

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

May 15, 2017

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### CALL TO ORDER

Chairman Vose called the regular meeting to order at 5:00 p.m.

### INVOCATION

Father Hieu Tran, Sacred Heart Church.

### PLEDGE OF ALLEGIANCE

Chairman Vose.

### ROLL CALL

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

Absent: Commissioners Coronado, Harvey and Smith.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), City Engineer (Trolis Niebla), Principal Planner (Jocelyn Swain), Associate Planner (Chris Aune) and Recording Secretary (Sydney Yeseta). There were 35 people in the audience.

### CONSENT CALENDAR

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#### 1. APPROVAL OF MINUTES

It was moved by Commissioner Mercy and seconded by Commissioner Cook to approve the Minutes from the Regular Meeting of April 17, 2017. Motion carried with the following vote (4-0-0-0-3):

AYES: Cook, Hall, Mercy, and Vose.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: Coronado, Harvey, and Smith.

## **10. General Plan Amendment and Zone Change Initiation**

Chairman Vose opened the item at 5:08 p.m., to hear a request to initiate a general plan amendment and zone change for the former Lancaster Community Hospital site to reflect the change in circumstances. Commissioner Cook chose to recuse herself from the discussion to avoid a conflict of interest since she works at the property location. She left the dais during the discussion.

Brian Ludicke presented a brief staff report on this item. The project involves the property that was formerly the Lancaster Community Hospital, where the land use and zoning classification is H (Hospital). Within the H zone, only medical offices would be allowed to go into the buildings north of the hospital site. The general plan amendment and zone change is being proposed to allow new tenants to use the existing buildings outside the H zone.

There was one speaker card.

Speaker No. 1: Daniel Wisnicki, works at the Ellison John Transitional Care Center. He requested that the City consider keeping the H zone because the rehabilitation center receives clearance from the State as a residential care facility. The center is willing to work with other businesses and would like to see them thrive.

There was no quorum on this item so no official action could be taken. The item will be heard at the June 19, 2017, regular meeting.

## **CONTINUED PUBLIC HEARINGS**

### **2. Conditional Use Permit No. 15-08, Tentative Tract Map No. 72534**

Chairman Vose opened the item at 5:19 p.m., to hear a request by GID Lancaster 80, LLC, to construct a Residential Planned Development (RPD) for 109 single-family lots, a 1.5-acre private park, and one drainage basin lot in the R-7,000 Zone; the streets within the subdivision would be private.

The reading of the staff report was waived because the applicant was requesting an extension for additional time to modify the design. There were none in the audience who wished to speak on the request.

It was moved by Vice Chair Hall and seconded by Commissioner Mercy to continue the hearing for 30 days to the June 19, 2017, regular meeting, in order for the applicant to demonstrate compliance with the RPD standards. Motion carried with the following vote (4-0-0-3):

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

### **3. Conditional Use Permit No. 17-05**

Chairman Vose opened the item at 5:21 p.m., to hear a request by Mario Flores, for a banquet facility for private catered events and to allow alcohol (beer, wine, and distilled spirits) to be provided on the premises in the CPD (Commercial Planned Development) Zone.

Jocelyn Swain presented the staff report. The facility is not considered an entertainment facility, all events would be by invitation only, and security would be required. The facility does not contain a kitchen because food would be brought in through a catering service. An uncontested hearing letter was not received from the applicant stating agreement with the conditions of approval as stated in the staff report. There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:28 p.m.

It was moved by Commissioner Mercy and seconded by Commissioner Cook to adopt Resolution No. 17-09 approving Conditional Use Permit No. 17-05. Motion carried with the following vote (4-0-0-0-3):

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

## **NEW PUBLIC HEARINGS**

### **4. ONE-YEAR EXTENSIONS**

#### **a. Tentative Tract Map No. 60949**

Chairman Vose opened the public hearing at 5:29 p.m., to hear a request for extension by Royal Investors Group, LLC, to subdivide 111 single-family lots in the R-7,000 Zone, located on 26.2± gross acres at the southeast corner of 30<sup>th</sup> Street East and Nugent Street.

The reading of the staff report was waived because an uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report. There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:30 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Cook to grant a one-year extension to May 22, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-42. Motion carried with the following vote (4-0-0-0-3):

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

**b. Tentative Tract Map No. 72565**

Chairman Vose opened the public hearing at 5:30 p.m., to hear a request for extension 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 65<sup>th</sup> Street West and Avenue J-8.

The reading of the staff report was waived because an uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report. There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:31 p.m.

It was moved by Vice Chair Hall and seconded by Commissioner Mercy to grant a one-year extension to May 19, 2018, 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 (4-0-0-0-3):

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

**c. Vesting Tentative Tract Map No. 67494**

Chairman Vose opened the public hearing at 5:32 p.m., to hear a request for extension by Civil Design and Drafting, to subdivide 20 single-family lots in the R-15,000 Zone, located on 9.55± gross acres at the northwest corner of 52<sup>nd</sup> Street West and Avenue L.

The reading of the staff report was waived because an uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report. There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:32 p.m.

It was moved by Commissioner Cook and seconded by Vice Chair Hall to grant a one-year extension to April 21, 2018, based on the findings contained in the staff report and subject to Revised Conditions List, Attachment to Resolution No. 08-11. Motion carried with the following vote (4-0-0-0-3):

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

**5. Conditional Use Permit No. 17-07**

Chairman Vose opened the item at 5:33 p.m., to hear a request by the Roman Catholic Archbishop of Los Angeles c/o Sacred Heart, to construct a detached 30,000-square-foot church and associated facilities as part of Sacred Heart's campus expansion, in the High Density Residential (HDR) Zone. The site is located on the west side of Beech Avenue between Kettering Street and Jackman Street.

Chris Aune presented the staff report. The proposed project would enhance the existing church campus by replacing a vacant dirt lot with an attractive new church. An uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report.

There was one speaker card.

Speaker No. 1: Fran Sereseres, spoke in favor of the proposed project.

The architect, Jim Van Compernelle, described the daily chapel as a smaller building that accommodates around 150 people and can be used for funerals or weddings. The intent is to build the project all at the same time, but that is dependent on funds. The large plaza connects the existing building with the proposed new building and the styles are blended together. Chairman Vose voiced concern about the amount of handicapped parking spaces.

The public hearing was closed at 5:44 p.m.

It was moved by Commissioner Cook and seconded by Commissioner Mercy to adopt Resolution No. 17-13, approving Conditional Use Permit No. 17-07. Motion carried with the following vote (4-0-0-3):

AYES: Cook, Hall, Mercy, and Vose.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: Coronado, Harvey, and Smith.

**6. Conditional Use Permit No. 12-06, Tentative Parcel Map No. 74904**

Chairman Vose opened the item at 5:45 p.m., to hear a request by Antelope Valley Christian Center, to subdivide four residential parcels in the RR-2.5 (Rural Residential, minimum lot size 2.5 acres) Zone, located on 81.24± gross acres at the southwest corner of 30<sup>th</sup> Street East and Avenue K-8.

The reading of the staff report was waived. An uncontested hearing letter was received from the applicant stating agreement with the conditions of approval as stated in the staff report. Jocelyn Swain gave a brief explanation stating that the conditional use permit has been approved, but the applicant does not have any more time extensions available. The expiration date of the tentative parcel map and the conditional use permit would be coterminous, pending approval of the parcel map. There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:48 p.m.

It was moved by Commissioner Cook and seconded by Vice Chair Hall to adopt Resolution No. 17-14, approving Tentative Parcel Map No. 74904. Motion carried with the following vote (4-0-0-3):

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

**7. Environmental Impact Report 15-02, Specific Plan 15-01, Tentative Tract Map No. 73507**

Chairman Vose opened the item at 5:49 p.m., to hear a request by CV Communities, LLC, to certify Environmental Impact Report (EIR) No. 15-02, recommend approval of the Avanti North Specific Plan (SP No. 15-01), and subdivide 753 single-family lots, two neighborhood park sites, and an open space area serving storm water detention and water quality filtration purposes (Tentative Tract Map No. 73507), located on 237.25± gross acres bounded by Avenue K, Avenue K-8, 70<sup>th</sup> Street West, and 60<sup>th</sup> Street West.

Chris Aune presented the staff report. An uncontested hearing letter was not received from the applicant stating agreement with the conditions of approval as stated in the staff report.

Mike White, of CV Communities, spoke on behalf of the applicant. He stated that the goal was to create a project that was unique in an area where there is not a lot of development happening.

The Commission and the applicant discussed the following items:

- Adding a Joshua tree to the roundabout;
- The water for the project;
- Electric vehicle charging stations;
- Homeowners Association (HOA) fees for privately maintained streets and parks;
- Community Facilities Districts (CFDs) for areas not maintained by the City;
- Type of housing offered (single-family only);
- Infrastructure fees; and
- Fair share contributions

There was one speaker card.

Speaker No. 1: Lisa Four, spoke in opposition of the Avanti North project because she thinks it will add too much traffic. She believes the general density of housing is too high and asked for clarification on the arrangement made for water rights. She is concerned about roundabouts and emergency vehicles maneuvering through them.

The applicant replied stating that the water was purchased from the Nickel family and has been assigned to Antelope Valley-East Kern Water Agency (AVEK), so AVEK now owns the water. He addressed the roundabouts stating that they will be built to the City's standards.

Trolis Niebla explained that roundabouts are a traffic calming measure that reduce speeds and lower the amount of injuries and fatalities. The roundabouts are built to the national standard, which is designed to accommodate all emergency vehicles. Recent data indicates that the roundabout at Challenger Way and Avenue L has reduced the number of accidents and fatalities.

The need for a statement of overriding considerations is due to increased traffic and noise impacts that could not be mitigated to less than significant levels. Traffic impacts were associated with the freeway on and off ramps. The lots that are impacted by noise are those with backyards that abut main thoroughfares. However, it is believed that the advantages of the project outweigh the traffic and noise impacts.

Chairman Vose allowed Lisa Four to speak again. She stated that CFDs lower the purchase price of the home, but make it more difficult to sell in the future. She also stated that Staff's data about roundabouts was not accurate and most people avoid the intersection, which increases the traffic on surrounding streets.

It was moved by Vice Chair Hall and seconded by Commissioner Cook to continue the hearing to the June 19, 2017, regular meeting. Motion carried with the following vote (4-0-0-3):

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

## **8. Wireless Telecommunication Ordinance**

Chairman Vose opened the public hearing at 6:52 p.m., to receive public testimony and adopt a resolution amending Title 17 of the Lancaster Municipal Code to revise regulations for wireless telecommunication facilities.

The staff report was presented by Jocelyn Swain. The proposed revisions would provide greater detail for design and submittal requirements for telecommunication facilities on private property, and establish new requirements for the placement of telecommunication facilities on public property. The new requirements would give greater control to City Staff for placement of facilities, number of facilities in a given area, and ensure the City is compensated for the use of their facilities. There were none in the audience who wished to speak on the request.

The public hearing was closed at 6:54 p.m.

It was moved by Commissioner Mercy and seconded by Vice Chair Hall to adopt Resolution No. 17-16, recommending to the City Council approval of an ordinance amending Title 17 of the Lancaster Municipal Code to revise regulations for wireless telecommunication facilities. Motion carried with the following vote (4-0-0-3):

AYES: Cook, Hall, Mercy, and Vose.  
NOES: None.  
ABSTAIN: None.  
RECUSED: None.

ABSENT: Coronado, Harvey, and Smith.

## **NEW BUSINESS**

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### **9. Street Light Pole Design**

Chairman Vose opened the item at 6:55 p.m. to review the proposed design for street lights. Staff was asked to look for an updated and consistent design to be used in capital projects and private developments. The new poles are steel and powder-coated in any color and have different decorative bases. There are three design options; tall poles for street lights, shorter poles for walking paths, or a combined pole with both street and pedestrian lighting, which would be used in very limited locations.

Depending on the manufacturer, some poles are designed to break away, while others are designed for the bolts to break away. The cost of the new pole would be less than the current concrete poles and the life span is roughly 35 to 50 years. The poles are able to accommodate BYD vehicles and event banners.

In areas where the concrete poles exist, the City would replace with a concrete pole so it does not stand out. In intersections with traffic signals, the light is attached to the traffic signal pole.

## **DIRECTOR'S ANNOUNCEMENT**

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Brian Ludicke informed the Commission of the following projects going to the City Council:

- Amendment to Lancaster Municipal Code (Title 17) Providing Regulations for Grazing of Animals scheduled for the May 23, 2017, meeting
- Safe Routes To Schools Master Plan is scheduled for the June 13, 2017, meeting
- Modification of Building Placement and Setback Requirements in the City's Commercial Zones is tentatively scheduled for the June 27, 2017, meeting

The Planning Commission should begin review of the Master Plan of Complete Streets at the June 19, 2017, meeting and should expect to review it for several months.

## **COMMISSION AGENDA**

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Vice Chair Hall brought up Conditional Use Permit No. 16-08, which was denied by the Planning Commission and appealed to the City Council. The City Council overturned the Planning Commission's decision and approved the conditional use permit. He wanted to know if Staff recommends to the City Council to approve projects or uphold the Planning Commission decision.

Brian Ludicke explained that Staff works independently of the Planning Commission and will sometimes have the same recommendation as the Planning Commission, or a different one.

Chairman Vose stated that he gave testimony regarding the Planning Commission's decision at the City Council meeting and that the Planning Commission will continue to evaluate cases based on the regulations set forth by the Lancaster Municipal Code.

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

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Fran Sereseres thanked the Commission and City Staff for their hard work.

Tamia Addison, a student from Antelope Valley College, came to ask the purpose of Planning Commission meetings and what happens when a motion does not pass.

The Commission responded to Ms. Addison's questions.

**ADJOURNMENT**

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Chairman Vose declared the meeting adjourned at 7:22 p.m. to the Special Meeting for Agenda Review on Monday, June 12, 2017, at 4:30 p.m., in the City Council Chambers, Lancaster City Hall.

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster