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**LANCASTER CITY COUNCIL
ADJOURNED SPECIAL MEETING
MINUTES
July 22, 2009**

CALL TO ORDER

Mayor Parris called the adjourned special meeting of the City Council to order at 6:03 p.m.

ROLL CALL

Present: Council Members: Mann, Marquez, Sileo; Vice Mayor Smith; Mayor Parris

Staff

Members: City Manager; Deputy City Manager; City Attorney; City Clerk; Assistant to the City Manager; Planning Director; Acting Public Works Director; City Engineer; Senior Engineer; Assistant Planner; Principal Planner

INVOCATION

Mayor Parris

PLEDGE OF ALLEGIANCE

Vice Mayor Smith

PH 1. (Wal-Mart Project)

General Plan Amendment No. 06-04 and Zone Change No. 06-04

Conditional Use Permit No. 06-09 and Tentative Parcel Map No. 68150

Location: 40+ acres on the northwest corner of 60th Street West and Avenue L

The Attorney for the project and consultants presented the rebuttal regarding this project, as well as consultants for the project. The main issues that came out of the hearing on the previous evening were related to water supply, noise, traffic, economics, air quality, mosquitoes, security and crime, trash, public safety and the proximity of the school to the project.

Concerns that citizens had addressed were discussed; additional discussion included the economic analysis; economical impacts; physical impacts; urban decay; amount of income in the marketing area to support future retail development; population in the relevant trade area; definition of per capita income; competition of Wal-Mart vs. a few locally owned businesses; changing patterns of services; future support is predicated on the future growth;

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PH 1. (Wal-Mart Project) (continued)

Striving for full implementation by 2012; concerns regarding bottleneck traffic; road improvements, right-of-ways; significant impacts; fair share provided; amount of money for road improvements that will be provided by the Wal-Mart Corporation; noise level impacts during construction and operation – levels will not exceed the allowed decibels by law; emission levels; threshold of significance; air quality; solar panel issues; wind generation; lighting in parking lot; energy measures; white membrane road and daylight harvesting system; use of less energy; Wal-Mart is a leader in energy efficiency standards; constant continuation of monitoring efficiencies in stores; pedestrian crosswalk access; student safety; channeling of pedestrians; sidewalk designs; xeriscaping; substantial landscaping; retention base; utilization of water; no recreational vehicles will be allowed overnight; presence of deputies; security; discussions with the ABC (Alcohol & Beverage Control); store will not bring crime; the store will merge with the neighborhoods; Wal-Mart requirements and training for associates regarding the sale of alcohol; Wal-Mart complies with all state regulations; keeping the area clean and free of trash; work to enter into a licensing agreement to maintain and clean areas on private property; Wal-Mart has me and continues to meet with representatives from the High School District; establishing good relationships with the schools is a high priority as well as with the neighborhoods.

The City Manager discussed the income levels; crime statistics; drop of crime on the east side by 17 percent; drop of crime on Valley Center by 7 percent; crime is going down in both areas and consistently in the City.

The Public Works Director discussed water availability letters; agency is willing to provide service; discussed water meters; ground water banking.

The City Attorney provided documents that addressed the concerns from John McClendon, attorney for Quartz Hill Cares and stated that these documents would be made part of the record for this public hearing, as well as the General Plan and housing elements.

Mayor Parris closed public hearing.

RECESS

Mayor Parris requested a brief recess at 7:32 p.m.

RECONVENE

Mayor Parris reconvened the meeting at 7:46 p.m.

Statements from the Council:

Council Member Marquez – stated that she understands emotional issues in more ways than one; she does not make decisions based on just her heart; uses and relies on facts; she lives on the east side of Lancaster; spoke of issues that concerned her regarding the east side; in these circumstances, people are not going to get everything they want; it was an honor and a privilege to be a part of the General Plan; doesn't take this decision lightly, relies heavily on staff, they are very professional, very smart and will not do anything to harm Lancaster, they love Lancaster and this project is consistent with the General Plan.

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PH 1. (Wal-Mart Project) (continued)

Statements from the Council

Council Member Marquez requested clarification from the Planning Director regarding consistency with the General Plan.

The Planning Director stated that given the range of commercial sites; commercial development unlike residential is highly sight sensitive. He stated that it is his belief that the request is consistent with the text and the intent of the General Plan. It is very, very important for the City to designate an area within the west side that works from a commercial development standpoint that will act as a long term regional type draw to the western area of the City and not only look for what is existing, but also looking at the development of the west side over the next fifteen – twenty-five years. He stated that this is an extremely critical issue and the long term benefits must be considered in relation to the issues that have been raised during the meeting.

Council Member Marquez stated that the plan for economic vitality analyses the local economy and employment in the City. She inquired if the statement in the General Plan on economy vitality lines up with this project.

The Planning Director stated that it does and that it is important to note that the reality of local government financing in California is that local agencies are highly reliant on sales tax revenues. The City has a great deal now and projected in the future of residential development slated for the west side of the City. There must some way to pay for and recover those costs for services to those areas. It is incumbent upon the City to seriously consider the fact that residential development, for lack of a better term is an economic loser for local government. Housing creates more in costs than to generate revenue in the state of California. It is important that we as a City seriously look at how we balance out the land use pattern to assure that the City has enough commercial development to at the very least, break even in terms of the number of services and the costs of those that the City needs to provide and those services that the citizens expect the City to provide on the west side. When the applicant was looking at sites, they were looking on the 60th Street West corridor; they felt, based on a number of experts, that 60th Street West and Avenue L was a prime spot. He stated that the comment that he would not let go was that Palmdale did not agree with that and they thought 60th Street West and Avenue N was a prime location. Most of the people that the City must serve on the west side are the citizens of Lancaster and there should be a way to assure a revenue stream to pay for that.

Council Member Marquez stated that she did some research on schools that are located near Wal-Mart's and found one in Mineral Springs Texas. She contacted the Principal; asked him about different and he stated that those issues have not been a concern for them. She researched this area and discovered that the high school is also located right off a freeway, which is another issue. People in leadership positions come to this lectern and spew innuendos and don't back it up with any facts and it makes her wonder about their motivation. Mr. Pelka has stood at that lectern and tried to make it look like she was in the hip pocket of developers. This is not true and the only hip pocket she is in is her husband's and he is the only one who has that much influence over her. She is a citizen who got involved in the local political arena because she cares about Lancaster.

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PH 1. (Wal-Mart Project) (continued)

Statements from the Council

Council Member Marquez stated that she has heard about the commercial that is out there on the blogs in reference to this project and the Council and at the end of the commercial there is a clear sound of a gun being cocked. She takes this as threatening; does not appreciate this. The blogs refer to her as a church lady and she can handle that. However, they then have linked her face to a porn site of a lady doing a striptease. This is low, full of rumor and innuendo and she takes that very personally. Developers are in the business of developing and making money. Some people are jealous of these people because of their success and she does not agree with that attitude. She holds nothing against developers, they are risk takers, they sacrifice and they make it work.

She discussed concerns that she originally had regarding living three blocks away from a Wal-Mart; home values; noise concerns. She stated that the issues she concerns herself with are squatters; violators of Section 8; she delved into the crime issue and has seen her fair share of crime in her zip code. She became involved with the Antelope Valley Citizens Against Crime; joined the Antelope Valley war on crime. It is up to you, the citizen to help make your neighborhood the way you want it to be. Many people leave this valley to shop and until those tax dollars are kept here locally, it would be hard to support a store such as Macy's. She stated that she is frugal and has no problem shopping at Wal-Mart; there are barriers to prevent the removal of shopping carts in the parking lots. She stated that she appreciates all of the letters, emails, understands the concerns and she has put a lot of thought into this.

Council Member Mann stated that it is very difficult to take a position on this matter; he was on the Planning Commission for sixteen years and he is a strong proponent of business. Mr. Ludicke has done an outstanding job explaining how housing is a money loss; discussed the different land use laws in Texas. He stated that his frustration lies in the fact that he knows people on both sides of this issue and is frustrated that the school district has decided not to comment on this. He is concerned about traffic on Avenue L; did not hear any clearness of when Avenue L is going to be fully built out; there is no adequate parking at the high school; again the City needs the ability to mitigate the issues; bring it out and talk about it; developers must work with the schools; concerned about the sale of alcohol and public safety is a priority.

Council Member Sileo discussed the peripheral loop; moratorium on submitting General Plan amendments; everyone understood that the west side was lacking in commercial business; this project will provide a lot to the community; to their employees; all jobs, no matter what level are vital; he focuses on what the use is, not who the use is by; it is all a balancing act; there is a great economic benefit; developers pay for the infrastructure in cities such as roads, signals; intersections; he understands about the drainage issues in the Quartz Hill area; developer pays in this case and this gets balanced against some of the negatives; most people do not want to see a project of this magnitude at this location and this project just does not do it for him; it is a big box; concerned about the sidewalks, does not pop; does not meet the bar set for the last project that was approved. If this does go forward, the City must deal with the safety of pedestrians; commercial plan can work but not on this corner. Wal-Mart is essentially a regional shopping center and the City must mitigate the concerns. He would like to this project go through but not at this location, he just does not think it is there yet and it will have a huge impact on the area.

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PH 1. (Wal-Mart Project) (continued)

Statements from the Council

Vice Mayor Smith stated that there is an enormous amount of reading material regarding this matter; he takes this decision very seriously; there have been many emails; many letters; important to consider all the facts within the EIR; cares about the actual concerns of the people; thankful that Supervisor Antonovich wrote a letter and stated his concerns, reiterating that it is a very serious issue and to make sure the citizens are part of the decision making process; make sure their concerns are addressed and mitigated. It is important to plan for the City's future; plan for the entire population of the City. There have been over 1,000 responses to comments in the EIR; one speaker was concerned that Wal-Mart was going to split up lots, make money. As the lots are sold to tenants, they make money, but they also take a big risk. He addressed concerns regarding traffic and infrastructure; improvements to Avenue L which is the concern of Supervisor Antonovich, as the onus is going to be on him to get this done. He addressed the issue of crime, truancy; hiring of law enforcement – making this mandatory; blight; changes to the CUP; location of the project; stated that he has not seen anything yet that shows a negative impact; discussed the overriding conditions; perimeter; pedestrian traffic; mitigating factors; aware that this is an emotional issue; truly feels for anyone out there, but sometimes we must think about the bigger issues.

Mayor Parris stated that twenty-five years ago the City Council was more concerned with the next election and votes than what was good for the City; people who did not want a mall back then were just as sincere as the people we have heard on this matter. Past Councils did not have the courage or the foresight to approve the mall so it went to the south. Ms. Goss has shown more courage, more passion about this matter than anyone and he has nothing but respect for that. He stated that he is not one of those people looking for the votes; could this have been done better – yes; researched better – yes; this City must be accountable; it is the job of this City to take care of Lancaster and Councils in the past did not do this; he took this seat to make this the best City that it can possibly be; importance of commercial development; Palmdale would grab this up fast, but it is here, it is in the City of Lancaster.

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council adopted **Resolution No. 09-73**, certifying the final environmental impact report, adopting required environmental findings, adopting a statement of overriding considerations, adopting the mitigation monitoring program for the proposed project, and amending the General Plan land use designation on the subject property from UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) to C (Commercial), by the following vote: 3-2-0-0; AYES: Marquez, Smith, Parris; NOES: Mann, Sileo; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council introduced **Ordinance No. 930**, rezoning the subject property from R-7,000 (single family residential, one dwelling unit per 7,000 square feet) and R-10,000 (single family residential, one dwelling unit per 10,000 square feet) to CPD (Commercial Planned Development) Zone, by the following vote: 3-2-0-0; AYES: Marquez, Smith, Parris; NOES: Mann, Sileo; ABSTAIN: None; ABSENT: None

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PH 1. (Wal-Mart Project) (continued)

Statements from the Council

Vice Mayor Smith requested the following changes before a vote was taken on Resolution No. 09-74: Page 7 of the Conditional Use Permit – Item Nos. 64 and 67. Onsite Security including a provision of a Sheriff’s Deputy, add the words: **or personnel shall be provided**...determined necessary by the Planning Director, this should be changed to **City Manager**. Item No. 67 – there has been discussion about onsite loading and unloading – it should read: **All deliveries shall not interfere with ADA parking or access per the direction of the Planning Director. Deliveries should have minimum impact on customer parking, pedestrian access and site circulation.**

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council adopted **Resolution No. 09-74**, approving Conditional Use Permit No. 06-09, by the following vote: 4-1-0-0; AYES: Mann, Marquez, Smith, Parris; NOES: Sileo; ABSTAIN: None; ABSENT: None

On a motion by Vice Mayor Smith and seconded by Council Member Marquez, the City Council adopted **Resolution No. 09-75**, approving Tentative Parcel Map No. 68150, by the following vote: 3-2-0-0; AYES: Marquez, Smith, Parris; NOES: Mann, Sileo; ABSTAIN: None; ABSENT: None

RECESS

Mayor Parris requested a brief recess at 8:54 p.m.

RECONVENE

Mayor Parris reconvened the meeting at 9:05 p.m.

Council Member Mann stated that he made a mistake and meant to vote no on Resolution No. 09-74.

Upon further discussion and input from the City Attorney, the vote on the resolution would remain as is: 4-1-0-0 and the minutes show that Mr. Mann made a mistake.

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PH 2. (Target Project)

General Plan Amendment No. 06-03 and Zone Change No. 06-03

Conditional Use Permit No. 06-03

Location: 40.26 gross acres on the southeast corner of 60th Street West and Avenue L

Mayor Parris opened the public hearing and clearly stated that he did not have any conflicts of interest in regards to this matter and inquired of the Council if they had any problem with him participating in this public hearing. Each Council Member stated that they did not have a problem with his participation in this matter.

The Planning Director presented the staff report. Applications were originally filed in August 2006, and subsequently modified on April 25, 2007. The City issued a Notice of Preparation for the preparation of an environmental impact report (EIR) for the proposed project on June 14, 2007. A draft EIR was prepared and circulated for public review in early 2009 (January 9, 2009), with a final EIR prepared in June 2009.

The final EIR, general plan amendment, zone change, and an associated conditional use permit for the development of a commercial center on the subject property were considered by the Planning Commission on July 7 and 8, 2009. The Commission voted (by a 6-1 vote) to recommend to the Council certification of the final EIR and approval of the general plan amendment and zone change.

The applicant requested an amendment to the City's general plan; from Office Professional (OP) to Commercial (C), and a concurrent zone change to redesignate from Office Professional (OP) to Commercial Planned Development (CPD) for a portion of the site (10 acres) to allow the subject property (40 acres) to be developed as a commercial center. The site is located within an area that has, over the past few years, had a significant increase in both new housing construction and approvals for new housing development. The subject property is centrally located to this area of activity; a review of the development activity summary indicates that approximately 3,000 dwelling units have been constructed or approved for development within a mile of this site.

Council comments and questions included clarification regarding the L-4 south boundary; looking at requiring the applicant to construct a private driveway; extent of involvement from the Architectural and Design Planning Commission; landscaping; drought tolerant plants; sidewalk designs; architectural treatment should be the same as Wal-Mart's; concerns regarding the site plan;

The representative for the Lane Family Trust and the Wood Group presented a report. They are very sensitive to the issues raised by the residents; it has been difficult to address some of the issues since so many people have tried to tie this project to Wal-Mart. She presented facts; gave a brief history; clarified that this would not be a Supercenter; it is not open 24 hours; does not sell guns and ammunition; offers outreach programs; does sell alcohol as does their company – Rite-Aid. She explained the proposed street improvements; full capacity turns; providing dual turn lanes; creation of hundreds of jobs; benefits; worker compensation; millions of dollars to construction; the economic impact.

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PH 2. (Target Project) (continued)

George Lane – Representing the Lane Family Trust; he is a resident of Quartz Hill and his family has been in Lancaster since 1908. He gave a brief history of his family; as the valley has changed; tried to change with it; related many changes over the years; commercial development changes; all were objected to. The common factor was, if the City did not have a Council to make the tough decisions, this City would be in the stone age. He discussed water and road concerns; with new xeriscaping, less water is used; more water is used with homes than with this project; received a notice from the County regarding plans to improve Avenue K and Avenue L; the County is following through with this; there will always be a need for road improvements and this is no different than any other community; do not give up; solutions need to be found; as people move here there will be continuing challenges; this is a project that was approved a number of years ago; signs have been on the property for many years stating that the area was zoned for commercial and only one resident has ever expressed or inquired as to when this project would happen. This will be a good project; will meet the expectations; many of the concerns will be taken care of and it will serve the community well.

Addressing the City Council at this time:

Karen Smeltzer – in favor of more retail on west side; concerned about the location site; address the problem with flooding, this needs to be mitigated; concerns regarding placing some of the road improvement responsibilities in the county's hands; not enough infrastructure; can't believe this will be made a priority with the county.

David Abber – researched both projects; easy to separate; zoning change for Lane property has been in place for a long time; there should not be any alcohol or tobacco sales at the Lane Center; feels this will be approved, however the Wal-Mart project will not be built – citizens will fight against this.

Cleo Goss – lives across from Lane ranch; she never saw the sign for zoning; she was never notified of this change; they never tried to contact neighbors; property could be used for a much better use; nursery for native plants; other ideas for this site; could host a weekend farmers market; restaurant could be built reflecting the area.

Erick Byarushengo – concerns with the EIR; location of site; selling of alcohol; crime; applicants should consult with neighbors on concerns.

Lee Barron – concerns regarding drill team tryouts and band practice in front of Quartz Hill High School and the impact of this project on the school and students; concerned with noise levels; construction of building; flaws in the EIR.

Mike Scott – original plan for this area was for commercial businesses and office space; now it is to become a commercial hang out that includes tobacco and alcohol and he opposes the project.

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PH 2. (Target Project) (continued)

Chantel Scott – project is too close to the high school; students at the school will have to deal with traffic; diesel trucks will impact area and truck routes; move project to a different site.

Chris Weilbacher – disappointed in the decision on the Wal-Mart project; centers should not be placed across from a high school; traffic is horrible in the area; drainage issues during the rainy season; concerned with after school events – nothing there to attract them now, but these centers will attract the kids; concerned with panhandlers.

Mike Thacker – appreciates the way the meeting has been held; appreciates the votes and integrity of Council Members Mann and Sileo; not good planning when Lancaster and Palmdale try to cannibalize each other; consider becoming one city; will miss seeing the Lane Ranch; projects are relying on water that is to be provided to the residential areas that are planned; doesn't believe the businesses can sustain; unite the cities.

Eric Muravez – purchased a home that was a foreclosure; did due diligence and knew Lane Ranch was going to have commercial but also understood it would have office business as well; objects to both projects; this is too much for this area; EIR does not address several concerns.

Gerry Schoenfeld – concerns regarding lack of crossing guards in the area; traffic concerns; these projects do not make sense; not safe; need history in valley not just commercial and residential; concerned about water usage.

Bob Curry – opposed to both projects; agrees with the issues that have been raised; approach this carefully and look at all aspects; concerns regarding the economic downturn of the country; not the right area for the project.

Catherine Conterno – lives close to the project area; concerns regarding noise levels; this is a poor location for this project; concerns regarding sustainable development; must live responsibly; concerns with economics; environment; social equity; projects will not improve area; retail in this area would be wrong; do not approve.

Charles Conterno – concerns regarding traffic gridlock; concerns for when an avoidable tragedy may happen; flaws in the EIR; school security; crime issues; supercenters should not be built; concerned that no teachers from Quartz Hill High School have addressed this issue.

Richard Hecker – citizens have legal counsel that have legitimate concerns regarding the EIR; Lane family has a tremendous, respected reputation; leave the zoning alone; concerns with Ordinance No. 931 – violates state law; project violates zoning law.

Deb Stuart – stated that she loves Quartz Hill; placing both projects in this area will cause a train wreck; concerns regarding day laborers that will be hanging out; concerns regarding the square footage of the area for the alcohol department.

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PH 2. (Target Project) (continued)

Loretta Berry – feels that the comments from the citizens do not matter; EIR is flawed; many negative impacts; concerns regarding pedestrian and bicycle issues; concerns with several surrounding roads which have not been addressed; concerns regarding blight.

Tammany Fields – there is a lawsuit against Target regarding dumping; concerns regarding panhandlers; concerned about Council Members talking to the applicants during the break; concerns regarding shopping carts; stores in Quartz Hill will go under.

Wendal Reed – when developments go in, changes the lifestyle; does not want a three-story building in his area; important to carry the rural theme.

Wendy Reed – trusts in the American democratic process; trusts the process for the EIR; process is deeply flawed; this is personal; concerns regarding the destruction of the Joshua trees; does not trust the government; concerned about her property values and laws.

Scott Pelka – his attorney has advised him that he should not speak to the Council.

The representative for Target presented the rebuttal regarding this project. The customer is the tenant and the guest is the citizen; important that everyone feel safe; will make it comfortable for everyone discussed the illegal dumping charges against Target, stating that Target is dealing with this, nothing has been proven; a condition has been put in place regarding illegal dumping; trees, such as Joshua's can be included, this is something the developers can consider.

The City Attorney provided documents that addressed the concerns from John McClendon, attorney for Quartz Hill Cares and stated that these documents would be made part of the record for this public hearing, as well as the General Plan and housing elements.

Mayor Parris closed the public hearing.

Council Member Sileo stated that this project has been properly zoned since 1989; he is in favor of the project; referred to the CPD; pedestrian access.

Council Member Mann stated that he was still disappointed that the School District did not address this project; concerned for the health and safety of the children.

Council Member Marquez stated that there is a the letter from the Joint Union High School District in the packet of material and they took a position, basically they did not express any concerns; they are asking to be sure traffic conditions on and off site will be improved. Throughout this whole process, the Quartz Hill High School students have been held up as stellar, but yet repeatedly, according to public testimony, they will not have the common sense to stay out of the street and she stated that she has more faith in the high school students than that. She respects Mr. Lanes wishes.

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PH 2. (Target Project) (continued)

Vice Mayor Smith stated that EIR addresses the issues; discussed the issue of water on Lane Ranch, stating that this project will use substantially less water; stated that his two colleagues voted no on the last project; they read the material, they had concerns; he has absolutely no problem with their integrity or anyone else's integrity, however it is the typical thing all the time, that if a person does not vote the way some of the citizens wanted them to vote, then they suddenly lack of integrity, are accused of being a crook; stated that one citizen didn't like that the Council might talk with the applicant during the break. He clarified that he also talked with several opponents of the project, shook their hands and did not just talk with developers. But, because the vote did not go the way of some of the citizens, we are viewed as less than and lacking integrity. There is integrity to this entire process; everyone on this dais has integrity; all members have reviewed the issues and the numerous documents; otherwise he wouldn't have read all this material.

On a motion by Vice Mayor Smith and seconded by Council Member Sileo, the City Council adopted **Resolution No. 09-76**, certifying the final environmental impact report, adopting required environmental findings, adopting a statement of overriding considerations, adopting the mitigation monitoring program for the proposed project, and amending the General Plan land use designation on the subject property from OP (Office Professional) to C (Commercial), by the following vote: 4-1-0-0; AYES: Marquez, Sileo, Smith, Parris; NOES: Mann; ABSENT: None; ABSTAIN: None

On a motion by Vice Mayor Smith and seconded by Council Member Sileo, the City Council introduced **Ordinance No. 931**, rezoning 10± acres of the 40 acres subject property from OP (Office Professional) to CPD (Commercial Planned Development) Zone, by the following vote: 5-0-0-0; AYES: Mann, Marquez, Sileo, Smith, Parris; NOES: None; ABSENT: None; ABSTAIN: None

Vice Mayor Smith requested the following changes to the CUP on Resolution No. 09-77:
Item No. 58 in the CUP, where it states at the end – a Sheriff's Deputy, it would add: **or personnel shall be provided**; and where it states by the Planning Director, this would be stricken and **City Manager** would be in its place.
Item No. 65 – it would read: **all deliveries shall not interfere with ADA parking or access per the direction of the Planning Director, deliveries should have minimum impact on customer parking, pedestrian access and site circulation.**

On a motion by Vice Mayor Smith and seconded by Council Member Sileo, the City Council adopted **Resolution No. 09-77**, adopting environmental findings and approving Conditional Use Permit 06-08, by the following vote: 4-1-0-0; AYES: Marquez, Sileo, Smith, Parris; NOES: Mann; ABSENT: None; ABSTAIN: None

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ADJOURNMENT

Mayor Parris adjourned the meeting at 11:13 p.m. and announced the next regular meeting of the City Council would take place on July 28, 2009 at 6:00 p.m.

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
CITY CLERK/AGENCY SECRETARY
Lancaster, CA

R. REX PARRIS
MAYOR/CHAIRMAN
Lancaster, CA

**CERTIFICATION OF MINUTES
CITY COUNCIL/REDEVELOPMENT AGENCY**

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original City Council/Redevelopment Agency minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)
