

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

June 16, 2008

CALL TO ORDER

Brian Ludicke called the meeting to order at 7:02 p.m.

INVOCATION

Pastor Raymond Kaecker from the Quartz Hill Four Square Church gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Vose led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

Present: Commissioners Haycock, Jacobs, Malhi, Smith and Vose (sworn in at a private ceremony on June 9, 2008).

Absent: None.

Also present were Commissioners Burkey and Ervin (will be sworn in after June 27, 2008), the Deputy City Attorney (Joe Adams), Planning Director (Brian Ludicke), Principal Planners (Silvia Donovan and Dave Ledbetter), City Engineer (Carlyle Workman), Assistant Planners (Chris Aune, Randie Davis, Brigitte Ligons), Recording Secretary (Joy Reyes), and an audience of approximately 48 people.

SELECTION OF CHAIRMAN PRO TEM

Brian Ludicke indicated that a Chairman Pro Tem had to be selected to preside over this meeting. Commissioner Vose was elected Chairman Pro Tem based on a motion made by Commissioner Jacobs and seconded by Commissioner Smith.

ORGANIZATION OF THE PLANNING COMMISSION

Commissioner Jacobs made a motion to elect Commissioner Vose as Chairperson, which was seconded by Commissioner Haycock. Commissioner Smith commented that it would probably be in the best interest of the Commission to wait until all seven Commissioners are seated to vote for the Chairperson and Vice Chairperson.

The original motion was withdrawn and it was approved to continue the organization of the Planning Commission to July 21, 2008, Planning Commission Meeting.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Minutes from the Regular Meeting of April 21, 2008.

It was moved by Commissioner Smith and seconded by Commissioner Haycock to approve the Minutes of the regular meeting of April 21, 2008. Chairman Pro Tem Vose stated that the body is merely approving the minutes for the record since none of the currently seated Planning Commissioners was present at that time. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

CONTINUED PUBLIC HEARINGS

5a. ONE-YEAR EXTENSION – CONDITIONAL USE PERMIT NO. 04-05/ TENTATIVE TRACT MAP NO. 60348

Based on the recommendation of Brian Ludicke, this extension item has to be continued to the July 21, 2008, Planning Commission meeting due to inadequate public notice provided.

It was moved by Commissioner Jacobs and seconded by Commissioner Haycock to continue Conditional Use Permit No. 04-05/Tentative Tract Map No. 60348 to the July 21, 2008, Planning Commission meeting. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5b. ONE YEAR EXTENSION - TENTATIVE TRACT MAP NO. 60057

Based on the recommendation of Brian Ludicke, this extension item has to be continued to the July 21, 2008, Planning Commission meeting due to inadequate public notice provided.

It was moved by Commissioner Jacobs and seconded by Commissioner Haycock to continue Tentative Tract Map No. 60057 to the July 21, 2008, Planning Commission meeting. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5c. EXTENSION - TENTATIVE TRACT MAP NO. 60573

Based on the recommendation of Brian Ludicke, this extension item has to be continued to the July 21, 2008, Planning Commission meeting due to inadequate public notice provided.

It was moved by Commissioner Jacobs and seconded by Commissioner Haycock to continue Tentative Tract Map No. 60573 to the July 21, 2008, Planning Commission meeting. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5j. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 61303

Based on the recommendation of Brian Ludicke, this extension item has to be continued to the July 21, 2008, Planning Commission meeting due to inadequate public notice provided.

It was moved by Commissioner Jacobs and seconded by Commissioner Haycock to continue Tentative Tract Map No. 61303 to the July 21, 2008, Planning Commission meeting. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5n. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 62803

Based on the recommendation of Brian Ludicke, this extension item has to be continued to the July 21, 2008, Planning Commission meeting due to inadequate public notice provided.

It was moved by Commissioner Jacobs and seconded by Commissioner Haycock to continue Tentative Tract Map No. 62803 to the July 21, 2008, Planning Commission meeting. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5s. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 64249

Based on the recommendation of Brian Ludicke, this extension item has to be continued to the July 21, 2008, Planning Commission meeting due to inadequate public notice provided.

It was moved by Commissioner Jacobs and seconded by Commissioner Haycock to continue Tentative Tract Map No. 64249 to the July 21, 2008, Planning Commission meeting. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

2. CONDITIONAL USE PERMIT NO. 06-02 & TENTATIVE PARCEL MAP NO. 69776

Chairman Pro Tem Vose opened the public hearing at 7:13 p.m. to hear a request by Marinita (the “applicant”) to construct a 35,700 square-foot commercial center, including a 2,070 square-foot restaurant with on-site sale of alcoholic beverages and the division of property into four parcels in the CPD zone on 4.7± gross acres located at the southwest corner of Avenue K and 30th Street West.

Staff has recommended granting a 60-day continuance to August 18, 2008, Planning Commission meeting.

It was moved by Commissioner Haycock and seconded by Commissioner Malhi to grant a 60-day continuance of Conditional Use Permit No. 06-02 and Tentative Parcel Map No. 69776 to the August 18, 2008, Planning Commission meeting. Motion was. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

3. CONDITIONAL USE PERMIT NO. 83-20 AMENDED 2

Chairman Pro Tem Vose opened the public hearing at 7:14 p.m. to hear a request by Grace Evangelical Lutheran Church (the “applicant”) for a Conditional Use Permit for a five-phased remodel and expansion of a private school totaling 45,635 square feet. The project would include a preschool building, daycare building, additional classrooms, administration facilities, library and multi-purpose room/gymnasium, ball fields, and additional parking to accommodate each phase of expansion, in the R-7,000 zone. The project is located at 856 West Newgrove Street, on the southeast corner of West Newgrove Street and Genoa Avenue. Brian Ludicke recused himself from the hearing, citing that he attends this church and that his children attend the school.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

Chairman Pro Tem Vose closed the public hearing at 7:16 p.m.

He noted that there appears to be a 24 x 60 classroom building south of the sanctuary and he wanted to know what would be done with it. Silvia Donovan responded that it was an existing modular that will be relocated with Phase No. 5. Parking is shared both by the students and the church.

It was moved by Commissioner Haycock and seconded by Commissioner Smith to adopt Resolution No. 08-07 approving Conditional Use Permit No. 83-20 Amended 2. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

4. TENTATIVE TRACT MAP NO. 66680 & TENTATIVE PARCEL MAP NOS. 69747 AND 70303

Chairman Pro Tem Vose opened the public hearing at 7:19 p.m. to hear a request by Stratham Homes (the “applicant”) for the following: Tentative Tract Map No. 66680 is a subdivision for 238 single family lots (128 lots are within the R-7,000 zone, 89 lots are within the R-10,000 zone, and 21 lots are within the R-15,000 zone); Tentative Parcel Map No. 69747 is a subdivision for the property west of 55th Street West into two parcels; and Tentative Parcel Map No. 70303 is a subdivision for the property east of 55th Street West into two parcels; both parcel maps would be for financial purposes to allow the individual parcels to be sold. It is on 72.9± gross acres located on the southwest corner of 52nd Street West and Avenue K-8.

The reading of the staff report was waived since staff's recommendation is to continue the item.

It was moved by Commissioner Haycock and seconded by Commissioner Malhi to continue Tentative Tract Map No. 66682 and Tentative Parcel Map Nos. 69747 and 70303 to the July 21, 2008, Planning Commission meeting. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

NEW PUBLIC HEARINGS

5d. ONE-YEAR EXTENSION – TENTATIVE TRACT MAP NO. 60878

Chairman Pro Tem Vose opened the public hearing at 7:21 p.m. to hear a request submitted by Timber Properties, Ltd. for a subdivision of 156 single family lots on 40± gross acres located on the northeast corner of future Avenue G-8 and future 85th Street West in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Haycock and seconded by Commissioner Smith to grant a one-year extension to May 17, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 16, 17, 18, and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5e. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 60879

Chairman Pro Tem Vose opened the public hearing at 7:23 p.m. to hear a request submitted by Timber Properties, Ltd. for a subdivision for 63 single family lots on 17.7± gross acres located on the northeast corner of future 80th Street West and Avenue G-8.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Malhi and seconded by Commissioner Jacobs to grant a one-year extension to May 17, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 21, 22, 23 and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5f. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 60949

Chairman Pro Tem Vose opened the public hearing at 7:25 p.m. to hear a request submitted by Royal Investors Group for a subdivision of 111 single family lots on 26.2± gross acres located on the southeast corner of 30th Street East and future Nugent Street in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Haycock and seconded by Commissioner Jacobs to grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 15-17 and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5g. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 61040

Chairman Pro Tem Vose opened the public hearing at 7:26 p.m. to hear a request submitted by Lafferty Homes for a subdivision for 58 single family lots on 15.1± gross acres located on the northwest corner of future 55th Street West and future Avenue K-14 in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff

report, and there were none in the audience who wished to speak in opposition to the request. Silvia Donovan pointed out that the added conditions should have been Nos. 9-12, instead of Nos. 9-11, and that the applicant was aware of the added condition.

Chairman Pro Tem Vose inquired from the City Engineer if the City had any concerns about the soil deterioration. Carlyle Workman responded that the City is currently working with the developer, and that a maintenance agreement will be put in place that will address maintenance of graded sites, off-site improvements, dust control and air quality.

It was moved by Commissioner Haycock and seconded by Commissioner Malhi to grant a one-year extension to June 20, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 9-12 and all other previously approved conditions (amended at the June 16, 2008, Planning Commission meeting). Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5h. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 61041

Chairman Pro Tem Vose opened the public hearing at 7:30 p.m. to hear a request submitted by Lafferty Homes for a subdivision for 40 single family lots on 15.1± gross acres located on the northwest corner of future 55th Street West and Avenue L in the R-10,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request. Silvia Donovan pointed out that the added Conditions should have been Nos. 11-14.

Chairman Pro Tem Vose commented that he had the same concerns about this tract with regards to soil deterioration.

It was moved by Commissioner Smith and seconded by Commissioner Malhi to grant a one-year extension to June 20, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 11-14 and all other previously approved conditions (amended at the June 16, 2008, Planning Commission meeting). Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5i. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 61248

Chairman Pro Tem Vose opened the public hearing at 7:32 p.m. to hear a request submitted by United Engineering Group for a subdivision for 164 single family lots on 41± gross acres located on the southwest corner of future 35th Street East and Avenue J in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Jacobs and seconded by Commissioner Malhi to grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 14-16 and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5k. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 61573

Chairman Pro Tem Vose opened the public hearing at 7:34 p.m. to hear a request submitted by United Engineering Group for a subdivision of 77 single family lots on 20.16± gross acres located on the southeast corner of 20th Street West and Avenue H-8 in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Malhi and seconded by Commissioner Jacobs to grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to modified Condition No. 54 and added Condition Nos. 11, 12 and 13, and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5l. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 61921

Chairman Pro Tem Vose opened the public hearing at 7:35 p.m. to hear a request submitted by Royal Investors Group for a subdivision of 74 single family lots on 20± gross acres located on the northeast corner of 40th Street West and Avenue J in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Smith and seconded by Commissioner Malhi to grant a one-year extension to April 17, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 15, 16, 17 and all other approved conditions . Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5m. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 62120

Chairman Pro Tem Vose opened the public hearing at 7:36 p.m. to hear a request submitted by Royal Investors Group for a subdivision of 316 single family lots on 82.6± gross acres located on the southeast corner of 40th Street West and Lancaster Blvd. in the R-7,000 zone

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Haycock and seconded by Commissioner Malhi to grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 19-21 and all previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5o. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 62998

Chairman Pro Tem Vose opened the public hearing at 7:38 p.m. to hear a request submitted by Dennis Pursley for a subdivision for 15 single family lots on 10.6± gross acres located on the northeast corner of Avenue M and 32nd Street West in the SRR zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Malhi and seconded by Commissioner Haycock to grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 19-21 and all previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5p. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 63031

Chairman Pro Tem Vose opened the public hearing at 7:40 p.m. to hear a request submitted by Pacific Land Company for a subdivision of 25 single family lots on 10± gross acres located on the southwest corner of future 32nd Street East and Lancaster Boulevard in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Smith and seconded by Commissioner Jacobs to grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 11-13 and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5q. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 63112

Chairman Pro Tem Vose opened the public hearing at 7:41 p.m. to hear a request submitted by Pacific Land Company for a subdivision of 126 single family lots on 32.0± gross acres located on the southeast corner of 15th Street East and Avenue H-8 in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Jacobs and seconded by Commissioner Malhi to grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 15, 16, 17 and all previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

5r. ONE-YEAR EXTENSION - TENTATIVE TRACT MAP NO. 64244

Chairman Pro Tem Vose opened the public hearing at 7:42 p.m. to hear a request submitted by Global Investment for a subdivision of 37 single family lots on 10± gross acres located on the northeast corner of 42nd Street West and Jackman in the R-7,000 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Malhi and seconded by Commissioner Smith to grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 13, 14, 15 and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

6. CONDITIONAL USE PERMIT NO. 07-05

Chairman Pro Tem Vose opened the public hearing at 7:43 p.m. to hear a request submitted by Kaley Aboul-Hosn to construct a 3,327 square-foot full service car wash facility with a cashier and waiting area and a 988 square-foot coffee shop on 0.71± gross acres located

on the northwest corner of Avenue J and 17th Street West in the CPD zone. Commissioner Jacobs recused himself, stating as a reason his ownership of a piece of property with a similar use.

Randie Davis presented the staff report. Two written communications concerning the project were received. There were speakers in the audience who wished to comment as follows:

Kaley Hosn, the applicant, thanked the Planning and Engineering Departments for guiding them in the right direction. He said that their project is unique and that they will make the building nice and install landscaping. They moved from Los Angeles to Lancaster, hoping to become active members of the community, and they are hoping for the consideration of this project. Chairman Pro Tem Vose inquired if Mr. Hosn had received the correspondences regarding his project; staff could provide copies.

Chuck Persekian, representing the applicant, gave a noise study about the carwash. They use different type of blowers so that the noise level can be cut back to a moderate 60 decibels. OSHA regulation sets about 85 decibels for about 8 hours a day. Most desirable approach is to reduce noise at the source. If required, they have acoustical engineers who can conduct a specific noise study.

Armen Hagobian, representing the applicant, stated that they worked closely with staff on the project. He is available to answer technical questions. Commissioner Smith inquired if he was designing the architecture of the building or the layout of the property. Mr. Hagobian answered that they designed the site, working closely with staff to find viable solutions. Commissioner Smith asked about the drying area and if it was built only for 5 vehicles. There is enough space to accommodate for the person managing the area to be able to supervise the drying area and exit out. Having state-of-the art carwash equipment, most of the drying would be done by a blower. The carwash can be managed so that there is no overflow or backup of cars. Commissioner Haycock wanted to know the seating capacity of the coffee shop. The area is 988 square feet, a third of it would be the coffee making area, and the rest would be for customers. There will be four to five tables inside, and two to three tables will be outside, and along the landscaping area would be where people would filter through. A separate parking area for the coffee shop is provided for. Chairman Pro Tem Vose clarified that the parking requirements is 24 spaces, and it appears that only 20 would be provided. Silvia Donovan responded that the applicant asked for an adjustment of the 4 parking spaces because they felt that there would not be any overflow from the carwash. Chairman Pro Tem Vose wanted to know how vehicles (parking, headed or backed in to the drying area) would circulate. From the end of the parking lot to the building, there is a required 26 feet, and another 4 feet of space in addition to that. The way it will be sequenced is for management to take care of those cars to go out appropriately. Customers will have an outside waiting area, and there could be a potential indoor waiting area as well. The concerns of Chairman Pro Tem Vose included insufficient parking, difficult and challenging circulation, inefficient function of drying area, and odd hours of operation.

In response to Chairman Pro Tem Vose's question, Mr. Hosn said that for now, there should be a total of 6 employees (1 manager on site and 5 employees).

Chairman Pro Tem Vose indicated that he would like to see an acoustical analysis, which has not been provided yet. Carlyle Workman noted that no traffic study was prepared, requiring one depends on the type of project. Chairman Pro Tem Vose would like to continue this item for a minimum of 90 days until the concerns raised have been addressed.

Joseph Dzida, a lawyer representing Mr. Vazirani and wife Dr. Maya Vazirani, said that he was the person who wrote the letter to the Commission. His client is the owner of the property to the west. The blowers would be adjacent to his client's property, which includes an office building with a residential structure in the rear. The vacuums and the blower would be higher than 6 feet tall. No noise study, traffic study and safety study were conducted. The project has been designated by staff as categorically exempt from environmental review, and it can only be done if the Commission so determines that there will be no significant impact. In light of the staff report presented by Ms. Davis, the reason a conditional use permit is required is because of potential problems with onsite circulation and noise of carwashes. The project should be approved only after studies have been made and conditions have been put in place.

Dr. Maya Vazirani is a neonatologist/pediatrician who has lived in Lancaster for 30 years. Her concern is the same thing that the Commission has raised. The 85 decibel noise level could potentially be harmful to the little children and to herself. The traffic situation has also caused some problems; they have to turn around using the island in order to go to the hospital, even though they are close to the hospital. While waiting to be treated, there are often children with their parents playing near the parking area. Her house had been burglarized three times during the last two years, and she is worried that the car wash would aggravate this. Commissioner Smith requested the speaker to indicate the area where the children play. Chairman Pro Tem Vose asked the speaker if she was aware that the property was zoned for commercial purposes, which she answered in the affirmative.

Nancy Schmidt, owner's agent for two affected commercial and medical professional buildings in that intersection, wrote a letter to the Commission. Her main concerns are traffic, noise and circulation. There are other carwashes within a mile of the property so there is really no pressing need to have another one. Palmdale is building a new hospital, and there is competition for the City to keep doctors and medical offices in Lancaster. Having a car wash in that vicinity is totally out of character with the nature of businesses already existing there.

Fred Petrarca, resident of Lancaster, CA, is a leasing agent who commented that this area between 15th and 20th Street West is a premier medical district. There is a brand new condominium project nearby, and a car wash project is inappropriate and inconsistent with the uses taking place, and will not maintain the integrity of the area.

Chairman Pro Tem Vose closed the public hearing at 8:24 p.m. Commissioner Smith stated that she still had a concern about the drying area where the operator would be responsible to moderate traffic. Chairman Pro Tem Vose clarified that the Notice of Exemption will not be filed should the project be continued, and that the City will look at the comments stated on the letters received and will be responded to appropriately.

It was moved by Chairman Pro Tem Vose and seconded by Commissioner Haycock to continue 90-days to September 15, 2008, to allow applicant to provide staff with appropriate noise mitigation analysis of the project to determine if the use exceeds City standards; conduct

traffic impact analysis; pedestrian safety be addressed; circulation configuration be reconsidered; and a thorough analysis of the parking be conducted to ensure it meets City requirements. Motion carried with the following vote:

AYES: Commissioners Haycock, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: Commissioner Jacobs.

7. TENTATIVE TRACT MAP NO. 68722

Chairman Pro Tem Vose opened the public hearing at 8:30 p.m. to hear a request submitted by Missak and Annie Sarkissian for a subdivision of 20 single family lots located on the southeast corner of 20th Street East and future Avenue K-8 in the RR-1 zone.

The reading of the staff report was waived since an uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report, and there were none in the audience who wished to speak in opposition to the request.

It was moved by Commissioner Haycock and seconded by Commissioner Smith to adopt Resolution No. 08-14 approving Tentative Tract Map No. 68722. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

8. TENTATIVE TRACT MAP NO. 69356

Chairman Pro Tem Vose opened the public hearing at 8:32 p.m. to hear a request submitted by Mike Buckley to subdivide 25 single family lots on 17.62± gross acres located on the southwest corner of future Avenue M-2 and 40th Street West in the SRR zone.

The staff report was presented by Silvia Donovan. Brian Glidden, engineer of record, stated that the applicant was also present and that they were willing to answer any questions. There was a speaker in the audience who wished to speak, as follows:

Harry Brodock, resident of Quartz Hill, CA, commented that his property is in the natural drainage flow in the outflow retention basin. He wanted to know where the nuisance water will go whenever residents water their lawns or wash their cars. On the west side is Portofino Homes which puts out 500 to 2,000 gallons/hour of nuisance water at the back of his property. He has a natural wetland at the back of his property. He wants to be assured that it will be handled properly by the developer. Carlyle Workman answered that the water will be diverted to the M-2 basin and will not be directed into the downstream storm drain. It is used as an outlet when the

basin fills up. Nuisance water from this project will not fill up the basin and will not drain out of the basin.

Chairman Pro Tem Vose noted that when he visited the site, there was considerable debris and desert dumping or stockpiling of construction materials. There was also partial fencing on the property. Carlyle Workman stated that it is a site that tends to attract desert dumping of construction debris for many years. On the southwest corner, there was also a considerable amount of broken concrete. People who have seen this location tend to think they can add to the pile. He suggested referring the matter to Code Enforcement. Commissioner Smith asked if there is a regular schedule that the basin is drained. Carlyle Workman responded that the basin will drain until it gets down below the inlet to the storm drain.

Chairman Pro Tem Vose closed the public hearing at 8:41 p.m.

It was moved by Commissioner Malhi and seconded by Commissioner Jacobs to adopt Resolution No. 08-15 approving Tentative Tract Map No. 69356. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

Chairman Pro Tem Vose declared a 10-minute recess at 8:42 p.m.

9. HOUSING ELEMENT UPDATE

Chairman Pro Tem Vose opened the item at 8:48 p.m. to hear a request by the City of Lancaster to update the Lancaster General Plan Housing Element to address housing needs for planning period January 1, 2006 to June 30, 2014.

Dave Ledbetter presented the staff report. The Lancaster General Plan Housing Element is one of the seven state-mandated elements of the General Plan, which has to be addressed every five years, under state law. It evaluates existing housing programs and establishes qualified objectives and programs for January 1, 2006 to June 30, 2014 planning period to address the housing needs of Lancaster residents. The primary objectives are to provide adequate sites to permit affordable housing for all income levels and accommodate segments of the population with special housing needs. The City prepares this to achieve certification by the California Department of Housing & Community Development, which is important to be able to qualify for funding programs for local housing activities, one of which is the home investment partnership. The public review period opened on May 2nd and concludes tonight, which staff is requesting the Commission to receive public testimony and recommend to the City Council approval of an update of the General Plan Housing Element.

Chairman Pro Tem Vose acknowledged receipt of comment letters received.

Chairman Pro Tem Vose closed the public hearing at 8:52 p.m. Commissioner Haycock congratulated Dave Ledbetter for a job well done preparing the Housing Element document. She said that it was very informative and that she learned a lot from it. Commissioner Smith concurred. Chairman Pro Tem Vose stated that the document was very thorough and clearly identified the housing needs of the community. Dave Ledbetter responded that he wanted to recognize the efforts of Assistant Planner Chuen Ng, who did an outstanding job putting together the document. Without him, it would have been a difficult endeavor to accomplish. Commissioner Haycock stated that it does not seem onerous to be approving about 12,000 housing units through 2014.

It was moved by Commissioner Haycock and seconded by Commissioner Smith to adopt Resolution No. 08-16, recommending to the City Council approval of an update of the General Plan Housing Element. Motion carried with the following vote:

AYES: Commissioners Haycock, Jacobs, Malhi, Smith and Chairman Pro Tem Vose.

NOES: None.

ABSTAIN: None.

Brian Ludicke clarified that the City is expecting comments back from State Housing & Community Development. Should the changes be substantial, the document may be brought back before the Planning Commission to incorporate those changes before being transmitted to the City Council for final approval.

NEW BUSINESS

10. DOWNTOWN LANCASTER DRAFT ENVIRONMENTAL IMPACT REPORT

Chairman Pro Tem Vose opened the item at 8:54 p.m. for public comment on the Draft Environmental Impact Report prepared for the Downtown Lancaster Specific Plan, located approximately 140 acres generally bounded by Kettering Street on the north, the Union Pacific Railroad line on the east, Milling Street and Newgrove Street on the south and 10th Street West on the west.

Brian Ludicke presented the report. This is the environmental document for the draft Downtown Lancaster Specific Plan. Public comments, both oral and written, are encouraged regarding the adequacy of the draft EIR. The actual review of the draft Specific Plan is downloadable from the website and can be done by the public.

Chairman Pro Tem Vose closed the public hearing at 8:56 p.m. Chairman Pro Tem Vose commented that he saw the justification for a two-lane Lancaster Boulevard; however, it might be worth looking into what other cities have done, and how it tends to back traffic up. Considering the issue of hotspots where vehicles idle and burn fuel, he thought that a four-lane

road is more appropriate. He suggested adding the designation of the project liaison phone number available 24/7, especially to respond to dust problems. He found it odd that there were no comments or mitigation measures discussed under police protection.

DIRECTOR'S ANNOUNCEMENTS

Brian Ludicke suggested discussing the timing of the Commission's review of the General Plan revision.

COMMISSION AGENDA

Chairman Pro Tem Vose suggested discussing and considering meeting days and times of Planning Commission meetings. Commissioner Smith commented that it would be preferable to make the decision when all seven Commissioners are seated. Commissioner Jacobs said that he would like to hear from staff what they would prefer and what would be good for them. Brian Ludicke responded that it would have to be balanced with the public's desire to be part of the process. The Commission over the years has met at different times, as long as it does not conflict with City Council schedule.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Pro Tem Vose declared the meeting adjourned at 9:08 p.m. to Monday, July 14, 2008, at 5:30 p.m., in the Large Planning Conference Room, Lancaster City Hall.

, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster