

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

June 20, 2016

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CALL TO ORDER

Chairman Vose called the regular meeting to order at 6:02 p.m.

INVOCATION

Vice Chair Hall.

PLEDGE OF ALLEGIANCE

Commissioner Smith.

ROLL CALL

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

Absent: None.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), Principal Planner (Chuen Ng), Principal Planner-Environmental (Jocelyn Swain), City Engineer (Michelle Cantrell), and Recording Secretary (Marion Coleman). There were eight people in the audience.

Chairman Vose announced the resignation of Commissioner Terracciano.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Chairman Vose stated to note for the record in the minutes that in Item No. 3. there were no speakers from the audience. It was moved by Vice Chair Hall and seconded by Commissioner Harvey to approve the Minutes from the Regular Meeting of May 16, 2016, as amended. Motion for the Regular Meeting carried with the following vote (6-0-0-0):

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

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: None.

NEW PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 15-22

Chairman Vose opened the public hearing at 6:09 p.m., to hear a request from Sustainable Power (sPower) Group, LLC, to construct and operate a 10 megawatt (MW) photovoltaic solar electric generating facility in the RR-2.5 (Rural Residential 2.5) Zone, located on 89± gross acres generally bounded by Avenue I-4, Avenue J, 102nd Street West, and 105th Street West.

The staff report was presented by Jocelyn Swain. An uncontested hearing letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report. Comment letters from California Water Boards and California Department of Fish and Wildlife were received and acknowledged. Applicant was present for any inquiries.

There was brief discussion concerning the comment letters. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:19 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Smith to adopt Resolution No. 16-04 approving Conditional Use Permit No. 15-22. Motion carried with the following vote (6-0-0-0-0):

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

3. ONE-YEAR EXTENSIONS**a. Conditional Use Permit No. 05-26 and Tentative Tract Map No. 63215**

Chairman Vose opened the public hearing at 6:21 p.m., to hear a request by SOMIS Investments, to subdivide a Residential Planned Community of 115 single-family lots with one common lot for open space/recreation facilities in the MDR and R-7,000 Zones, located on 20± gross acres on the south side of Avenue H and approximately 300 feet west of future 42nd 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. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:22 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Smith to grant a time extension to May 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-21. Motion carried with the following vote (6-0-0-0-0):

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

b. Tentative Tract Map No. 61040

Chairman Vose opened the public hearing at 6:22 p.m., to hear a request by Royal Investors Group, LLC, to subdivide 58 single-family lots in the R-7,000 Zone, located on 15.1± gross acres on the northwest corner of future 55th Street West and future Avenue K-14.

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 6:23 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Cook to grant a one-year extension to June 20, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-28. Motion carried with the following vote (6-0-0-0-0):

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

c. Tentative Tract Map No. 61041

Chairman Vose opened the public hearing at 6:23 p.m., to hear a request by Royal Investors Group, LLC, to subdivide 40 single-family lots in the R-10,000 Zone, located on 15.1± gross acres on the northwest corner of future 55th Street West and Avenue L

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 6:24 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Coronado to grant a one-year extension to June 20, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-29. Motion carried with the following vote (6-0-0-0-0):

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

RECUSED: None.

ABSENT: None.

d. Tentative Tract Map No. 63095

Chairman Vose opened the public hearing at 6:24 p.m., to hear a request by Royal Investors Group, LLC, to subdivide 41 single-family lots in the R-7,000 Zone, located on 12.66± gross acres on the northwest corner of Avenue J and 35th Street West.

The reading of the staff report was waived since an uncontested letter was received from the applicant stating agreement to the conditions of approval as stated in the staff report. A comment letter in opposition received from S. Balachandran was acknowledged. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:26 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Smith to grant a one-year extension to June 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-26. Motion carried with the following vote (6-0-0-0-0):

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

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: None.

e. Tentative Tract Map No. 67582

Chairman Vose opened the public hearing at 6:27 p.m., to hear a request by Stratham Montecito West, Inc., to subdivide 8 single-family lots in the R-7,000 Zone, located on 1.71± gross acres on the northeast corner of 52nd Street West and Avenue J-8.

The staff report was presented by Chuen Ng. Applicant requested a continuance to the July 18, 2016, Planning Commission meeting. 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 Smith and seconded by Commissioner Cook to continue the public hearing to the July 18, 2016, Planning Commission meeting. Motion carried with the following vote (6-0-0-0-0):

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

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: None.

f. Vesting Tentative Tract Map No. 64249

Chairman Vose opened the public hearing at 6:29 p.m., to hear a request by Yigal Hassid, to subdivide 9 single-family lots in the SRR Zone, located on 5.0± gross acres on the southwest corner of Avenue M-4 and 32nd 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. There were none in the audience who wished to speak in opposition to the request. Public hearing closed at 6:30 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Harvey to grant a one-year extension to June 19, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-54. Motion carried with the following vote (6-0-0-0-0):

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

DIRECTOR'S ANNOUNCEMENT

Brian Ludicke requested to present the Minimum Parking Requirement Ordinance for the Commercial Zones in August, Chairman Vose and Commissioners agreed.

COMMISSION AGENDA

Chairman Vose informed of the City Council's adoption of Ordinance No. 1013, along with the request that members of the Planning Commission participate in an informative group with citizens and local business owners to form potential recommendations and return in 90 days.

Commissioner Cook requested that the adjournment be in memory of Dr. H.K. Shamasunder, who recently passed away, he was a founder and worked at AV Cancer Center, and was a pillar in the community of Lancaster

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned in memory of Dr. H.K. Shamasunder at 6:42 p.m., to the Special Meeting for Agenda Review on Monday, July 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