

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

November 17, 2008

CALL TO ORDER

Chairman Vose called the meeting to order at 6:00 p.m.

INVOCATION

Tim Butterfield from West Coast Baptist Church did the invocation.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Present: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.

Absent: Commissioner Malhi.

Also present were the Deputy City Attorney (Joe Adams), Planning Director (Brian Ludicke), Principal Planner (Silvia Donovan), Assistant Planner (Dan Miller), City Engineer (Carlyle Workman), Recording Secretary (Joy Reyes), and an audience of approximately 25 people.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Haycock and seconded by Vice Chair Smith to approve the Minutes from the Regular Meeting of October 20, 2008; and Minutes from the Special Meeting of October 6, 2008. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Malhi.

CONTINUED PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 07-05

Chairman Vose opened the public hearing at to hear a request by Kaley Aboul-Hosn for the construction of a 988 square-foot coffee shop and a 3,327 square-foot carwash with a cashier and waiting area on .71± gross acres located on the northwest corner of Avenue J and 17th Street West in the CPD Zone.

It was moved by Vice Chair Smith and seconded by Commissioner Burkey to continue Conditional Use Permit No. 07-05 to the January 20, 2009, Planning Commission Meeting. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Malhi.

NEW PUBLIC HEARINGS

3. ONE-YEAR EXTENSIONS

a. Conditional Use Permit No. 05-19

Chairman Vose opened the public hearing at 6:10 p.m. to hear a request by Investment Concepts, Inc. for the construction of an 118,104 square foot self-storage facility; consisting of four buildings of varying sizes and an apartment for an on-site manager in the CPD Zone on 3.38± acres located on the west side of 20th Street West, approximately 370 feet north of Avenue K.

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 Vose closed the public hearing at 6:11 p.m.

It was moved by Commissioner Haycock and seconded by Commissioner Ervin to grant a one-year extension to October 16, 2009, based on the findings contained in the staff report and subject to the added Condition Nos. 17-20 and all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Malhi.

b. Conditional Use Permit No. 06-07

Chairman Vose opened the public hearing at 6:12 p.m. to hear a request by Steve Fairly for the construction of a 24-unit senior apartment project on 1.9± gross acres (Aurora III) and a 134-unit assisted living complex on 2.9± acres (Aurora IV) located on the west side of 12th Street West at Avenue J-9, in the R-7,000 Zone.

Dan Miller presented the staff report. There were speakers in the audience who wished to comment as follows:

John Yochim, resident of Lancaster, voiced his concerns that the developer might change the plans and move 2 to 3-story high buildings closer to their backyards, which would be intrusive.

Frances Wiley, resident of Lancaster, commented that she did not receive the notice about tonight's hearing, and that she was worried about the development backing right up into her property line, which in effect would cut off lighting right off her backyard.

Chairman Vose closed the public hearing at 6:18 p.m. Dan responded to the first speaker's concern, stating that there have been discussions about modifying the plan with the approval of the Planning Director. The revised plan would actually be less intrusive to the neighbors to the north, and the building will not be higher than two stories. Chairman Vose noted that there are already existing garages in the center of the project, and that another three to the west and one to the east will be added. Dan concurred.

It was moved by Commissioner Burkey and seconded by Commissioner Ervin to grant a one-year extension to October 16, 2009, based on the findings contained in the staff report, modified Condition No. 3, and subject to all other previously approved conditions. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Malhi.

4. CONDITIONAL USE PERMIT NO. 80-24 AM3

Chairman Vose opened the public hearing at 6:20 p.m. to hear the following requests by Greek Orthodox Church of St. Constantine located at 43404 N. 30th Street West (3.2 acres generally located at the northeast corner of 30th Street West and Avenue K-4): 1) Review the operation of the Hellenic Center in accordance with Condition No. 20 approved by the Planning Commission on September 17, 2007; 2) Consider the applicant's request to develop an additional parking area of 60 parking spaces to provide a total of 174 off-street parking spaces on the site to serve the church and existing Hellenic Center.

Brian Ludicke presented the staff report. There have been various correspondences received from residents and neighbors that were forwarded to the commissioners for their review. The concerns were related to lighting, noise, on-street parking, alcohol sale, size and number of events, and operation of commercial business. A number of issues and questions raised have been about alcohol sale, and whether the operation of the center is in conformance with the zoning code. Staff's response, as summarized in the staff report, is that the use is within the parameters of the Zoning Code, and the City Attorney's office has determined that the action of granting previous licenses confers upon the center a "deemed approved" status under the Zoning Ordinance. Applicant has also requested approval to construct an additional 60 off-street parking spaces.

Vice Chair Smith asked if there is access to a copy of the agreement between Prestige Living and Hellenic Center. Brian Ludicke replied that a copy is within the case file and a copy could be provided to the commissioners. Commissioner Haycock inquired if it is necessary for the body to decide on the issues at the same time or if it is possible to treat them separately. Brian Ludicke explained that they could be dealt with separately; however, one issue affects the other. The Commission, however, has the discretion to deal with the matter in a manner they see fit. Chairman Vose said that the commissioners received communications from several individuals as late as this evening, memorandum from the City Attorney's office, a composite log giving a background on events dating as far back as September 2007 up to the present.

There were speakers in the audience who wished to comment as follows:

Bill Koukourikos, representing the applicant, indicated that since the center's completion in January/February 2007, membership has grown 15 percent, and contributions to the community increased over 300 percent. The Center began providing Greek dancing for kids and adults, a Greek school, and a men's group that has its roots from the South fighting racism/KKK. The benefits to the community are in the form of salaries and taxes. The vast majority of neighbors who support the center are not in attendance tonight. City does monitor the center's activities, and the Sheriff reportedly has not had any problems. The center has invited its neighbors since last spring during its second-Sunday lunches at the church. There was a recent meeting regarding alcohol sales and a contact was established with residents via e-mail and phone. In deference to the neighbors, lights are only turned on when needed, the size of events has been voluntarily reduced to 350, noise level is being monitored, and the 10 p.m. curfew is being enforced. The benefits of the center far outweigh the negative concerns of residents.

Vice Chair Smith asked Mr. Koukourikos if he is present at the events, to which he answered that he would drive by the center, and that he has managers monitoring the events.

Vice Chair Smith then inquired if there are other event facilities in the area, and whether the guards are for enforcing parking or just for providing security at the door. Mr. Koukourikos replied that St. Nicholas in Northridge is similar, and that the role of the guards is to do both. Vice Chair Smith added that it would be difficult to tell people not to park on a public street.

Commissioner Burkey asked the following: cut-off time, timeframe that guests start leaving the facility, and the time parking lights are turned off. Mr. Koukourikos responded that the disc jockey stops playing music at 10 p.m.; that people leave within 30 to 45 minutes of cut-off time; and that parking lights are turned off at 10:30 p.m. Commissioner Ervin inquired when the new manager was hired. Mr. Koukourikos replied three weeks ago. Commissioner Ervin commented that it seemed the center had issues with enforcing the regulations until the new manager was hired.

Event parking was discussed. Ninety-five percent of events are for 200 people or less. For the small percentage of events that exceed 350 guests, the center has to take into consideration overflow parking, which the center tries to direct guests to park at Prestige Assisted Living, instead of the streets. Vice Chair Smith asked how the center could predict that people would show up in mini-vans for events expecting 400 guests. Mr. Koukourikos explained that they know it would be family-oriented for weddings, and that guests would probably arrive separately at aerospace events.

Commissioner Jacobs inquired if the event contract stipulates that the bar closes at 10 p.m. Mr. Koukourikos explained that a new manager was hired to make sure that contracts are signed, conditions enforced, and that the bar closes at 9 p.m. Commissioner Ervin wanted to find out if there were other issues Mr. Koukourikos was aware of regarding the previous manager. Mr. Koukourikos stated that change of management was more for internal reasons – lack of commitment to carry out the rules of the church, rather than community issues. Commissioner Haycock noted that there were three conditions added related to permanent liaison, mitigated lighting glare, and security, when the Planning Commission approved the extension in September 2007. Mr. Koukourikos said that lights are all shaded and additional shades requested by the neighbors have been done. Commissioner Haycock noted that the fence line is not the same level on both sides. Mr. Koukourikos explained that a neighbor objected when the center tried to continue the fence line from the north to the east. He said that he was also the permanent liaison to the neighbors and that professional security is provided for events with more than 118 guests.

Vice Chair Smith was concerned that the center would not be able to provide additional parking should Prestige Assisted Living decide to build out. Mr. Koukourikos replied that in talking to the management of Prestige, he was told that Prestige does not have any plans of building out in the next five years, so that should give the center ample time to prepare for any eventuality. Should Prestige decide to use this lot in the future, the agreement is to provide a 60-day notice to the Hellenic Center.

Commissioner Jacobs inquired if there was anything preventing the building of a driveway, instead of the proposed walkway between the two parking lots. Mr. Koukourikos said that the City will not allow the difference in elevation between the two properties. Brian Ludicke clarified that there is an elevation change, and that based on the layout presented, there

will be difficulties with grades. Also, there are already some improvements, access and pavement installed that would be challenging to make the design tie in together.

Chairman Vose asked the applicant if he preferred not building the parking lot, to which the applicant concurred and stated that he would phase the construction of the parking spaces if it would help the community. The Chairman clarified with Brian Ludicke if the recommendation for approval would allow for phasing. Brian Ludicke explained that the Commission has the ability to approve phasing of the development/construction of parking spaces. By the applicant's admission, they are double parking on the site, and that it is apparent that parking is not adequate to meet the demand. Chairman Vose suggested, if appropriate, that a light analysis be conducted in the entire parking area for security and health/safety reasons. He visited the site twice and noticed that the lighting on the eastern end of the lot tended to spill over. Mr. Koukourikos said that the complaints received about light spillage can easily be addressed but neighbor Mr. Wordsworth does not like looking at the light fixture and would like it lower than his tree.

Maria Elena Grado, representing the applicant as the new manager, said that they have had meetings with neighbors to compromise. Events are smaller in size now. Security is provided for events that have 118 people or more. She thinks that without signage and without security, street parking will continue to become an issue. She assured the Commission that the center will continue to dialog with neighbors to work out issues. Commissioner Jacobs asked Brian Ludicke what options could be explored in regards to signage and restrictive parking. Brian Ludicke stated that a permit parking system could be looked into. However, it is the City Council that ultimately has the authority to make parking restrictions on a public street. Brian Ludicke recommended that the matter be referred to Public Works Department to perform an analysis and see what actions should be taken. Vice Chair Smith's concern was as to who would enforce the parking. Commissioner Ervin inquired how long it would take to get the study done. Carlyle Workman said that he would not know and if there ever was a study to do permit parking in the City. Chairman Vose noted that there are typically no restrictions on public streets, to which Brian Ludicke added that the only event the City would put restrictions on public parking is on the basis of safety.

Commissioner Jacobs inquired what kind of parking issues are there during church service. Ms. Grado said that people do park on the street but she is not present on Sundays to see how the parking situation is. She is onsite whenever there are larger events but feels that her presence is not needed during smaller manageable events as she also runs a restaurant. Contracts will have to be signed whereby conditions such as parking and regulated hours will be enforced. Commissioner Jacobs expressed interest in attending one of the meetings with the neighbors, if permitted. After conferring with the Deputy City Attorney, Brian Ludicke replied that it would be okay as long as the matter is still open or continued over, and any information received during the meeting be shared with the rest of the Commission. Ms. Grado added that a vendor list has been set up, and those vendors have to abide by the Center's rules.

At this point, Chairman Vose acknowledged getting a copy of the agreement between Prestige Assisted Living and the center that Vice Chair Smith had previously requested.

Charles Wordsworth, resident of Lancaster, pointed out the following issues that deserve attention by the Commissioners, namely: the constructed banquet hall with its commercial

catering business is causing suffering to the neighbors; limits should be set to govern the size/frequency/appropriateness of functions; granting the approval to extend parking facilities would only exacerbate residents' woes as this would mean larger events; who would supervise/control the excessive use of the liquor license that the church is applying for; the City should consider installing "Parking for Residents Only" signs; the City should have more control on the center's activities; would the Commission like the same operation in their own neighborhood; and the Commission should require another review in 6 months.

Anne Durr, resident of Lancaster, read a letter that was also signed by 47 residents. She commented that residents expect the church operation of the center to adhere to the CUP conditions, and the City should take action to bring the church in conformance with issues, such as lighting and parking. She would like the church to post "Resident Parking Only" signs along K-4 and cease applying for a permanent liquor license and for the City to hold 6-month reviews of the center's operation. Commissioner Jacobs inquired of the speaker what would be the difference if the center applied for a temporary versus a permanent liquor license. She replied that she is still stunned by the number of events held just with a temporary license, and that they did not sign up to have in their neighborhood a rentable banquet hall with full catering services. She is in complete agreement with the opinion of Mr. Wordsworth, and she does not like what the church has morphed into. She does not have enough confidence that the church/center will be responsible enough to follow through with the conditions required. Vice Chair Smith commented that she shares a lot of Ms. Durr's concerns and is amazed by the Center's blatant disregard for the conditions that have been placed on the Center in the past. She asked Ms. Durr if she felt that with the hiring of the new manager, whether progress is being made, and if she is hopeful about the situation. Ms. Durr opined that it has only been three weeks but Ms. Grado seems to have the right attitude and approach. However, there have been several incidents since Ms. Grado's arrival so more time is needed to implement the new regulations. Brian Ludicke clarified that the temporary no-parking requires a street closure/special events permit. The Greek Festival applied for such a permit. It would be cumbersome though to do it for every event, so a more permanent solution would be preferable.

Bonnie Adams, resident of Lancaster, submitted two photos of perceived violations. She would like to reiterate that the church has not been in compliance with the CUP conditions. Negative impacts include traffic, noise, litter and vandalism. The street closure during the Greek Festival, which should have been held at the fairgrounds in the first place, was annoyingly inconvenient. She does not have any conflict with the church per se but she just wants to see the church operate as it is – a church and nothing else.

Lisa Anderson, resident of Lancaster, declared that the church has been a good neighbor until the opening of the center, which brought upon the neighborhood noise, traffic, lighting and parking issues. The center continues to violate its CUP conditions and that expansion would aggravate the problems more so she urged the Commission to postpone its decision until a thorough review is done. Vice Chair asked the speaker if she attended the meeting. She said that she did but it was for the State ABC and not for the community's grievances.

Dale Deschler, resident of Lancaster, voiced his opposition to the project because the church has had frequent violations of Condition No. 16 of the original CUP which states, "Use of the church facilities shall not create a demand that exceeds available onsite parking of 118 spaces." He felt that the church now wants to circumvent the original intent of the CUP by

increasing the parking area by almost 50%, and, thus, increasing the size of functions. He was also concerned about the increase in traffic and road accidents.

Melvin Morrow, resident of Lancaster, lamented that they have resided in that neighborhood for the last 37 years but have never been contacted by the church. Noise, parking and traffic happen when a business enterprise is allowed to operate in a neighborhood. It is incomprehensible why the church has to sell alcohol. A comment was made about the center being "the only game in town," but there are other sites such as AVI convention centers and DI facilities. He urged the Commission to consider the issues thoroughly. and asked them how they would feel if the center were in their own neighborhood. Vice Chair Smith clarified that when she used the phrase "the only game in town," it was not her opinion that it was the only game in town, but to make reference to the center blatantly ignoring the conditions as if they were the only game in town.

The Commission expressed a desire to recess the session but Brian Ludicke advised that the session could not be closed yet as the applicant has the right for rebuttal. Mr. Koukourikos explained that the center did not have any intention to expand the size of events, but instead for the parking lot to benefit the community. Residents seem to blame them for crimes but they have to realize that crimes happen throughout the City. He encouraged residents to communicate, and with Ms. Grado on board, he is more optimistic that issues will be worked out. The center is proposing to spend a lot of money to resolve matters brought up by neighbors. He would like to maintain the quality of the neighborhood because he considers it their neighborhood too. Commissioner Burkey inquired if the vision of the center remained the same and if so, what it is. Mr. Koukourikos replied that it is to provide a hall for the church to expand into. It is still non-profit and the operation is supposed to help pay off the building, which it still has another 24 years. Commissioner Burkey asked if the applicant feels that the neighbors are happy with what the center is doing now. Mr. Koukourikos explained that they are doing everything possible to please the neighbors. Commissioner Burkey commented that he is pro-business but as a private citizen, he would not want the center to operate in his neighborhood. Applicant responded that they are always open-minded about having a dialog with residents and being able to compromise. Commissioner Ervin inquired if the center was doing anything to address crime. The applicant responded that they used to run guards on a sporadic basis, but it became costly so they only have guards when events are taking place. He finds it ironic that Ms. Durr's house was vandalized on the day the Center celebrated it's grand opening when there were 14 sheriffs attending the event.

The meeting was recessed at 8:10 p.m. and reconvened at 8:20 p.m.

Chairman Vose declared the public hearing closed at 8:20 p.m. Commissioner Ervin opined that he would be doing the community a great disservice if he were to decide on the CUP tonight, and that more thought and deliberation have to be put into the process. Hiring a new manager is a step in the right direction by the center; however, doing it just 3 weeks prior to the hearing is not enough time. Commissioner Haycock concurred but acknowledged that the center has made an attempt to hire a new manager and dialog with neighbors, and she would like to see this worked out. Vice Chair Smith said that she would like to continue the matter to be able to hear more information.

The Commission discussed about having a photometric analysis of existing and proposed parking lot. Carlyle Workman pointed out that the existing study submitted show that the height standard is 20 feet. Barry Munz, applicant's engineer, explained that costs vary, and that the services of an electrical engineer have to be incorporated on this one, and he estimates the cost to be about \$1,000.00. Commissioner Burkey asked if there has been any precedent of applicant funding code enforcement. Brian Ludicke replied that there had been situations in the past where determinations had been made that off hours code enforcement use was needed. The Planning Department does not oversee Code Enforcement so discussion of this issue would have to be explored internally. Chairman Vose declared that the Commission will make a decision no later than February 2009, depending on the recommendations placed are acted upon. Commissioner Burkey thanked everyone for communicating via email and letter as this is what helps the body make decisions. He encouraged the community to communicate more.

It was moved by Commissioner Haycock and seconded by Commissioner Ervin to continue Conditional Use Permit No. 80-24 AM3 to the February 17, 2009, Planning Commission Regular Meeting with the following added conditions: 1) Photometric analysis of existing and proposed parking lot; 2) Several meetings coordinated between the Hellenic Center and the residents as verified by staff; 3) Discussion of street parking permits and/or a Sheriff's Department liaison. Commission directed staff to provide reports of progress of meetings between the applicant and the residents, and Code Enforcement issues regarding public right-of-way. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Malhi.

Brian Ludicke said that the item will not be renoticed because it is a continuance.

5. CONDITIONAL USE PERMIT NO. 08-14

Chairman Vose opened the public hearing at 8:48 p.m. to hear a request by VFW Lancaster Post 7283 for the on-site sale and consumption of alcohol for a veteran's club (Type 52) operating within the existing Joseph A. Meekins Lodge in the LI Zone and with a caterer's permit (Type 58).

Silvia Donovan read the staff report even though a letter of agreement to the conditions of approval as stated in the staff report was submitted by the applicant. Chairman Vose stated that he had some questions about the project.

Chairman Vose wanted to know if this was a temporary relocation. Brian Ludicke indicated that the applicant's intent was to temporarily relocate the project to the proposed address until a permanent site is found. Daniel Gray, applicant, came forward to respond that it would be a temporary move for VFW, and it all depends how fast they can raise funds. Chairman Vose noted that the proposed 1,100 square feet based on the site plan provided seems

to be a tiny set-up. Mr. Gray explained that they have 350+ members, 310 of whom are quite old and do not come in often. The social gathering area will actually be for the remaining members who come on a regular basis. Large scale meetings will be held at the back ballroom. Chairman Vose asked if the site plan and use of facility will meet requirements of the code for the entire facility. Brian Ludicke replied that their primary use will be for the limited number of active members. Should there be a larger event, the lodge has agreed to have VFW use the back ballroom so he sees no problem from the City standpoint. Site remains the same and issue of separation and distance do not come into play. Chairman Vose inquired if the proposal would be to make typical parking lot improvements. Brian Ludicke stated that applicant will take care of that in time. Tenant is only using a portion of the property so no major change is expected in the parking area. Commissioner Haycock asked the applicant what was the reason for the move. Mr. Gray said that the City purchased their existing location and asked them to leave. Brian Ludicke clarified that the City has been acquiring property in the vicinity of Beech, H-8 and Sierra Highway.

Chairman Vose closed the public hearing at 8:56 p.m.

It was moved by Vice Chair Smith and seconded by Commissioner Jacobs to Adopt Resolution No. 08-34 approving Conditional Use Permit No. 08-14. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Malhi.

6. TENTATIVE PARCEL MAP NO. 70476

Chairman Vose opened the public hearing at 8:57 p.m. to hear a request by Dave Rice for a one lot subdivision for 2 industrial airspace condominium units and one common lot for parking, maintenance, ingress, egress, landscaping, and trash enclosure facilities in the LI Zone on 1.25± gross acres located on the west side of 12th Street West, approximately 331 feet north of Avenue L-12.

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 Vose closed the public hearing at 8:57 p.m.

It was moved by Commissioner Ervin and seconded by Commissioner Burkey to adopt Resolution No. 08-35 approving Tentative Parcel Map No. 70476. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Malhi.

NEW BUSINESS

7. INITIATE SUBDIVISION ORDINANCE MODIFICATION

Chairman Vose opened the session at 8:58 p.m. to hear a request by Planning Department for the initiation of Subdivision Ordinance modification.

The staff report was presented by Silvia Donovan. Carlyle Workman explained that the issue is that if there was a median, and the 20 feet beyond centerline allows for 7 feet (which is half of a median plus one travel lane), it does not adequately provide an area to maneuver around pedestrians or bikers, especially if the median is a raised one. There have been some complaints and concerns raised and this will bring the City into compliance with the American Association of Highway Transportation Officials (ASHTO), a national standard that recommends an 8 foot shoulder to provide for those vehicular issues. The request is to add the condition to make it 28 feet to allow for an 8 foot shoulder on the partially improved side of the street.

Chairman Vose clarified that in approving the recommendation, an ordinance would come back before the Commission for review, and that the body is not making a decision on the concept but to allow staff to proceed with the process to bring it forward. Silvia agreed.

It was moved by Commissioner Burkey and seconded by Vice Chair Smith to initiate Subdivision Ordinance modification for added street width. Motion carried with the following vote:

AYES: Commissioners Burkey, Ervin, Haycock and Jacobs, Vice Chair Smith and Chairman Vose.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Malhi.

DIRECTOR'S ANNOUNCEMENTS

The next Special Planning Commission Meeting is scheduled on December 1, 2008 at 6:00 p.m. Chairman Vose asked the commissioners to send or email their comments regarding the General Plan policy document to Brian Ludicke and/or Joy Reyes by November 24 at the latest.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 9:05 p.m. to Monday, December 1, 2008, at 6:00 p.m., in the Council Chambers for a Special Meeting.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster