

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

July 16, 2018

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CALL TO ORDER

Chairman Vose called the regular meeting to order at 4:04 p.m.

INVOCATION

Vice Chair Hall.

PLEDGE OF ALLEGIANCE

Commissioner Mercy.

ROLL CALL

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

Absent: Commissioners Cook and Smith.

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), City Engineer (Trolis Niebla), Energy Manager (Patti Garibay), Associate Planner (Brenda Magaña) Community Development Technician (Marlon Cervantes), Recording Secretary (Joy Reyes), and Administrative Aide (Ashley Hollers). There were 41 people in the audience.

NEW BUSINESS

1. Presentation and Discussion of Valley Fever

Alicia Pucci, a Public Health Nurse with Los Angeles County Department of Public Health, gave a presentation and answered various questions regarding Valley Fever. Patti Garibay presented the staff report, and conversed with the Commission on ways the City can try to help minimize the number of Valley Fever cases. There was one speaker.

David Paul asked about the healing process, procedures, and duration of the treatments, when someone contracts Valley Fever. Alicia Pucci responded to his questions.

Chairman Vose recessed the meeting at 5:34 p.m.

Chairman Vose reconvened the meeting at 5:39 p.m.

CONSENT CALENDAR

2. Approval of Minutes

It was moved by Commissioner Mercy and seconded by Vice Chair Hall to approve the Minutes from the Regular Meeting of June 18, 2018. Motion carried with the following vote (5-0-0-0-2):

AYES: Hall, Harvey, Mercy, Moore, and Vose.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: Cook and Smith.

CONTINUED PUBLIC HEARINGS

3. Conditional Use Permit No. 18-07

Chairman Vose previously opened the public hearing on June 18, 2018 to hear a request by Coastal Business Group, for Conditional Use Permit (CUP) No. 18-07 to allow for the operation and construction of a 65-foot tall mono-eucalyptus wireless telecommunication facility. The proposed project is located at 43989 15th Street West (Assessor's Parcel Numbers (APNs) 3123-002-059 and 060).

The reading of the staff report was waived, and there were none in the audience who wished to speak on the request.

The public hearing was closed at 5:44 p.m.

It was moved by Commissioner Mercy and seconded by Commissioner Moore to adopt Resolution No. 18-17 approving Conditional Use Permit No. 18-07 to allow for the operation and construction of a 65-foot-tall mono-eucalyptus wireless telecommunication facility located at 43989 15th Street West (APNs 3123-002-059 and 060). Motion carried with the following vote (5-0-0-0-2):

AYES: Hall, Harvey, Mercy, Moore, and Vose.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: Cook and Smith.

4. Proposed Shopping Cart Ordinance

This item was continued from the Regular Meeting on June 18, 2018, and is a request by the City of Lancaster for an amendment to the Lancaster Municipal Code adding Chapter 8.62 to Title 8 of the Lancaster Municipal Code relating to Shopping Cart Containment, Retrieval and Abatement.

Chairman Vose shared several pictures taken around Lancaster illustrating the current problem with uncontained shopping carts. Jocelyn Corbett presented the staff report, and there were none in the audience who wished to speak on this item.

The Commission and Jocelyn Corbett discussed various options to resolving the problem, as well as the possibility of having representatives from different stores attend the next meeting to address the matter further. Chairman Vose continued the item to the Regular Meeting on August 27, 2018.

NEW PUBLIC HEARINGS

5. Conditional Use Permit No. 17-21

Chairman Vose opened the public hearing at 6:11 p.m., to hear a request by SHE Beverage Company, for a Conditional Use Permit (CUP) to allow for the operation of a brewery and tasting room with a Type 01, 09, 17, 42, 58, and 82 Alcoholic Beverage Control (ABC) license within an approximately 10,000 square-foot tenant space in the Commercial Planned Development (CPD) zone, located at 44950 Valley Central Way, Suite 101 (APN 3153-015-037).

Larissa De La Cruz presented the staff report, and there were none in the audience who wished to speak on the request. The applicant, Lupe Rose, CEO of SHE Beverage Company, addressed the Commission to briefly tell them the background, and future intentions, of the SHE Beverage Company with regard to the City. She confirmed for Chairman Vose that they are in agreement with all conditions as listed, except for the hours of operation, as they would like later hours on the weekends for live entertainment and events. The Commissioners and staff discussed how changing the hours would impact the business.

The public hearing was closed at 6:28 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Harvey to adopt Resolution No. 18-19 approving Conditional Use Permit No. 17-21 to allow for the operation of a brewery and tasting room with Type 01, 09, 17, 42, 58, and 82 Alcoholic Beverage Control (ABC) licenses within an approximately 10,000 square-foot tenant space in the Commercial Planned Development (CPD) zone, located at 44950 Valley Central Way, Suite 101 (APN 3153-015-037) with revised Condition Nos. 4 and 5. Motion carried with the following vote (5-0-0-0-2):

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

6. Conditional Use Permit No. 17-33

Chairman Vose opened the public hearing at 6:31 p.m., to hear a request by Superior Vitality, Inc., for Conditional Use Permit (CUP) No. 17-33 to allow for the operation and construction of a medical cannabis cultivation and manufacturing facility that consist of two 24,900 square-foot buildings located on Avenue G, approximately 350 feet East of 40th Street West (APN 3107-016-005), and adopting a mitigated negative declaration. The proposed project is on 2.9 acres located on Avenue G, approximately 350 East of 40th Street West (APN 3107-016-005).

Brenda Magaña presented the staff report. The applicant and project engineer were present, and responded to the Commission's questions on energy production and usage, and dust mitigation. There were no speakers.

The public hearing was closed at 6:54 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Harvey to adopt Resolution No. 18-20 approving Conditional Use Permit No. 17-33 to allow for the operation and construction of a medical cannabis cultivation and manufacturing facility that consists of two 24,900 square-foot buildings located on Avenue G, approximately 350 feet east of 40th Street West (APN 3107-016-005), and adopting a mitigated negative declaration, with added conditions for dust mitigation. Motion carried with the following vote (4-1-0-0-2):

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

7. Conditional Use Permit No. 18-10

Chairman Vose opened the public hearing at 6:56 p.m., to hear a request by Kathryn Graffeo (Raven's Nest Restaurant) for a Conditional Use Permit (CUP) to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcoholic Beverage Control (ABC) license in an approximately 2,800 square-foot restaurant and 711 square-foot outdoor seating area (Raven's Nest Restaurant) in the Commercial Planned Development (CPD) zoning designation. The proposed project is located at 42458 60th Street West (APN 3102-027-046-48).

Larissa De La Cruz informed the Commission the applicant would like to modify the conditions for the hours of operation of the business. Brenda Magaña presented the staff report. There were no speakers.

Lea Graffeo, on behalf of the applicant, approached the podium to express her excitement for the proposed project, and her gratitude to the Commission for hearing their request.

The public hearing was closed at 7:04 p.m.

It was moved by Commissioner Mercy and seconded by Commissioner Moore to adopt Resolution No. 18-21 approving Conditional Use Permit No. 18-10 to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License in an approximately 2,800 square-foot restaurant and 711 square-foot outdoor seating area (Raven's Nest Restaurant) in the CPD zoning designation, located at 42458 60th Street West (APNs 3102-027-046-48) with revised Condition No. 2. Motion carried with the following vote (5-0-0-0-2):

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

8. Conditional Use Permit No. 18-11

Chairman Vose opened the public hearing at 7:05 p.m., to hear a request by Nicole Stephens, LLC. (dba Stephen Hemmert Wines), for a Conditional Use Permit (CUP) to allow a Type 2 (Winery) Alcoholic Beverage Control (ABC) license in the Mixed Use-Neighborhood (MU-N) zone with a Transit-Oriented Development District – Station Area (TOD-SA) overlay. The proposed project is located at 44732 Yucca Avenue (APN 3138-018-034).

The reading of the staff report was waived, and there were none in the audience who wished to speak on the request.

The public hearing was closed at 7:06 p.m.

It was moved by Commissioner Harvey and seconded by Vice Chair Hall to adopt Resolution No. 18-22 approving Conditional Use Permit No. 18-11 to allow a Type 2 (Winery) Alcohol Beverage Control License in the Mixed Use-Neighborhood (MU-N) zone with a Transit-Oriented Development District-Station Area (TOD-SA) overlay, located at 44732 Yucca Avenue (APN 3138-018-034). Motion carried with the following vote (5-0-0-0-2):

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

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT

Larissa De La Cruz introduced the City's new Associate Planner, Mitzi Alvarado. She also provided the Commission with an update regarding their training, and stated the Planning Commission Regular Meeting set for August 20, 2018 has been rescheduled to August 27, 2018, due to a lack of quorum.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS

Ruth Moralez, Program Coordinator from Tarzana Treatment Center, provided the Commission with their comments on alcohol density in the community, and waivers for business owners selling alcohol. She also stated she could provide them with additional information on alcohol density, if desired.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 7:22 p.m. to the Special Meeting for Agenda Review on Monday, August 13, 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