to City Council. Jocelyn Corbett stated she addressed City Council consideration on this issue and there would be litigation soon.

Vice Chairman Hall asked if the Del Sur Project solar language would remain the same. Brian Ludicke stated that staff will recommend that the language be added as a part to any extension that is granted for any conditional use permit for solar projects.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

In memory of Kelvin Tainatongo, Chairman Vose declared the meeting adjourned at 6:59 p.m., to the Special Meeting for Agenda Review on Monday, September 14, 2015, at 5:30 p.m., in the City Council Conference Room, Lancaster City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster