

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

March 21, 2016

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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**

Commissioner Cook.

### **ROLL CALL**

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

Absent: None.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), Development Services Director (Jeff Hogan), Principal Planner (Chuen Ng), City Engineer (Michelle Cantrell), Assistant Planner (Tim Rosenstein), Recording Secretary (Marion Coleman), and Recording Secretary (Joy Reyes). There were five people in the audience.

### **CONSENT CALENDAR**

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

It was moved by Vice Chair Hall and seconded by Commissioner Terracciano to approve the Minutes from the Regular Meeting of February 22, 2016. Motion for the Regular Meeting carried with the following vote (5-0-1-0-0):

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

NOES: None.

ABSTAIN: Coronado.

RECUSED: None.

ABSENT: None.

## NEW PUBLIC HEARINGS

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### 2. MAP EXTENSIONS

#### a. Tentative Tract Map No. 60430

Chairman Vose opened the public hearing at 6:07 p.m., to hear a request by Royal Investors Group, LLC, to subdivide 82 single-family lots in the R-7,000 Zone, located on 23± gross acres on the northwest corner of Avenue K and 36<sup>th</sup> 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 6:08 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Cook to grant a one-year extension to March 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-11. Motion carried with the following vote (6-0-0-0-0):

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

#### b. Tentative Tract Map No. 62403

Chairman Vose opened the public hearing at 6:08 p.m., to hear a request by Sherry Saleh, to subdivide 204 single-family lots in the R-10,000 Zone, located on 64.22± gross acres at the southeast corner of Avenue L and future 80<sup>th</sup> 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 6:09 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Terracciano to grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-91. Motion carried with the following vote (6-0-0-0-0):

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

**c. Tentative Tract Map No. 62793**

Chairman Vose opened the public hearing at 6:10 p.m., to hear a request by Somis Investments, LLC, to subdivide 153 single-family lots in the R-7,000 Zone, located on 42± gross acres on the southeast corner of future 40<sup>th</sup> Street West and future Avenue H-8.

The reading of the staff report was waived; staff and the applicant requested an extension to the April 2016, Planning Commission meeting to allow additional time to consider design alternatives. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:14 p.m.

It was moved by Commissioner Terracciano and seconded by Commissioner Harvey to grant a time extension to April 2016, Planning Commission meeting. Motion carried with the following vote (6-0-0-0-0):

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

**d. Vesting Tentative Tract Map No. 61817**

Chairman Vose opened the public hearing at 6:15 p.m., to hear a request by Pacific Communities Builder, Inc., to subdivide 151 single-family lots in the R-7,000 Zone, located on 40± gross acres at the northeast corner of future Avenue H-8 and future 15<sup>th</sup> 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 6:17 p.m.

It was moved by Commissioner Harvey and seconded by Vice Chair Hall to grant a 9-month extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-83. Motion carried with the following vote (6-0-0-0-0):

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

**e. Tentative Parcel Map No. 69578**

Chairman Vose opened the public hearing at 6:18 p.m., to hear a request by Chikkiah and Vasantha Padmanabhan, to subdivide 4 single-family lots in the SRR Zone, located on 2.55± gross acres at the northwest corner of 37<sup>th</sup> Street West and Avenue L-6.

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 6:18 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Terracciano to grant a one-year extension to March 15, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 10-07. Motion carried with the following vote (6-0-0-0-0):

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

### **3. CONDITIONAL USE PERMIT NO. 16-01**

Chairman Vose opened the public hearing at 6:19 p.m., to hear a request by Gino's Italian Restaurant, to modify the existing Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine – Eating Place) License to an ABC Type 47 (On-Sale General – Eating Place) License to have on-site consumption of beer, wine, and distilled spirits in conjunction with a bona-fide eating place (restaurant) with live entertainment and a banquet facility, in the Commercial Planned Development Zone; existing Conditional Use Permit No. 14-06 would be replaced with Conditional Use Permit No. 16-01, located at 44960 Valley Central Way, Suites 103 & 108.

The staff report was presented by Chuen Ng. An uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report. Applicant representatives were present for any questions. 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 Coronado and seconded by Commissioner Terracciano to adopt Resolution No. 16-03 approving Conditional Use Permit No. 16-01. Motion carried with the following vote (6-0-0-0-0):

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

**NEW BUSINESS**

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**4. CITY'S MINIMUM PARKING REQUIREMENTS**

Chairman Vose opened the new business session at 6:22 p.m. to discuss the City's minimum parking requirements.

Brian Ludicke conducted a PowerPoint presentation. The Commissioners and Staff reviewed and discussed various issues from the photos presented:

- Tenant/Retailer's requirements vs. City's requirements for minimum parking:
  - Tenant/Retailer's view of their requirements may be different than what the City requires.
  - Tenant/Retailers understand their needs better than City staff.
  - Retail industry considering leasing pads on under-utilized parking lots in order to generate additional income.
- Pros and unintended land-use consequences of off-street parking requirements in commercial zones:
  - Large empty parking lots perpetuate low density development, which requires more City resources.
  - Empty lots give an undesirable appearance.
  - Fully utilized parking areas provide an appearance of good economic activity.
- Residential parking and minimum dimension requirements to remain unchanged.
  - Repealing minimum parking requirements for Commercial zones.

The Commissioners agreed that additional research is required of cities that have already eliminated minimum parking requirements.

The Commissioners decided to revisit this topic in 60-90 days.

**5. INITIATION OF AN AMENDMENT TO THE LANCASTER MUNICIPAL CODE TO ADD THE FOLLOWING AS A USE SUBJECT TO A CONDITIONAL USE PERMIT IN THE RR-2.5 ZONE ONLY: "ENERGY STORAGE FACILITY, STAND-ALONE"**

Brian Ludicke presented the staff report. The Commissioners discussed the need for storage and the need to understand the environmental impacts. Staff noted the various issues raised by the Commission and will look to obtain information concerning those issues.

**DIRECTOR'S ANNOUNCEMENT**

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None.

**COMMISSION AGENDA**

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Commissioners discussed, and there was a unanimous consensus, to reschedule the April Planning Commission Regular meeting to April 25, 2016.

There was lengthy discussion with the Commissioners and City Attorney regarding the results of the City Council decisions of the prohibition of medical marijuana dispensaries and the cultivation and/or delivery of marijuana, and amendment to the alcohol ordinance.

**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 7:52 p.m., to the Special Meeting for Agenda Review on Monday, April 11, 2016, at 5:30 p.m., in the Parks, Recreation & Arts 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