

# MINUTES - DRAFT

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## SPECIAL MEETING OF THE LANCASTER PLANNING COMMISSION

January 6, 2009

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### CALL TO ORDER

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

### INVOCATION

Commissioner Burkey did the invocation.

### PLEDGE OF ALLEGIANCE

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

### ROLL CALL

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

Absent: None.

Also present were the Planning Director (Brian Ludicke), General Plan Project Manager (Dave Ledbetter), Associate Planner (Chuen Ng), Associate Planner – Environmental (Jocelyn Swain), Recording Secretary (Tess Epling), and an audience of approximately 5 people.

Commissioner Ervin announced the birth of his son and Chairman Vose extended his congratulations on behalf of the commission.

### PUBLIC BUSINESS FROM THE FLOOR

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None.

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**PURPOSE**

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Chairman Vose noted that the purpose of tonight's meeting is further discussion of the General Plan land use alternatives. In addition to the current adopted land use map, the Planning Commission will consider two land use alternatives developed from input received at community land use workshops and monthly meetings of the General Plan Citizen's Advisory Committee (GPCAC) during 2007.

This special meeting will also provide the public the opportunity to comment on the Draft Environmental Impact Report (EIR) for the new General Plan.

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**PUBLIC TESTIMONY – DRAFT PEIR**

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Brian Ludicke stated that any comments received tonight, either oral or written, along with other comments received during public review, will be reviewed and responded to in writing in the Final EIR and that the Final EIR would be something the commission will have to consider prior to or concurrently with a recommendation on the General Plan revision.

Chairman Vose opened the session for public testimony on the Draft EIR and noted that comments must pertain directly to the adequacy and content of the Draft EIR.

Nicole Parson, Lancaster resident, stated that she did not recall the EIR being announced because she would like to reference any information on line. She asked why the General Plan special meetings are not televised on Channel 28, to which she tunes in often to listen to music.

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**PUBLIC TESTIMONY – GENERAL PLAN REVISION**

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Hearing no further public comment on the Draft EIR, Chairman Vose opened the session for public testimony on the General Plan Revision.

Tim May, representing May Centers, distributed a letter to the commission, and stated that he wanted to address the issue of some properties brought to his attention that showed a recommended commercial zoning by GPCAC at the corner of Avenue K-8 and 30<sup>th</sup> Street East, right next to the high school. He noted that the west side has the same issue right now with Quartz Hill High School. He has a project on 30<sup>th</sup> Street East and Avenue K, and the major tenants include Superior Grocers and CVS Drug Stores. As a retail and shopping center developer, he thinks that the location adjacent to the high school does not make for good zoning and is a misjudgment.

Brian Ludicke added that land use request letters have been received relating to specific sites and land uses that ought to be considered and addressed. They will be presented in one comprehensive format together with staff's recommendations. Chairman Vose said that for the record, a Tentative Tract Map was approved at the last Planning Commission hearing for the parcels mentioned, and it seems that the developer was more interested in developing homes than commercial enterprises.

Nicole Parsons, Lancaster resident, said that global warming and effects of collaboration are important. She commended the people who develop Vallarta markets, and said that there is a type of study that we need to stay within our lines. She mentioned that another part of the EIR is to address people and make a pact to address people in continuing life. Under California State law, the Internet act is another form of transportation and in travelling, the information superhighway safety is important.

## **DIRECTOR'S ANNOUNCEMENTS**

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Brian Ludicke announced that staff would like to talk about upcoming meeting schedules and Dave Ledbetter, Project Manager, will go over the schedules and topics.

Dave Ledbetter said that the following dates are being considered for special Planning Commission meetings, namely: January 26, February 2, March 2 and March 23. He suggested cancelling the January 26 meeting because it is still within the public review period for the Draft PEIR and not much could be accomplished prior to the close of the comment period. For the remaining dates, Dave suggested that the topics to be brought forward to the commission could be as follows: On February 2, staff would present responses to commission comments that have been submitted to the Planning Director by regarding the Policy Document and land use alternatives; submit an addendum showing corrections to policy document and verbal addendum detailing minor corrections to the land use alternatives. Also on February 2, staff would present a list of correspondence received from the public regarding land use requests and staff's recommendations regarding these, as well as correspondence received during the public review period for the EIR review.

Chairman Vose inquired if public testimony will be accepted during these meetings, to which Brian Ludicke responded that it will only be on the General Plan because EIR comment period will have already closed by that time. Dave Ledbetter indicated that at the March 2 special meeting, discussion of these materials could continue in preparation for beginning of public hearings on the General Plan program, which possibly could begin on March 23.

The commission agreed with dropping the January 26 special meeting date and with holding additional special meetings on February 2 and March 2, with the possibility of beginning the General Plan public hearings on March 23. Chairman Vose noted that April 6 was also a date that had been considered for a meeting, and asked if there is a possibility for considering recommendation of the adoption of the EIR at that point. Dave Ledbetter responded that March 23 is a tentative date for opening the public hearings, and will depend on how much correspondence is received during the EIR review period and the time it will take staff to prepare for the public hearings. So beyond this point, it is difficult to determine what might be accomplished in April. He noted that staff should have a better idea of this by the beginning of February.

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**COMMISSION AGENDA**

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Chairman Vose mentioned that at the last meeting, there was a question brought up regarding the mediation process on the Hellenic Center. Brian Ludicke answered that he has spoken with the neighborhood representative and the designated Center manager, and it seems that there may be grounds to resolve the issue. Commissioner Burkey mentioned that he attended an event at the Center a week before Christmas, and parking attendants were numerous and aggressive, making sure attendees were parking at the right spots.

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS**

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None.

**ADJOURNMENT**

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Chairman Vose declared the meeting adjourned at 6:30 p.m. to Monday, January 12, 2009, at 5:30 p.m., in the Planning Large Conference Room.

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster