

DRAFT MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

April 25, 2016

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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

Commissioner Coronado.

ROLL CALL

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

Absent: None.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), Development Services Director (Jeff Hogan), Principal Planner (Chuen Ng), City Engineer (Michelle Cantrell), and Recording Secretary (Joy Reyes). There were 14 people in the audience.

Newly appointed Commissioner Sandy Smith was introduced and welcomed back to the Planning Commission.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Coronado and seconded by Commissioner Harvey to approve the Minutes from the Regular Meeting of March 21, 2016. Motion for the Regular Meeting carried with the following vote (6-0-1-0-0):

AYES: Cook, Coronado, Harvey, Terracciano, Hall, and Vose.

NOES: None.

ABSTAIN: Smith.

RECUSED: None.

ABSENT: None.

NEW PUBLIC HEARINGS

2. MAP EXTENSIONS

a. Tentative Tract Map No. 61921

Chairman Vose opened the public hearing at 6:06 p.m., to hear a request by Royal Investors Group, LLC, to subdivide 74 single-family lots in the R-7,000 Zone, located on 20± gross acres on the northeast corner of 40th Street West and Avenue J.

The staff report was presented by Chuen Ng. An uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report.

There were two speaker cards:

Speaker James Thibodeau, a local resident, stated he was not opposed to the development plans, and inquired as to what type of housing was to be built.

Speaker Daniel Menko, a new resident, stated his main reason for buying his home was due to a clear view of the mountains, and asked about water availability.

Chuen Ng responded to speaker James Thibodeau's inquiry that the current plans are tentative, and housing types have not yet been determined nor approved. Also, there are no proposed floor plans; the type of housing is to be determined by the developer. Chairman Vose stated that the proposed plans were for single-family detached housing. Vice Chair Hall asked about the process of single-family homes becoming sober living or group homes. Chuen Ng stated that he believed sober living homes would need a group home business license. Assistant City Attorney Jocelyn Corbett informed the Commission that current State law and federal fair housing law limit the City's ability to regulate these uses.

Chuen Ng addressed speaker Daniel Menko's concerns regarding the availability and supply of water, stating that as the projects moves through the final map process they must obtain a will serve from a water agency in order for the project to be recorded.

Public hearing closed at 6:20 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Terracciano to grant a one-year extension to April 17, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-31. Motion carried with the following vote (7-0-0-0-0):

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

b. Tentative Tract Map No. 62793

Chairman Vose opened the public hearing at 6:20 p.m., to hear a request by Somis Investments, LLC, to subdivide 153 single-family lots in the R-7,000 Zone, located on 42± gross acres at the southeast corner of future 40th Street West and Avenue H-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. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:21 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Smith to grant a time extension to January 17, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-04. Motion carried with the following vote (7-0-0-0-0):

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

c. Tentative Tract Map No. 64965

Chairman Vose opened the public hearing at 6:21 p.m., to hear a request by Antelope Valley Design Group, Inc., to subdivide 48 single-family lots in the R-7,000 Zone, located on 11.4± gross acres on the northwest corner of Challenger Way and Avenue H-4.

The staff report was presented by Chuen Ng. A contested letter was received from the applicant.

Applicant's representative, Abe Nejim of Antelope Valley Design Group, Inc., expressed the concerns regarding the conditions for the bike lanes, specifically Condition Nos. 2 and 4. Chairman Vose asked whether he had discussed these concerns with staff. Mr. Nejim affirmed that staff suggested he write a letter; therefore, he submitted a letter outlining his concerns. Michelle Cantrell addressed the concerns on the right-of-way for bike lanes, that they were in accordance with the Master Plan of Trails and Bike-ways. She also expressed the need for a secondary access to meet the City's Code requiring streets that exceed a certain length to provide an additional access route.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:32 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Cook to grant a one-year extension to April 16, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-19. Motion carried with the following vote (7-0-0-0-0):

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

d. Tentative Tract Map No. 72565

Chairman Vose opened the public hearing at 6:33 p.m., to hear a request by Del Sur Ranch, LLC, to subdivide 36 single-family lots in the R-7,000 Zone, located on 10± gross acres at the southwest corner of 65th Street West and Avenue J-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. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:35 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Terracciano to grant a one-year extension to May 19, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 14-05. Motion carried with the following vote (7-0-0-0-0):

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

e. Vesting Tentative Tract Map No. 62925

Chairman Vose opened the public hearing at 6:36 p.m., to hear a request by Civil Design and Drafting, Inc., to subdivide 183 single-family lots in the R-10,000 Zone, located on 63.4± gross acres at the northeast corner of future 85th Street West and future Avenue M.

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. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:36 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Terracciano to grant a time extension to February 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-08. Motion carried with the following vote (7-0-0-0-0):

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

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

f. Tentative Parcel Map No. 72532/Conditional Use Permit No. 06-08

Chairman Vose opened the public hearing at 6:38 p.m., to hear a request by Antelope Valley Engineering, to subdivide 10 commercial parcels and the construction of a 395,355 square-foot commercial shopping center, with off-site sales of alcoholic beverages for the Anchor 1 building and the Drug Store, in the Commercial Planned Development (CPD) Zone, located on 40.26± gross acres at the southeast corner of Avenue L and 60th Street West.

The staff report was presented by Chuen Ng. An uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report.

There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:41 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Cook to grant a one-year extension to May 19, 2017, based on the findings contained in the staff report and subject to all previously approved conditions. Motion carried with the following vote (7-0-0-0-0):

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

DIRECTOR'S ANNOUNCEMENT

Brian Ludicke informed the Commission of the upcoming Complete Streets Open House on April 27th. He stated the intent was to receive input and comments, as well as educate the community on the design factors and safety of streets.

COMMISSION AGENDA

Chairman Vose inquired on the upcoming transition of distribution of paper agenda and staff reports to an iPad-based electronic distribution.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 6:47 p.m., to the Special Meeting for Agenda Review on Monday, May 9, 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