

MINUTES - DRAFT

SPECIAL MEETING OF THE LANCASTER PLANNING COMMISSION

February 2, 2009

CALL TO ORDER

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

INVOCATION

Commissioner Burkey 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, Haycock, Jacobs and Malhi, Vice Chair Smith.

Absent: Commissioner Ervin and Chairman Vose.

Also present were the Planning Director (Brian Ludicke), General Plan Project Manager (Dave Ledbetter), Associate Planner (Chuen Ng), Principal Planner (Silvia Donovan), City Engineer (Carlyle Workman), Recording Secretary (Tess Epling), and an audience of approximately 15 people.

PUBLIC BUSINESS FROM THE FLOOR

None.

PURPOSE

Vice Chair Smith noted that the purpose of tonight's meeting is further discussion of General Plan topics in preparation for commencement of public hearings on the General Plan update program.

PRESENTATION

Dave Ledbetter stated that at the January 6, 2009, meeting, staff indicated that two additional special meetings would be held in order to prepare for the beginning of the public hearings. One of these meetings is tonight, and the other one is scheduled on March 2. During these meetings, various information will be presented related to the General Plan program. Dave noted that binders had been provided to the Commissioners containing some of these materials. Dave indicated that he would walk the commission through each tab of the binder in order to describe the materials contained therein. He noted that no decision-making is required at this point, but that tonight's meeting and the March 2nd meeting are more in preparation for the public hearings, which could begin at the March 23 meeting. Dave noted that it is anticipated that additional updates will be provided to these materials as new comment letters and information is provided and that staff will provide any additional comment letters and/or updates to the commission at the March 2 meeting.

Dave then gave a description of the contents of the binder the commissioners received which included the following:

1. Written correspondence received during the General Plan EIR comment period;
2. An addendum to the June 2008 draft General Plan Policy Document listing minor corrections to the document that staff is recommending to be included in the final document;
3. An addendum to the General Plan land use alternatives including minor corrections.
4. Staff responses to Planning Commission comments regarding review of the Policy Document and land use alternatives, and staff's responses to these comments;
5. A Request Letters Summary Log as well as all copies of all land use letters submitted to date with the letters keyed to the summary log which gives staff recommendations regarding each request;
6. General correspondence received during the course of the General Plan update program;
7. A copy of the Redevelopment Project Area map as requested by the Planning Commission.

Commissioner Burkey commented that he appreciates staff's effort to organize the information. Vice Chair Smith noted that the commissioners have a lot of reading to do, and asked if the commission had any comments.

Commissioner Burkey stated that Section 1 on the very first page had a statement from LA County stating that a portion of the City is situated in a potentially liquefiable area, and inquired about this situation. Dave Ledbetter remarked that about two years ago, the state mapped this portion of North County area for seismic hazards and looked at the potential for liquefaction and landslide. He noted that the County letter is misleading because very little of the area within the City is identified on the state maps as having the potential to be subject to liquefaction. He noted

that these include the area along the Amargosa Creek and Little Rock Creek. He related that any project proponent proposing to build a project in these areas would be required to conduct a geotechnical study and to implement any remedial measures required. Vice Chair Smith inquired if Section 5 will be available to the general public at some point, to which Dave Ledbetter said that yes, staff intends to have the General Plan consultant place the Request Letters Summary Log online on the General Plan website.

PUBLIC TESTIMONY – GENERAL PLAN REVISION

Vice Chair Smith opened the session for public testimony on the General Plan Revision.

Rafee Mbarken remarked that he and his partner bought a plot of land on Avenue M and 20th Street West in the 1990's, and it was zoned commercial back then. In 2003, it was turned into residential. The land is only 3/4 acre and the residential code in that area is 1-acre. By turning it into rural residential, they are not qualified to build houses. He requested the commission to consider returning that area to commercial zoning so they can develop it into a service establishment for the community.

DIRECTOR'S ANNOUNCEMENTS

Brian Ludicke reiterated that staff expects to get additional requests with the release of staff recommendation, and staff will try to get that added to the chart and have it available to the commissioners.

COMMISSION AGENDA

Commissioner Jacobs inquired if staff would prefer that the commissioners give their questions and comments to them or have them bring it up during the meeting. Brian Ludicke responded that he would prefer to have the commissioners give their comments and questions ahead of time so staff will have the opportunity to provide responses and research the issues.

Vice Chair Smith asked if it would be added to this section as comments from the Commission. Brian Ludicke said yes and that it would reflect that it is part of an ongoing dialogue and serve as a basis for future discussion.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Vice Chair Smith declared the meeting adjourned at 6:27 p.m. to Monday, February 9, 2009, at 5:30 p.m., in the Planning Large Conference Room.

SANDY SMITH, Vice Chair
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster