

DRAFT MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION September 17, 2018

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CALL TO ORDER

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

INVOCATION

Chairman Vose.

PLEDGE OF ALLEGIANCE

Commissioner Smith.

ROLL CALL

Present: Commissioners Harvey, Moore, Parris, Smith and Chairman Vose.

Absent: Commissioner Cook.

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), Community Development Technician (Marlon Cervantes), and Recording Secretary (Joy Reyes). There were people in the audience.

Chairman Vose informed the public that Vice Chair Hall had resigned, and his replacement would be selected by the Mayor at the next City Council meeting. He mentioned there was also a vacancy on the Planning Commission, and he expects to have the seventh commissioner appointed as well. He welcomed the new Commissioner, Rutger Parris.

Chairman Vose indicated that Item 3a would be heard at the end of the agenda, because Commissioner Moore would need to recuse himself.

CONSENT CALENDAR

1. Approval of Minutes

Commissioner Harvey made a motion and Commissioner Smith seconded the motion to approve the Minutes from the Regular Meeting of August 27, 2018. Motion carried with the following vote: (5-0-0-0-1)

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

CONTINUED PUBLIC HEARINGS

2. Amendment to Medical Cannabis Ordinance

Chairman Vose opened the public hearing at 5:12 p.m., to hear a request by the City of Lancaster for an amendment to Chapters 5.56 and 17.43 of the Lancaster Municipal Code relating to the regulation of Cannabis Cultivation and Manufacturing Facilities.

Assistant City Attorney Jocelyn Corbett presented the staff report.

Chairman Vose commented that Jocelyn Corbett shared a memo regarding the revisions for 17.43.070 and .080; Jocelyn Corbett confirmed after the last Agenda review, in regards to 17-43.070, she deleted the reference "Cultivation facilities," and revised it to the generic "Cannabis facilities." She added that the requirements regarding the information and documentation needed to be submitted with the CUP application to include a detailed description of the types of cultivation processes, new trans chemicals and other materials that will be used, as well as specific descriptions of the types of manufacturing products, the packaging, and the activities. The extraction methods, whether it's volatile or non-volatile and the percentage to be used for such activity. She stated the referenced "Cultivation facilities," was deleted in section 17.43.080.

Chairman Vose indicated that the Commission received a memo and that they received additional information electronically, since the staff briefing last Monday, and the proposed resolution as amended included the August meeting date when the public hearing was held with regards to this matter. It included two attachments "B" and "C" to chapter 17.43, the revised resolution and attachments were re-uploaded to their electronic system.

There were no questions from the members, and Chairman Vose proceeded with two speaker cards:

Speaker No. 1: Brad Hayan, Grace Chapel Pastor, expressed his conviction and concern for the City's involvement to continue with the federally illegal drugs, and how as a Pastor, he has seen how devastating Medical Marijuana has been on individuals, marriages, and on families. He urged them not to further their involvement in that destruction.

Speaker No. 2: David Paul expressed his support for the proposed changes, and stated the hemp fibers and their application are able to create jobs and industry in the City. He shared his experience on how hemp fibers were valuable and how they were used to make car parts. He mentioned how the City had an opportunity to grow an industry with this fiber and thanked the Commissions for their vision to push the City forward.

Jocelyn Corbett addressed Chairman Vose and informed him that according to the State level definition of Cannabis, it did not expressly include hemp.

Chairman Vose thanked Jocelyn Corbett. He stated that the proposal included proposed modification to existing ordinances adopted a year and half ago, for the cultivation of medical cannabis. Jocelyn Corbett confirmed.

Chairman Vose continued a discussion from an earlier discussion among California League of Cities, State Police Chief Association, agencies, and other individuals had about the delivery of cannabis. He stated that according to the way he read the proposed ordinance which included specific State law language on whether the City would be in control of the distribution of cannabis or not; and does the City have the authority to allow, regulate or prohibit all together delivery and/or distribution.

Jocelyn Corbett replied on the difference between distribution and delivery, and how they were two separate things; she confirmed that the City did have authority to allow, regulate or prohibit the delivery and/or distribution. She explained since the City did not allow dispensaries, delivery was off the table. She further clarified the transportation of delivery through the city was okay, however, the City did not allow delivery into the City.

Chairman Vose mentioned the licensed cannabis purveyor, seller, delivery vehicles that will be used to delivery would have GPS.

Jocelyn Corbett mentioned the Bureau of Cannabis at the State level was contemplating to propose permanent regulations that would impart, and prohibit local jurisdictions to prohibiting delivery, which take delivery entirely out of local control. She mentioned there was a strong opposition from California League Cities and some of the State Law Enforcement entities, and it was up in the air.

Chairman Vose stated there was the other issue of the medical necessities of the product, and some would define as "medicine being delivered to a patient," and that side of the argument. He stated the good news was that this Commission did not direct the Law Enforcement activity, rather the City Council did. He mentioned there were public companies and inquired about screening and the qualifying process for its officers domestically or internationally.

Jocelyn Corbett informed him that policies and procedures have been promulgated and implemented to effectuate the application process, and they have required corporations, and thus far closely held corporations, for all the officers to go through the background check. For all out of state companies, in addition to the California Department of Justice, they would go through the FBI or an international company; they would be checked in one form or the other. The intention was to screen all individuals or officers running the companies.

Chairman Vose inquired if a public company were to get involved in the Medical Cannabis industry, and he were a shareholder, would he have to submit to a live scan and background check, and recuse himself from voting.

Jocelyn Corbett confirmed and replied that he would submit to both the live scan and recuse from voting.

Chairman Vose inquired whether there was already a hearing officer in place, under 5.56150 of the appeal process.

Jocelyn Corbett informed there was already an Independent administrative hearing officer, for other kinds of appeal meetings. She stated she did not know if the same person would be used or not; it may end up being that the cannabis is so specialized that they may get someone from the arbitration panels or one of the administrative judges. She stated they probably will start with the officer and see how it works out.

Chairman Vose mentioned in regards to the manufacturer of the product, and the potential extraction methods being considered by some hazardous, and special occupancy inspections for these types of products. He mentioned a member of the Fire department was in attendance to speak on the subject and stated he wanted to talk about the levels of occupancy on a subsequent Agenda item. He introduced the invited guest Los Angeles County Fire Inspector, Mr. Robert Chapin, and requested he give an overview of how the Fire department interacted with the proposed applicants and their facilities.

Mr. Chapin, Fire Inspector, explained to the Commission they basically inspected the businesses operating within Los Angeles County-based. He informed that the Fire department had developed the "Regulation Thirty," based on the California State Regulations, California Fire Code, California Building Code, National Fire Protection Agency, and the International Fire Codes as well. He mentioned that they adopted from Los Angeles County current Fire Protection Regulations certain things that needed to be put in place. He informed some of the businesses intended to use volatile liquids, flammable liquids to extract oils from the cannabis plants, themselves, which the Fire department is responsible to mitigate and minimize any fire hazards in businesses that cultivated or extracted oils from their cannabis product.

Mr. Chapin mentioned the "Regulation Thirty," which outlined the safety practices, such as ventilation, alarms and alarm systems, sprinkler systems, entrances and exits for the buildings they intended to use, and any normal building operations. Especially to assure that they were using safe practices on their cultivation and extraction methods.

Chairman Vose inquired about the types of organic compounds used, which Mr. Chapin explained the types used were propane and butane, for the oils extraction directly from their cannabis plant. He explained in detail how the larger businesses were starting to use a closed loop extraction system; the methods used for their oils production for sales. He mentioned the methods done for the edible and adult products.

Commissioner Harvey inquired from a safety view, whether Hexane was worse than butane and/or propane, to which Mr. Chapin, said it was not worse.

A discussion followed regarding the differences between F1 and H group occupancy industrial manufacturers, the C1D1 (Class 1, Division 1 – room equipment that should be nonflammable). Mr. Chapin informed the commission that his unit was put together specifically as the inspectors for the cannabis industry, from Lynnwood to Lancaster, and the closest manufacturer to be ready was on Trevor Street in Lancaster.

Chairman Vose inquired whether the intent of section 1743.90, page 13 paragraph B, 5th line down was about obtaining prior written approval from the City and Planning Commission, and he inquired whether there was a modification to the licensed premises under that title, whether that was the intent. If so, would there be "Modification Hearings"

Jocelyn Corbett replied yes for material modifications. Larissa De La Cruz stated staff will review any material modifications and determine whether they need to be presented to the Planning Commission. There was discussion about what would be considered.

Commissioner Smith made a motion and seconded by Commissioner Moore to Amendment of the General Plan land use designation from Non-Urban Residential (NU) to Light Industrial (LI); rezoning of the subject site from RR-2.5 (Rural Residential, minimum lot size of 2.5 acres) to Light Industrial (LI); and construction and operation of a 122,871 square-foot medical cannabis cultivation and manufacturing facility in the LI zone, Motion carried with the following vote (6-0-0-1):

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

NEW PUBLIC HEARINGS

4. General Plan Amendment No. 18-03, Zone Change No. 18-03, And Conditional Use Permit No. 18-05 Tradecraft Ventures, LLC (CUP)

Chairman Vose opened the public hearing at 6:19 p.m., to hear a request by Antelope Expansion 1B, LLC (dba sPower), to adopt Resolution No. 18-30 approving Conditional Use Permit No. 18-05 to allow for the construction and operation of a 122,871 square-foot medical cannabis cultivation and manufacturing facility, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 18-03 and Zone Change No. 18-03 to the City Council. The proposed project is located at 43511 70th Street East (15 gross acres at the southwest corner of Avenue K and 70th Street East; Assessor's Parcel Number 3386-007-035)

Jocelyn Swain presented the staff report, and she said the applicants were available to answer any questions.

Attorneys representing Calandri and Tradecraft Ventures, LLC, and Barry Walker part of the family operated business with Tradcraft Ventures, introduced themselves and were available for any questions.

Commissioner Moore inquired about the plans and the greenhouse, regarding the no-open cultivation, and the purpose of having these greenhouses. Barry Walker of Tradecraft Ventures, LLC, explained how greenhouses may be indoors with adequate equipment, and the new methods used so the odors do not go outside.

Chairman Vose stated that according to the requirements of the City's design guidelines, the existing building does not meet the standards, at a minimum. Jocelyn Swain stated this was a Tentative Improvement for the existing building, which met all requirements initially. Chairman Vose stated that the use of the building would not be the same, therefore it would not work. He inquired whether the amendment to the General Plan and Zone change could be voted on today, and continue the hearing for the CUP, to which Jocelyn Corbett suggested it all be continued, and voted on at the same time.

Both representatives for Calandri and Tradcraft Ventures, LLC, addressed Chairman Vose with them getting together with staff, and their Engineers to make sure the building requirements are up to date by the next Planning Commission meeting, on October 15, 2018.

Commissioner Smith made a motion and Commissioner Harvey seconded the motion to continue the public hearing to adopt Resolution No. 18-30 approving Conditional Use Permit No. 18-05 to allow for the construction and operation of a 122,871 square foot medical cannabis cultivation and manufacturing facility, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 18-03 and Zone Change No. 18-03 to the City Council. The motion carried with the following vote (5-0-0-1):

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

The public hearing was closed at 7:10 p.m.

5. **Conditional Use Permit No. 18-14**

Chairman Vose recessed the meeting at 7:11 p.m.

Chairman Vose resumed the meeting at 7:16 p.m.

Chairman Vose opened the public hearing at 7:16 p.m., to hear a request by Life Source Preparatory Preschool, Deberae Culpepper, to adopt Resolution No. 18-31 approving Conditional Use Permit No. 18-14 to convert existing 2,154 square-foot single-family dwelling into a preschool (Life Source Preparatory Preschool) in the Neighborhood Office District of the Downtown Lancaster Specific Plan, located at 44709 Beech Avenue (APN 3134-019-002)

The staff report was waived as there were no speakers.

The public hearing was closed at 7:21 p.m.

Commissioner Harvey made a motion and Commissioner Smith seconded the motion to adopt Resolution No. 18-31 approving Conditional Use Permit No. 18-14 to convert existing 2,154 square-foot single-family dwelling into a preschool (Life Source Preparatory Preschool) in the Neighborhood Office District of the Downtown Lancaster Specific Plan. Motion carried with the following vote (5-0-0-1):

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

6. Conditional Use Permit No. 18-15

Chairman Vose opened the public hearing at 7:26 p.m., to hear a request by Mi Ranchito Restaurant, for a Conditional Use Permit (CUP) to allow a Type 47 (on-sale general for a bona fide restaurant) Alcoholic Beverage Control (ABC) license and entertainment in an approximately 2,793 square-foot existing restaurant (Mi Ranchito) in the Commercial Planned Development Zone. The proposed project is located at 1721 East Avenue J (Assessor's Parcel No. APN 3147-041-022)

The staff report was waived as there were no speakers.

The public hearing was closed at 7:27 p.m.

Commissioner Moore made a motion and Commissioner Smith seconded the motion to adopt Resolution No. 18-26 approving Conditional Use Permit No. 18-13) to allow a Type 47 (on-sale general for a bona fide restaurant) Alcoholic Beverage Control (ABC) license and entertainment in an approximately 2,793 square-foot existing restaurant (Mi Ranchito) in the Commercial Planned Development Zone, located at 1721 East Avenue J. The motion carried with the following vote (5-0-0-0-1):

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

7. Conditional Use Permit No. 18-16

Chairman Vose opened the public hearing at 7:35 p.m., to hear a request by Angelica and Ramiro Maldonado (Mi Ranchito Restaurant), to adopt Resolution No. 18-33 approving Conditional Use Permit No. 18-16 to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License and live entertainment in an approximately 2,363 square-foot restaurant (Mi Ranchito Restaurant) in the LI zoning designation, the proposed project is located at 42212 10th Street West (APNs 3128-010-034).

The staff report was waived as there were no speakers.

The public hearing was closed at 7:41 p.m.

Commissioner Smith made a motion and Commissioner Harvey seconded the motion to adopt Resolution No. 18-33 approving Conditional Use Permit No. 18-16 to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License and live entertainment in an approximately 2,363 square-foot restaurant (Mi Ranchito Restaurant) in the LI zoning designation, the proposed project is located at 42212 10th Street West. Motion carried with the following vote (5-0-0-0-1):

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

NEW BUSINESS

8. Discussion of Developments on Avenue L

Chairman Vose opened the public hearing at 7:42 p.m., Larissa De La Cruz presented an update to the Planning Commission for the purpose of depicting graphically a significant segment of Avenue L, where proposed developments may occur. This exercise was to demonstrate the growth and changes in the pipeline of Avenue L. It stems from projects presented earlier this year such as L and 20th, and L and 22nd, GPA zone changes CUP's for a gas station and a self-storage, which created a significant level of conversation for the future of Avenue L. She presented a diagram with various opportunity sites identified and said Economic Development staff had been working with developers to identify opportunities for specific locations depicted on the graph, six sites where there may be general plan amendments and zone changes along as commercial developments associated with them. Staff has had talks with developers for all the sites mentioned that would include uses such as hotels, mixed-use developments, fast food establishments, restaurants, larger restaurants, and specifically the site shown as area No 2., the southwest corner of Avenue L and the 14 freeway. They have met with potential applicants on bringing some food services along with hospitality services. The purpose of this is to bring this forward and have dialogue with the Planning Commission with the heads up; this would all be coming in the near future. If the Planning Commission had any uses or developing styles, to entertain or would like staff to convey to the developers, this is the opportunity to do so, this is the purpose of this assignment.

Chairman Vose stated that typically and general amendment and/or zone changes, CUP items are brought on a case by case basis, and required clarity on the purpose.

Larissa De La Cruz stated that this presentation was simply for a look into the future, no requests for the record, and there were no applications at this time.

Chairman Vose inquired as to how many new gas stations and mini-marts were there that sold alcohol, and Larissa De La Cruz replied that there were no new applicants. Chairman Vose asked if staff was looking for guidance, and Larissa De La Cruz confirmed that was the request was for the Planning Commission to provide guidance, and said it was a temperature gauge on applications that will be coming forward with respect to CUP's and zone changes in the future. She mentioned one of the options they had started was to bring projects before the Architectural and Design Commission on

a preview basis, and that would involve a process where the developer can face and have a dialogue with the Commission prior to getting deeper into projects.

Commissioner Harvey liked the idea in theory, but she was not sure where they could fit that. Chairman Vose stated it would have to be done in public, and agendaized, and he was wondering if it would put an application at risk of being voted down due to the Commission not liking it at the end. Commissioner Smith mentioned with the Architectural and Design Commission, it might be different approach, because it would be about design guidelines and things of the matter, whereas, coming before the Planning Commissions, there would be so many ins and outs, and things can change at the drop of a hat.

Larissa De La Cruz stated it was understood. She mentioned one of the things applicants ask is what is the certainty of the Planning Commission to approve, at which time she explains the process which begins with staff making a recommendation, which the Planning Commission may or may not act on it. The next thing applicants will ask about is what was the probability of the Commission's approval. Larissa De La Cruz indicated the Agendas were pretty heavy and inquired if staff could fit them on the Agendas early on, and provide feedback and vet them early on in the process.

Commissioner Smith stated, even early on in the process, there really was no guarantee the Commission would go one way or the other until the Commission heard on the night of, and they heard from the public, the applicants, and they heard from various opinions, there was no magic bullet that would ensure on their vote one way or another, and that was her opinion.

Chairman Vose said it was too risky. He stated there were many changes and stated they did not pick the applicants, or the sites, or do they or staff advocate for sites because that was not the job. He stated it was up to the applicant to make their case.

Commissioner Harvey said it probably worked well for the Architectural and Design Commission because they were fundamentally different as far as processes for that Commission, but with the Planning Commission and the approval aspect of it, changes the reason it works for them.

Larissa De La Cruz informed the Commission, that the ADC now approves as well; they were given more authority. She informed on the last several meetings they did not approve on the first time they seen it. What staff has told the developers before they get so far down the process, is to go early on with the concept, and they know what the ADC will expect for the formal action. This is the idea behind it, that you can have a more informal discussion, and you get the feedback, obtain suggestions from the Commission, and when you go back for a formal action, many issues have been resolved early on. Larissa De La Cruz indicated that this is more informational for the Commission.

Commissioner Harvey stated that if it is a look ahead, on down the pipes staff may look at specific project, but if there is some reciprocation or expectation from the Commission's part, then it would not work.

Chairman Vose inquired if the Commission was satisfied with the item and proceeded to item number 3.

3. General Plan Amendment No 18-04, Zone Change No. 18-04, And Conditional Use Permit No 18-09

Commissioner Moore chose to recuse himself from the potential financial gain of the project, due to his employment in professions that service with this type of use.

Chairman Vose stated there was a quorum of four members, and he opened the public hearing at 7:51 p.m., from Antelope Expansion 1B, LLC (dba sPower), to adopt Resolution No. 18-29 approving Conditional Use Permit No. 18-09 to allow for the construction and operation of a 25-megawatt photovoltaic solar electric generating facility, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 18-04 and Zone Change No. 18-04 to the City Council. Located at ±135 gross acres generally bounded by Avenue H, Avenue H-12, 75th Street West, and 67th Street West (Assessor's Parcel Numbers (APNs) 3268-021-015, 3268-021-016, 3268-021-901, 3268-025-900)

There were four speaker cards, and Jocelyn Swain stated 3 comment letters were received from agencies, and 5 from members of the public, for a total of 8 were received.

Jocelyn Swain presented the staff report. She was available for any questions, as well as the applicant.

Commissioner Smith inquired about the current zoning on the east side that was designated park, and Jocelyn Swain replied with details on the zoning.

Commissioner Vose conform it to the standard for solar development. Solar is not allowed on any determined park sites, which is why it zoning was requested to be changed to allow for solar.

Applicant Garret Bean represented sPower. He was happy to provide a great opportunity to continue the mission the City Council set forth, and they will continue to work with staff and accommodate concerns the community had regarding fencing, and additional setbacks, as extensive designs were done with their Engineering, since initially meeting with them. He was open to answer any questions from the Commission.

Commissioner Harvey had questions as to whether they could have gone further out, not as close to residential area; as to how many residential units were out there, and if there was any research or studies done on whether solar farms had impact on property resales. Both Mr. Bean as to the area selected being at a proximity of another solar project, and Jocelyn Swain replied with the number of residences, and not that she was aware of the City doing any researches or studies done regarding property resales.

Commissioner Smith inquired if the location was a familiar route to her, further east once approved. Mr. Bean stated it was a challenging to find plots due to zoning. He has been working with AVAC in collaboration to build a solar project out there. The gap was due to no land available, if it came up they would consider it.

Commissioner Vose mentioned the conditions before them indicated landscaping, but inquired as to what other methods they had to, a Mr. Bean offered a couple other options such as slid fencing, there was some concern on having barbed wire on their fences, and they were willing to waive the requirement on that, another approach considered were burns and other visual methods to mitigate some of the impacts. Chairman Vose mentioned dust control and to continue.

Speaker No. 1: Colleen Shultz, Lancaster resident, expressed her concerns with health issues with severe asthma, and the dust storms created the impact, the noise for her animals, and them being up against fences. She stated they had moved for the wildlife.

Speaker No. 2: David Gomez expressed his support for the project, because of the career opportunities it will create.

Speaker No. 3: Glenn Watson expressed his concern for the solar projects because their impact on trees and thought it was zoned for parks. Health issues for his mother-in-law due existing condition, and the detrimental dust impact to her life.

Speaker No. 4: Walter McCalman expressed his concern for the solar projects, and their locations because their impact on residents and resources is minimal.

Speaker No. 5: Rene Watson, expressed her concern on the dust, and how detrimental it would be for her mother, as previously mentioned she is ill. Regarding the mitigation, means are for the workers, not for the residents, and is concerned for Valley Fever.

Speaker No. 6: Berta Prindle expressed her concern for her life, and how detrimental it would be to her health, and contracting Valley Fever, could result deadly to her. She pleads to keep the 20 acres zoned as a park.

Speaker No. 7: JoAnn James expressed her request to not change the zoning from park, for noise, dust, and all issues already expressed by other residents.

Chairman Vose called for Mr. Bean to address any concerns and questions.

Mr. Bean mentioned he appreciated all the expressed concerns, but there have been no Valley Fevers reported and they are working with AVAQMD, and he believes they can do what is necessary; he said they were implementing other measures such as using mulch, using water, using the whole toolbox, not just one little item to solve the issues out there. He hopes when the projects are constructed in the ground, they are minimizing the dust. Their projects are extremely stable during the construction of them. The glare from the solar panels will reflect and back off, when the sun hits them; they are not stationary ground out facilities. He mentioned the noise would be done in about a week. He said, it is their intent to make it as quick and painless as possible. He mentioned there will be other activities out there, but they are temporary in nature. In regards to decreased property values, he mentioned the Commission had broad discretion on this topic, and they are continuing to see home sales out there.

He said the public opinions varied, some did not like living to solar facilities, and some preferred them versus other houses. He said, it was not just the price of their properties, but the stringent environmental regards that Ms. Swain has advised. Regarding the need for a park, they are committed in helping to develop for the community members. It was extremely difficult to find land for these projects. He informed their trajectory over the last year had put over 4500 electricians to work, and sPowers has over a billion dollars in projects. He mentioned if the areas were zoned accordingly past 70th Street, and it needs to be looked at seriously, whether they are or not going to build solar facilities; if some of the City's goals were to be reached. He said they hit a milestone, where they are producing enough green energy to offset all the cars that are driven in Lancaster and Palmdale. That not only improves the air quality that is seen from Los Angeles, or other areas, but it is changing the world we live in, 166 thousand cars taken off the road on an annual basis, which is

pretty amazing. He informed it did not just come from one project, rather in pieces as they started to work through all the different segments working with community members, finding creative solutions for these projects to move forward. He mentioned there is a trajectory of progress they want to help the City reach for the future generations as well.

Chairman Vose asked Mr. Bean if he had read the comments from the Department of Fish and Wildlife, he informed most of them had been addressed in the mitigated unless he is missing something. Jocelyn Swain informed that all their comments had been addressed. Chairman Vose reviewed all items mentioned on the letter from the Department of Fish and Wildlife with Jocelyn Swain, and he addressed all concerns regarding the project site.

Chairman Vose had questions for Jocelyn Swain regarding potential under storage tanks, wells, domestic wells, which she addressed along with Mr. Bean on the use of any wells, and if not in use, they would be sealed.

Chairman Vose asked how can burms be resolved. Jocelyn Swain said staff's perspective was open for any of those options. She informed that previous direction was only for landscaping. Mr. Bean mentioned they would be cooperative with the landscaping guidelines.

The public hearing was closed at 8:52 p.m.

Commissioner Smith made a motion and Commissioner Harvey seconded the motion to adopt Resolution No. 18-29 approving Conditional Use Permit No. 18-09 to allow for the construction and operation of a 25-megawatt photovoltaic solar electric generating facility, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 18-04 and Zone Change No. 18-04 to the City Council. The motion carried with the following vote (4-0-0-1-1):

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

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT

Larissa De La Cruz informed that the November 2018 Planning Commission regular meeting would be Monday, November 26, 2018, and the Staff Agenda Review would be moved to Monday, November 19, 2018. Reschedule the January and February 2019 Planning Commission regular meetings to January 28 and February 25, 2019, due to the Martin Luther King, Jr., Day, and President's Day holidays.

Commissioner Harvey made a motion and Commissioner Smith seconded the motion for the changing of the dates for the November 2018, Planning Commission regular meeting to Monday, November 26, 2018, and the Staff Agenda Review would be moved to Monday, November 19, 2018. Reschedule the January and February 2019 Planning Commission regular meetings to January 28 and

February 25, 2019, due to the Martin Luther King, Jr., Day, and President's Day holidays, and the motion carried with the following vote (4-0-0-1-1):

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

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 9:00 p.m. to the Special Meeting for Agenda Review on Monday, October 8, 2018, at 4:30 p.m., in the City Council Chambers, Lancaster City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

SANDRA RAMIREZ, Recording Secretary
City of Lancaster