

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION June 17, 2019

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CALL TO ORDER

Chairman Vose called the regular meeting to order at 5:04 p.m.

INVOCATION

Commissioner Moore.

PLEDGE OF ALLEGIANCE

Commissioner Cook.

ROLL CALL

Present: Commissioners Cook, Harvey, Moore, Vice Chairperson Smith, and Chairman Vose.

Absent: Commissioners Donovan and Parris.

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), City Engineer (Trolis Niebla), Principal Planner (Jocelyn Swain), Associate Planner (Brenda Magaña), Associate Planner (Mitzi Alvarado), and Recording Secretary (Danielle Winter). There were 10 people in the audience.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

CONSENT CALENDAR

1. Approval of Regular Minutes of May 20, 2019

Commissioner Cook made a motion, and Commissioner Moore seconded the motion for the approval of the May 20, 2019 Minutes.

The motioned carried with the following vote of (5-0-0-0-2):

AYES: Cook, Harvey, Moore, Smith, and Vose.
 NOES: None.
 ABSTAIN: None.
 RECUSED: None.
 ABSENT: Donovan and Parris.

NEW PUBLIC HEARINGS

Chairman Vose stated the Commission had received uncontested letters, which is correspondence from the applicant stating whether they agree or disagree with the proposed conditions. The Commission received uncontested letters for Agenda Items #2, 3, and 4. The Commission also received modifications to CUP 19-07 on the Thursday before the Regular Meeting.

2. Conditional Use Permit No. 18-30

Since there were no public speakers, and a staff report was not requested to be heard, Chairman Vose closed the public hearing.

Commissioner Harvey made a motion, and Vice Chair Smith seconded the motion adopt Resolution No. 19-24, to allow for the operation and construction of a 75-foot tall mono-pine wireless communications facility with a 576 square-foot equipment enclosure located near the south east corner of Avenue G and 50th Street West.

The motioned carried with the following vote of (5-0-0-0-2):

AYES: Cook, Harvey, Moore, Smith, and Vose.
 NOES: None.
 ABSTAIN: None.
 RECUSED: None.
 ABSENT: Donovan and Parris.

3. Conditional Use Permit No. 19-05

The staff report was presented by Associate Planner, Brenda Magaña. There were two public speakers, and the applicant's designee was available for questions.

Public Speaker #1: Milicent Clark. She spoke in opposition to the project and expressed concern regarding increase in crime, illegal gaming, and security issues. She believes her car was stolen due to the criminal activity that came to the neighborhood as a result of the arcade. She asked that the Commission require conditions such as obtaining a licensed security company, business hours to be posted, black out drapes to be removed, install security lighting, and provide restroom facilities for the patrons should the Commission approve the project.

Chairman Vose asked for a copy of Milicent's letter she presented.

Public Speaker #2: Sherry Marx. She also spoke in opposition to the project and expressed concern about the elements the illegal business brings to the neighborhood. They want to keep their street nice.

The applicant's designee, Annette Rodgers, was available for questions. Annette stated she understood the concerns that the public speakers brought to the Commission. She stated they will be removing the dark tint and curtains. They want to do things legally and are asking for the permits and licensing through the City. She clarified that they do not have computers. They only have one computer to conduct business. There is no internet play or internet competition. Their machines take tokens and cards that they will pre-load. Patrons can trade the tickets they win for prizes. Annette responded that they cannot control crime, but they can have their security guards patrol the area. She apologized for prior incidents. They are aware of school hours and do not want children there during school hours. They want to be honest business people. They cannot control the patrons of their neighboring business, but they want to do their best.

Vice Chair Smith asked if they have contracted with a security company. Annette responded that they have not contracted a company yet as they are still in the process of selecting a security company. Vice Chair Smith asked if Annette was the owner during the time of the incidents that had been mentioned. She replied that she is not the owner and has been sent to represent the applicant. Vice Chair Smith asked what the gifts will be that are in the arcade. Annette responded that the gifts are toys that can be redeemed for winning games. There is no cash exchanged.

Commissioner Cook asked if she is the general manager that will operate the day-to-day operations. Annette responded that she is the bookkeeper and accountant, but she is not the manager. She will know who will be hired, and they fired the manager and security guard that were employed during the time the thefts occurred. Commissioner Cook asked if the owner has operated and opened the arcade before the CUP has been obtained. Annette stated that they have not operated as an arcade, but they do have their retail license. Commissioner Cook asked about the lighting. Annette responded they have no control over the lighting on the outside of the building, but they are looking into updating the lights and installing cameras. Commissioner Cook asked if they have spoken with any of the neighboring businesses regarding the new project. Annette does not believe that there was a good prior relationship, but they have had good conversations with the owner of the Subway. Commissioner Cook asked how they would feel about working with the neighborhood and other businesses. Annette stated that it is important to have good relationships with the surrounding business and neighborhood.

Commissioner Harvey asked if they will have a *licensed* security company. She asked what their plan is today to find a licensed security company. Annette responded they are calling around trying to find the best rates. The previous security that was there had not been vetted. Commissioner Harvey wanted to know how many cameras will be inside. Annette responded that there will be eight cameras total inside and out. Commissioner Harvey asked staff if they had any data analytics on the number of sheriff's calls that had been received. Associate Planner, Brenda Magaña, responded that they did not have a record at this time.

Commissioner Moore also asked about the number of calls the Sheriff's Department had received regarding this project area.

Jocelyn Corbett, Assistant City Attorney, replied that she will get in touch with Public Safety to get a calls for service report.

Chairman Vose stated the staff report did not contain any background information other than there had been no other applications. They have received new news regarding the project and suggested that the item be continued to the next meeting. He wants staff to look over the information and come back with a comprehensive analysis of the project.

Commissioner Cook made a motion, and Commissioner Moore seconded the motion to continue Conditional Use Permit No. 19-05 to the July 15, 2019 Planning Commission Meeting.

The motioned carried with the following vote of (4-1-0-0-2):

AYES: Cook, Harvey, Smith, and Vose.
NOES: Moore.
ABSTAIN: None.
RECUSED: None.
ABSENT: Donovan and Parris.

4. Conditional Use Permit No. 19-07

Since there were no public speakers, and a staff report was not requested to be heard, Chairman Vose closed the public hearing.

Commissioner Moore made a motion, and Commissioner Cook seconded the motion to adopt Resolution No. 19-26 approving Conditional Use Permit No. 19-07 to allow for the construction and operation of a 73-foot tall mono-eucalyptus wireless telecommunication facility located at 820 East Avenue K in the Commercial Planned Development (CPD) zone and adoption of a Notice of Exemption.

The motioned carried with the following vote of (5-0-0-0-2):

AYES: Cook, Harvey, Moore, Smith, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Donovan and Parris.

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT

Larissa De La Cruz asked that the Commission let staff know when they will be out on vacation this summer so we can ensure that we have a quorum.

COMMISSION AGENDA

The Commission was given a memorandum regarding a newspaper article in the Antelope Valley Press. Principal Planner, Jocelyn Swain, stated that the memo gives an overview of all interactions that happened between the City, the citizens of Antelope Acres, and the developers. Staff has not been contacted by any public entities since the incident occurred a few months ago.

PUBLIC BUSINESS FROM THE FLOOR – AGENDIZED ITEMS

Speaker #1: Lou Gavargas stated that he welcomed the skate park that was being built at Jane Reynolds Park. He would rather have kids be near his business than the homeless as he has had numerous negative incidents with the homeless.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 5:47 p.m. to the Special Meeting on Monday, July 8, 2019, at 4:30 p.m., in Lancaster City Hall.

JAMES VOSE, Chairman
Lancaster Planning Commission

ATTEST:

DANIELLE WINTER, Recording Secretary
City of Lancaster