

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION April 15, 2019

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### **CALL TO ORDER**

Chairman Vose called the regular meeting to order at 5:02 p.m.

### **INVOCATION**

Chairman Vose.

### **PLEDGE OF ALLEGIANCE**

Vice Chair Smith.

### **ROLL CALL**

Present: Chairman Vose, Vice Chairperson Smith, Commissioners Cook, Donovan, Harvey, Moore, and Parris.

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), City Engineer (Trolis Niebla), Associate Planner (Mitzi Alvarado), Associate Planner (Cynthia Campaña), Community Development Technician (Marlon Cervantes), Associate Planner (Brenda Magaña), and Recording Secretary (Danielle Winter). There were 20 people in the audience.

### **PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS**

None.

### **CONSENT CALENDAR**

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#### **1. Approval of Minutes of March 18, 2019**

Commissioner Cook made a motion, and Vice Chair Smith seconded the motion for the approval of the March 18, 2019 Minutes.

The motioned carried with the following vote of (7-0-0-0-0):

AYES: Cook, Donovan, Harvey, Moore, Parris, Smith, and Vose.  
NOES: None.  
ABSTAIN: None.  
RECUSED: None.  
ABSENT: None.

## **NEW PUBLIC HEARINGS**

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### **2. Conditional Use Permit 19-03**

Since there were no public speakers, and a staff report was not requested to be heard, Chairman Vose closed the public hearing.

Chairman Vose clarified to Vice Chair Smith that the order of the agenda items had been changed to accommodate the recusals of other Commissioners.

Commissioner Harvey made a motion, and Commissioner Moore seconded the motion to adopt Resolution No. 19-15 approving Conditional Use Permit (CUP) No. 19-03 to allow for the operation of a cannabis cultivation (13,250 square feet of cultivation area) and manufacturing (434 square feet of manufacturing area) facility located at 811 Columbia Way.

The motion carried with the following vote of (7-0-0-0-0):

AYES: Cook, Donovan, Harvey, Moore, Parris, Smith, and Vose.  
NOES: None.  
ABSTAIN: None.  
RECUSED: None.  
ABSENT: None.

### **3. Conditional Use Permit No. 18-22**

Commissioner Donovan had to recuse herself since she was the original planner on the project. She left the dais at 5:11 p.m. Associate Planner, Brenda Magaña, presented the Staff Report.

Commissioner Cook asked if construction sites are supposed to be cleared of debris and kept clean. She wanted to know if this is monitored or if it is only enforced when someone voices a concern. City Engineer, Trolis Niebla, answered that when there is an active construction site, City building inspectors are on-site to enforce good housekeeping of the project site. Commissioner Cook stated that she had noticed in many residential projects in the Antelope Valley, there has been trash and debris.

Chairman Vose asked for clarification on when the construction site would be monitored, and if it is only when construction sites are active and having inspectors continually come by. Trolis Niebla stated that all permitted sites are followed up on whether they are active construction sites or not. Chairman Vose asked if preventative measures during the spring and fall are taken to

make sure leaves and other debris are kept tidy. Trolis Niebla responded that at those times, they have Best Management Practices in place to control the debris from flying into the streets.

Commissioner Cook made a motion, and Vice Chair Smith seconded the motion to adopt Resolution No. 19-17 approving Conditional Use Permit (CUP) No. 18-22 to allow for the construction of a new 105-room, four-story hotel within an existing commercial center, a Type 70 – On Sale General – Restrictive Service Alcohol Beverage Control (ABC) license; and a waiver for distance requirements located on the southwest corner of West Avenue J-8 and 20th Street West.

The motion carried with the following vote of (6-0-0-1-0):

AYES: Cook, Harvey, Moore, Parris, Smith, and Vose.  
 NOES: None.  
 ABSTAIN: None.  
 RECUSED: Donovan.  
 ABSENT: None.

Commissioner Donovan returned to the dais at 5:18 p.m.

#### **4. Tentative Tract Map 73344 (Time Extension)**

Commissioner Cook had to recuse herself since she owns property near the project site location. She left the dais at 5:19 p.m. Since there were no public speakers, and a staff report was not requested to be heard, Chairman Vose closed the public hearing.

Commissioner Moore made a motion, and Commissioner Donovan seconded the motion to adopt Resolution No. 19-10, granting a one-year time extension to February 21, 2020, for Tentative Tract Map No. 73344 (Assessor's Parcel No. 3153-022-044), for a subdivision for 18 single-family lots in the R-7,000 zone.

The motion carried with the following vote of (6-0-0-1-0):

AYES: Donovan, Harvey, Moore, Parris, Smith, and Vose.  
 NOES: None.  
 ABSTAIN: None.  
 RECUSED: Cook.  
 ABSENT: None.

#### **5. Zone Change 17-05**

Commissioner Cook had to recuse herself since her place of employment is located near the project site. Since there were no public speakers, and a staff report was not requested to be heard, Chairman Vose closed the public hearing.

Commissioner Donovan made a motion, and Commissioner Harvey seconded the motion to recommend approval to the City Council of General Plan Amendment (GPA) 17-05 to designate the three properties (APN: 3130-007-001; 3130-007-003; and 3137-007-006) along

10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP) and Zone Change (ZC) 17-05 to change the zoning designation from Hospital (H) to Office Professional (OP).

The motion carried with the following vote of (6-0-0-1-0):

- AYES: Donovan, Harvey, Moore, Parris, Smith, and Vose.
- NOES: None.
- ABSTAIN: None.
- RECUSED: Cook.
- ABSENT: None.

**COMMUNITY DEVELOPMENT MANAGER’S ANNOUNCEMENT**

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Community Development Manager, Larissa De La Cruz, informed the Commission that on the agenda items, it is acceptable to only call out the Resolution Number instead of reading the entire recommendation for the vote. The recommendation and the resolution must match.

She also reminded the Commission that she and Chairman Vose will be absent for the Regular May PC Meeting. Vicechair Smith will preside over the meeting.

**COMMISSION AGENDA**

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None.

**PUBLIC BUSINESS FROM THE FLOOR –AGENDIZED ITEMS**

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None.

**ADJOURNMENT**

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Chairman Vose declared the meeting adjourned at 5:26 p.m. to the Special Meeting on Monday, May 13, 2019, at 4:30 p.m., in Lancaster City Hall.

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SANDY SMITH, Vice Chair  
Lancaster Planning Commission

ATTEST:

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DANIELLE WINTER, Recording Secretary  
City of Lancaster