

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION March 19, 2018

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CALL TO ORDER

Chairman Vose called the regular meeting to order at 5:01 p.m.

INVOCATION

Vice Chair Hall.

PLEDGE OF ALLEGIANCE

Boy Scout (Ethan).

ROLL CALL

Present: Commissioners Cook, Harvey, Mercy, Moore, Vice Chair Hall, and Chairman Vose.

Absent: Commissioner Smith.

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), City Engineer (Trolis Niebla), Associate Planners (Cynthia Campaña and Brenda Magaña), Recording Secretary (Joy Reyes). There were 60 people in the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Mercy and seconded by Vice Chair Hall to approve the Minutes from the Regular Meeting of February 26, 2018. Motion carried with the following vote (5-0-1-0-1):

AYES: Cook, Hall, Harvey, Moore, and Vose.
NOES: None.
ABSTAIN: Mercy.
RECUSED: None.
ABSENT: Smith.

NEW PUBLIC HEARINGS

3. Conditional Use Permit No. 18-01

Chairman Vose opened the public hearing at 5:07 p.m., to hear a request by DAMN fine pizza, LLC, (Blaze Fast Fire'd Pizza) for a Conditional Use Permit to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcoholic Beverage Control (ABC) license in an approximately 2,500-square-foot restaurant (Blaze Fast Fire'd Pizza) and attached outdoor seating area, in the Commercial (C) Zone. The proposed project would be located at 1037 West Avenue K (APN 3123-028-048).

Brenda Magaña presented the staff report. An uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report. There was one speaker card.

Roger Schaefer expressed his opinions on the subject of beer and wine sales permits in the area.

The public hearing was closed at 5:11 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Cook to adopt Resolution No. 18-06 approving CUP No. 18-01 to allow a type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License in an approximately 2,500 square-foot restaurant (Blaze Fast Fire'd Pizza) and attached outdoor seating area, in the Commercial Zone located at 1037 West Avenue K (APN: 3123-028-048). Motion carried with the following vote (6-0-0-0-1):

AYES: Cook, Hall, Harvey, Mercy, Moore, and Vose.
 NOES: None.
 ABSTAIN: None.
 RECUSED: None.
 ABSENT: Smith.

4. TWO-YEAR EXTENSION

a. Tentative Tract Map No. 67239

Chairman Vose opened the item at 5:12 p.m., to hear a request by Royal Investors Group, LLC, for a two-year extension to an approved Tentative Tract Map for a 49 single-family lot subdivision in the Semi-Rural Residential (SRR) zone. The proposed project is located on 30.66± gross acres located on the northwest corner of 35th Street West and Avenue M-8 (Assessor's Parcel Number: 3111-001-023, 027, 028, 063).

Cynthia Campaña presented the staff report. An uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report. Kris Pinero, representing Royal Investors Group, LLC, responded to questions from Chairman Vose regarding their reasoning for requesting an extension.

There was one speaker card.

Roger Schaefer requested clarification on how many extensions may be given. Chairman Vose responded by briefly explaining the current process in place when approving or denying extension requests.

The public hearing was closed at 5:19 p.m.

It was moved by Commissioner Harvey and seconded by Vice Chair Hall to grant a two-year extension to February 19, 2020, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 08-04. Motion carried with the following vote (6-0-0-0-1):

AYES: Cook, Hall, Harvey, Mercy, Moore, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Smith.

2. Conditional Use Permit No. 17-30

Chairman Vose opened the public hearing at 5:20 p.m., to hear a request by Raj Nangia, PMM Collective, Inc., for a conditional use permit (CUP) to allow for the operation of an 18,167 square-foot medical cannabis cultivation facility within an existing building and a waiver for distance requirements in the Heavy Industrial (HI) zone. The proposed project would be located at 42144 8th Street East (Assessor Parcel Number 3126-017-030). Commissioner Mercy recused himself from this agenda item to avoid a conflict of interest due to an unrelated business relationship with one of the known individuals. Commission Mercy left the dais.

Cynthia Campaña presented the staff report. An uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report.

Alicia Stewart, of PMM Collective, Inc., spoke on behalf of the applicant and stated she was available for any questions.

There were six speaker cards.

Speaker No. 1: David Paul, expressed his support for the project, applauding the City for their foresight and vision. He stated his opinions on the use of medical marijuana.

Speaker No. 2: Michael Rives opposed the project and stated his opinions about medical marijuana use. He also expressed concerns regarding the location being close to residences, water and electricity usage, and the possibility of this manufacturing leading to the arrival of marijuana dispensaries in the Antelope Valley.

Speaker No. 3: Brian Glidden expressed his support for the project. He stated on March 8, 2018, he participated in public outreach and both neighbors near the location confirmed they were not opposed to the project. Mr. Glidden offered those written statements to the Commission.

Speaker No. 4: Shannon McDonald spoke in support of the project. She stated that she understands it will only be cultivated here then sent elsewhere, and she shared her opinions on the use of medical marijuana.

Speaker No. 5: Roger Schaefer stated his opinions on medical and recreational marijuana use, and asked if this project would bring money to the City.

Speaker No. 6: Sarah May of Tarzana Treatment Center opposed the project. She stated her opinions about allowing marijuana cultivation into the City and how it could affect the youth in the Antelope Valley.

Alicia Stewart responded to the concerns raised by the public regarding water and electricity usage. Commissioners Harvey and Moore discussed with Ms. Stewart the process of tracking plants and odor control.

The public hearing was closed at 5:57 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Cook to adopt Resolution No. 18-05 approving Conditional Use Permit 17-30 to allow for the operation of an 18,167 square-foot medical cannabis cultivation facility located at 42144 8th Street East (APN: 3126-017-030). Motion carried with the following vote (5-0-1-0-1):

AYES: Cook, Hall, Harvey, Moore, and Vose.
 NOES: None.
 ABSTAIN: Mercy.
 RECUSED: None.
 ABSENT: Smith.

DIRECTOR'S ANNOUNCEMENT

None.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS

Speaker No. 1: Roger Schaefer shared his political opinions and restated his question about the City bringing in money through the marijuana manufacturing.

Speaker No. 2: Shannon McDonald, in reponse to previous speaker, Sarah May, shared her opinion of medical marijuana use and cultivation in the Antelope Valley.

Commissioner Harvey responded to Roger Schaefer's comment about how voting works amongst the Commission.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 6:12 p.m. to the Special Meeting for Agenda Review on Monday, April 16, 2018, at 4:30 p.m., in the City Council Chambers, Lancaster City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

JOY REYES, Recording Secretary
City of Lancaster