

MINUTES - DRAFT

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

October 15, 2007

CALL TO ORDER

Chairman Mann called the meeting to order at 7:02 p.m.

INVOCATION

A moment of silence was observed in honor of the troops.

PLEDGE OF ALLEGIANCE

Vice Chairman Troth led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

Present: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann.

Absent: None.

Also present were the Deputy City Attorney (Doug Evertz), Planning Director (Brian Ludicke), Assistant Planners (Dan Miller and Elma Watson), Principal Civil Engineer (Carlyle Workman), Recording Secretary (Joy Reyes), and an audience of approximately 17 people.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Vice Chairman Troth and seconded by Commissioner MacPherson to approve the Minutes of the Regular Meeting of September 17, 2007. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann

NOES: None.

ABSTAIN: None.

ABSENT: None.

NEW PUBLIC HEARINGS

2. ONE-YEAR EXTENSIONS**a. Tentative Tract Map No. 54382**

Chairman Mann opened the public hearing at 7:06 p.m. to hear a request by Saeid Shojaeinejad for a subdivision of 9 single family lots in the R-7,000 Zone on 2.5± acres located at the southwest corner of Avenue J and 32nd Street West.

The staff report was presented by Elma Watson. There was a speaker in the audience who wished to comment, as follows:

Vickie Nelson, resident of Antelope Acres, California, and representing Antelope Acres Town Council, commented that although she does not reside in Lancaster, the decision of the City affects their town too. She would like to request the Commission to consider postponing making judgments on all the one-year extensions until further adjudication is completed. She cited that the water situation has to be taken into account when considering tract developments. Chairman Mann addressed Ms. Nelson's statements and stated that at the last Planning Commission meeting, Vice Chairman Troth requested for direction from the City management on how to proceed with development in the City. At the last City Council meeting, there was also a presentation by the Public Works Director regarding the water issue. He hoped there would be a sense of urgency on the leadership's part to address the concerns.

Chairman Mann closed the public hearing at 7:13 p.m.

It was moved by Commissioner MacPherson and seconded by Vice Chairman Troth to grant a one-year extension to September 22, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 03-39. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann

NOES: None.

ABSTAIN: None.

ABSENT: None.

b. Tentative Tract Map No. 60844

Chairman Mann opened the public hearing at 7:14 p.m. to hear a request by Harold Shaffer for a subdivision of 8 single family lots in the RR-1 Zone on 9.4± gross acres located at the southwest corner of 27th Street West and Avenue L-8.

The reading of the staff report was waived since a letter of agreement to the conditions of approval as stated in the staff report was submitted, and there were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:14 p.m.

It was moved by Commissioner Salazar and seconded by Commissioner Faux to grant a one-year extension to September 20, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 04-44. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann

NOES: None.

ABSTAIN: None.

ABSENT: None.

c. Tentative Tract Map No. 60870

Chairman Mann opened the public hearing at 7:15 p.m. to hear a request by Taft Corporation for a subdivision of 44 single family lots in the R-7,000 Zone on 12.0± gross acres located on the east side of 20th Street West approximately 660 feet south of Avenue I.

The staff report was presented by Elma Watson. There were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:16 p.m.

It was moved by Vice Chairman Troth and seconded by Commissioner Salazar to grant an extension to September 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-46. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann

NOES: None.

ABSTAIN: None.

ABSENT: None.

d. Tentative Tract Map No. 61038

Chairman Mann opened the public hearing at 7:17 p.m. to hear a request by Matthews Homes for a subdivision of 41 single family lots in the R-7,000 Zone on 10± gross acres located on the west side of 60th Street West approximately 660 feet north of Avenue J.

The reading of the staff report was waived since a letter of agreement to the conditions of approval as stated in the staff report was submitted, and there were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:17 p.m.

It was moved by Commissioner Faux and seconded by Commissioner MacPherson to grant a one-year extension to September 19, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-54. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann

NOES: None.

ABSTAIN: None.

ABSENT: None.

e. Tentative Tract Map No. 61118

Chairman Mann opened the public hearing at 7:18 p.m. to hear a request by Matthews Homes for a subdivision of 33 single family lots in the R-7,000 Zone on 9.98± gross acres located on the northwest corner of Avenue J and future 62nd Street West.

The reading of the staff report was waived since a letter of agreement to the conditions of approval as stated in the staff report was submitted, and there were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:18 p.m.

It was moved by Commissioner Salazar and seconded by Commissioner Faux to grant a one-year extension to September 19, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-55. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann

NOES: None.

ABSTAIN: None.

ABSENT: None.

f. Tentative Tract Map No. 61133

Chairman Mann opened the public hearing at 7:19 p.m. to hear a request by American Premiere Homes for a subdivision of 57 single family lots in the R-10,000 Zone on 22.51± gross acres located on the southwest corner of Avenue K and 25th Street East.

The reading of the staff report was waived since a letter of agreement to the conditions of approval as stated in the staff report was submitted, and there were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:20 p.m.

It was moved by Commissioner MacPherson and seconded by Vice Chairman Troth to grant an extension to September 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-56. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann

NOES: None.

ABSTAIN: None.

ABSENT: None.

g. Tentative Tract Map No. 61966

Chairman Mann opened the public hearing at 7:20 p.m. to hear a request by Global Investments and Development, LLC for a subdivision of 35 single family lots in the R-7,000 Zone on 9.74± gross acres located on the south side of Avenue I, approximately 336 feet west of future 37th Street West.

Dan Miller presented the staff report. A letter of agreement to the conditions of approval as stated in the staff report was submitted. There were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:22 p.m.

It was moved by Vice Chairman Troth and seconded by Commissioner Faux to grant a one-year extension to September 19, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-59. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann
NOES: None.
ABSTAIN: None.
ABSENT: None.

h. Tentative Tract Map No. 62206

Chairman Mann opened the public hearing at 7:23 p.m. to hear a request by Global Investments and Development, LLC for a subdivision of 34 single family lots in the R-7,000 Zone on 9.96± gross acres located on the southwest corner of Avenue I, and future 37th Street West.

Dan Miller presented the staff report. A letter of agreement to the conditions of approval as stated in the staff report was submitted. There were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:24 p.m.

It was moved by Commissioner Faux and seconded by Commissioner Salazar to grant a one-year extension to September 19, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-60. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann
NOES: None.
ABSTAIN: None.
ABSENT: None.

3. CONDITIONAL USE PERMIT NO. 07-03

Chairman Mann opened the public hearing at 7:25 p.m. to hear a request by Hobin, Houchin, Roselle, LLC To construct a 5,030 square-foot self-service car wash facility in the C Zone on 1.07± gross acres located on the southeast corner of Avenue J and Beech Avenue. Chairman Mann recused himself from the hearing, stating that he had a property across the street from the project.

Brian Ludicke presented the staff report. A letter of agreement to the conditions of approval as stated in the staff report was submitted. There were none in the audience who wished to speak in opposition to the request. Commissioner MacPherson inquired about added Condition No. 19 regarding the free-standing kiosk. Brian Ludicke explained the kiosk might have to be there for a period of time, and he further stated that the kiosk would eventually take

the place of the westerly drive lane. Commissioner Faux asked what the definition of a mature tree was. Brian Ludicke responded that from Staff's standpoint, it is defined as a 24-inch boxed tree. Commissioner Salazar wanted to know if the City was contacted by the church on the southwest side regarding the project. Commissioner Faux inquired if there was a discussion regarding xeriscaping, to which Brian Ludicke responded that he did not believe there was any, but that any landscaping would have to meet the City's water conservation ordinance.

Raymond Rosselle, representing the applicant, clarified they wanted to utilize pay machines for the customers, similar to ATM's. However, a kiosk would be placed and remain on the westerly lane until such time the technology on these machines is perfected. Commissioner MacPherson stated that the car wash elevation and the kiosk should have a unified look to it. Brian Ludicke responded that Staff would ensure the appearance/architecture of the car wash and the kiosk would match. The applicant responded to Vice Chairman Troth's inquiry that the car would be secured from 7 a.m. through 9 p.m.

Vice Chairman Troth closed the public hearing at 7:37 p.m.

It was moved by Commissioner Faux and seconded by Commissioner MacPherson to Adopt Resolution No. 07-42 approving Conditional Use Permit No. 07-03. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, and Vice Chairman Troth
NOES: None.
ABSTAIN: Chairman Mann.
ABSENT: None.

4. CONDITIONAL USE PERMIT NO. 07-14

Chairman Mann opened the public hearing at 7:39 p.m. to hear a request by Lancaster Redevelopment Agency for a Conditional Use Permit to construct an expansion of the existing auto mall for two dealerships in accordance with the approved auto mall design standards on 14.7± acres located on the northeast corner of 10th Street West and future Avenue K-8.

Brian Ludicke presented the staff report. There were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:42 p.m.

It was moved by Commissioner Salazar and seconded by Commissioner MacPherson to Adopt Resolution No. 07-43 approving Conditional Use Permit No. 07-14. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and
Chairman Mann

NOES: None.
ABSTAIN: None.
ABSENT: None.

5. TENTATIVE PARCEL MAP NO. 65401

Chairman Mann opened the public hearing at 7:43 p.m. to hear a request by Cal Pac Development for a subdivision of 19 single family lots in the R-7,000 Zone on 4.77± gross acres located approximately 600 feet north of Avenue L on the east side of 27th Street West.

The reading of the staff report was waived since a letter of agreement to the conditions of approval as stated in the staff report was submitted, and there were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:43 p.m.

It was moved by Vice Chairman Troth and seconded by Commissioner Salazar to adopt Resolution No. 07-44 approving Tentative Tract Map No. 65401. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann
NOES: None.
ABSTAIN: None.
ABSENT: None.

6. TENTATIVE PARCEL MAP NO. 66793

Chairman Mann opened the public hearing at 7:44 p.m. to hear a request by N. R. Anantharamakrishnan for a subdivision for 8 single family lots in the SRR Zone on 5± gross acres located on the west side of 30th Street West and future Avenue M-6.

The reading of the staff report was waived since a letter of agreement to the conditions of approval as stated in the staff report was submitted, and there were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:44 p.m.

It was moved by Commissioner MacPherson and seconded by Vice Chairman Troth to Adopt Resolution No. 07-45 approving Tentative Tract Map No. 66793. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, Vice Chairman Troth and Chairman Mann
NOES: None.
ABSTAIN: None.
ABSENT: None.

NEW BUSINESS

7. VACATION OF RIGHT-OF-WAY (AVENUE M-14)

Chairman Mann opened the public hearing at 7:45 p.m. to hear a request submitted by Rick Rafeedie for the vacation of excess road right-of-way on Avenue M-14 on 9,760 square feet (32 feet by 305± feet) located on the northwest corner of Avenue M-14 and 42nd Street West. Vice Chairman Troth recused himself from the hearing, stating that the applicant (who works for Chicago Title Company) had conducted training programs for his company in the past and that his company was indirectly compensated.

The staff report was presented by Brian Ludicke. There were none in the audience who wished to speak in opposition to the request.

Chairman Mann closed the public hearing at 7:47 p.m.

It was moved by Commissioner MacPherson and seconded by Commissioner Faux to find that the vacation of the excess right-of-way on Avenue M-14 is in conformance with the Lancaster General Plan. Motion carried with the following vote:

AYES: Commissioners Faux, MacPherson, Salazar, and Chairman Mann
NOES: None.
ABSTAIN: Vice Chairman Troth.
ABSENT: None.

DIRECTOR'S ANNOUNCEMENTS

A Planning Commission Special Meeting will be held on October 22, 2007 in regards to the projects on 30th Street West and K.

The revised Draft Alcohol Ordinance was distributed today, October 15, 2007.

COMMISSION AGENDA

Commissioner MacPherson stated that Vice Chairman Troth brought up the water issue and getting together with other agencies. The City Council has directed Staff to conduct workshops with the water district. He suggested considering the balance between residential and commercial projects in light of the water crisis. Chairman Mann concurred with Commissioner MacPherson. Doug Evertz advised that he was the attorney for water rights adjudication.

Vice Chairman Troth inquired about the status of the Zoning Ordinance requiring developers to revamp the rear of the houses facing primary and secondary streets. Brian Ludicke responded that it has been sidelined in lieu of more pressing matters. He further inquired if overnight camping of recreational vehicles in commercial zones could be prohibited, as stated as a City ordinance.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

Linda Brooker, resident of Palmdale, California, commented that there was a need for a gated senior community in the Antelope Valley that would also provide walking trails, swimming pools and activity center for seniors. She requested an amendment on the density of building on the land to allow for smaller homes on smaller lots, making it profitable for a developer to build this type of housing.

Larry Jones, resident of Lancaster, California, reiterated Linda Brooker's message.

Cameron McClusky, resident of Lancaster, California, stated that seniors bring solid values to the community.

ADJOURNMENT

Chairman Mann declared the meeting adjourned at 8:09 p.m. to Monday, October 22, 2007, at 7 p.m., in the Council Chambers, Lancaster City Hall.

KENNETH G. MANN, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster