

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

December 14, 2015

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CALL TO ORDER

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

INVOCATION

Vice Chair Hall.

PLEDGE OF ALLEGIANCE

Chairman Vose.

ROLL CALL

Present: Commissioners Cook, Coronado, Terracciano, Vice Chair Hall, and Chairman Vose.

Absent: Commissioner Harvey.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), Principal Planner (Chuen Ng), City Engineer (Michelle Cantrell), Assistant Planner (Chris Aune), and Recording Secretary (Joy Reyes). There were approximately five people in the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Terracciano and seconded by Commissioner Cook to approve the Minutes from the Regular Meeting of November 16, 2015. Motion for the Regular Meeting carried with the following vote (5-0-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

CONTINUED PUBLIC HEARINGS

2. ONE-YEAR EXTENSIONS

a. Tentative Tract Map No. 61535

Chairman Vose opened the discussion at 6:08 p.m., to hear a request by Stantec Consulting Services, Inc., to subdivide 240 single-family lots in the R-7,000 Zone, located on 57.6± gross acres at the southeast corner of Avenue J and 45th Street West.

The staff report was presented by Chuen Ng, and he informed that the applicant requested a 60-day extension to the Planning Commission February 22nd meeting.

There were none in the audience who wished to speak in opposition to the request.

It was moved by Vice Chair Hall and seconded by Commissioner Terracciano to grant a 60-day time extension, for a future public hearing at the February 22, 2016 Planning Commission meeting. Motion carried with the following vote (5-0-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
 NOES: None.
 ABSTAIN: None.
 RECUSED: None.
 ABSENT: Harvey.

NEW PUBLIC HEARINGS

3. ONE-YEAR EXTENSIONS

a. Tentative Parcel Map No. 66627

Chairman Vose opened the discussion at 6:10 p.m., to hear a request by Antelope Valley Engineering, to subdivide two lots: Lot No. 1 at 0.63± gross acres and Lot No. 2 at 0.63± gross acres in the SRR Zone, located on 1.28± gross acres at the east side of Sierra Vista Way approximately 215 feet south of Paddock Way.

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. Public hearing closed at 6:10 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Terracciano to grant a one-year extension to December 18, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-88. Motion carried with the following vote (5-0-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
 NOES: None.

ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

b. Tentative Tract Map No. 61314

Chairman Vose opened the discussion at 6:11 p.m., to hear a request by Andrew Hsu, to subdivide 84 single-family lots in the R-10,000 Zone, located on 30± gross acres located at the south side of Avenue K and approximately 660 feet east of 25th Street East.

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. Public hearing closed at 6:11 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Coronado to grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-82. Motion carried with the following vote (5-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

c. Tentative Tract Map No. 61989

Chairman Vose opened the discussion at 6:12 p.m., to hear a request by Stantec Consulting Services, Inc., to subdivide 56 single-family lots in the R-10,000 Zone, located on 20.25± gross acres at the southwest corner of Avenue L and future 67th Street West.

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. Public hearing closed at 6:13 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Terracciano to grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-87. Motion carried with the following vote (5-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

d. Tentative Tract Map No. 62207

Chairman Vose opened the discussion at 6:14 p.m., to hear a request by Antelope Valley Engineering, to subdivide 26 single-family lots in the R-7,000 Zone, located on 7.5± gross acres at the northeast corner of 25th Street East and Avenue J-6.

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. Public hearing closed at 6:14 p.m.

It was moved by Commissioner Coronado and seconded by Commissioner Terracciano to grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-88. Motion carried with the following vote (5-0-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

e. Tentative Tract Map No. 62409

Chairman Vose opened the discussion at 6:15 p.m., to hear a request by Bayshore, LLC, to subdivide 37 single-family lots in the R-7,000 Zone, located on 10± gross acres at the northeast corner of Avenue K and 65th Street West.

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. Public hearing closed at 6:16 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Terracciano to grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-92. Motion carried with the following vote (5-0-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

f. Tentative Tract Map No. 62841

Chairman Vose opened the discussion at 6:16 p.m., to hear a request by Royal Investors Group, LLC, to subdivide 61 single-family lots in the R-7,000 Zone, located on 14± gross acres at approximately 680 feet north of Avenue J on the west side of 40th Street West.

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. Public hearing closed at 6:17 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Terracciano to grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-93. Motion carried with the following vote (5-0-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

g. Vesting Tentative Tract Map No. 62215

Chairman Vose opened the discussion at 6:18 p.m., to hear a request by Pacific Communities, Inc., to subdivide 23 single-family lots in the SRR Zone, located on 13± gross acres at the northeast corner of 40th Street West and Avenue L-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.

Chairman Vose explained the VTTM vs. TTM as giving applicants vested rights that extend beyond the map recordation to be used as a way to deal with City's changing regulations vs. modifications dealt with by mutual agreements between applicant and the City.

Public hearing closed at 6:25 p.m.

It was moved by Commissioner Coronado and seconded by Vice Chair Hall to grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-89. Motion carried with the following vote (5-0-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Harvey.

4. CONDITIONAL USE PERMIT NO. 15-20

Chairman Vose opened the public hearing at 6:26 p.m., to hear request by AVI MMK Management Inc. (Best Western Plus), for an Alcoholic Beverage Control (ABC) Type 70 (On-Sale General- Restrictive Service) License for an existing hotel (Best Western Plus), allowing the sale of beer and wine for on-site consumption by hotel guests and their invitees, in the CPD (Commercial Planned Development) Zone, located at 2038 West Avenue I.

The staff report was presented by Chris Aune. An uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report. Applicants were available for inquiries.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:28 p.m.

It was moved by Commissioner Terracciano and seconded by Commissioner Vice Chair Hall to adopt Resolution No. 15-37 approving Conditional Use Permit No. 15-20. Motion carried with the following vote (5-0-0-1):

AYES: Cook, Coronado, Terracciano, Hall, and Vose.
 NOES: None.
 ABSTAIN: None.
 RECUSED: None.
 ABSENT: Harvey.

DIRECTOR'S ANNOUNCEMENT

Brian Ludicke informed that the City was recognized for High Desert branch of the American Public Works Association for best use of technology, and Public Works Employee of the Year (Jon Cantrell-retired).

COMMISSION AGENDA

Commissioners Coronado and Cook acknowledged staff and City for working so hard in the past year, and wished all a happy holiday season.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 6:35 p.m., to the Special Meeting for Agenda Review on Monday, January 11, 2016, at 5:30 p.m., in the Parks, Recreation & Arts Conference Room, Lancaster City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster