

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION May 20, 2019

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CALL TO ORDER

Vice Chair Smith called the regular meeting to order at 5:00 p.m.

INVOCATION

Bobby Moody of Aglow International.

PLEDGE OF ALLEGIANCE

Commissioner Harvey.

ROLL CALL

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

Absent: Chairman Vose.

Also present were Assistant City Attorney (Jocelyn Corbett), City Engineer (Trolis Niebla), Community Development Technician (Marlon Cervantes), Principal Planner (Jocelyn Swain), and Recording Secretary (Danielle Winter). There were 7 people in the audience.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

CONSENT CALENDAR

1. Approval of Regular Minutes of April 15, 2019

Commissioner Cook made a motion, and Commissioner Moore seconded the motion for the approval of the April 15, 2019 Minutes.

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

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

NEW PUBLIC HEARINGS

Vice Chair Smith opened the public hearing at 5:04 p.m. Vice Chair stated the Commission had received uncontested letters, which is correspondence from the applicant stating whether they agree or disagree with the proposed conditions. The Commission received uncontested letters for Agenda Items #2, 3, 4, 5, and 6.

2. Vesting Tentative Tract Map No. 67494 (Time Extension)

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

Commissioner Parris made a motion, and Commissioner Donovan seconded the motion adopt Resolution No. 19-18, granting a one-year extension to April 21, 2020, for Vesting Tentative Tract Map No. 67494, for a subdivision for 20 single-family lots in the Single-Family Residential (R-15,000) zone located on the northwest corner of 52nd Street West and Avenue L.

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

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

3. Tentative Tract Map No. 73507 (Time Extension)

The staff report was presented by Community Development Technician, Marlon Cervantes. Vice Chair Smith closed the public hearing.

Commissioner Harvey made a motion, and Commissioner Donovan seconded the motion to adopt Resolution No. 19-19, granting a three-year time extension to June 19, 2022, for Tentative Tract Map No. 73507 for a subdivision for 753 single-family lots, two neighborhood park sites, and an open space area serving storm water detention and water quality filtration purposes located south of Avenue K, north of Avenue K-8, east of 70th Street West, and west of 60th Street West.

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

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

4. Conditional Use Permit No. 12-06/Tentative Parcel Map No. 74904 (Time Extension)

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

Commissioner Moore made a motion, and Commissioner Cook seconded the motion to adopt Resolution No. 19-20, granting a two-year time extension to May 15, 2021, for Tentative Tract Map No. 74904/Conditional Use Permit No. 12-06, for a four lot subdivision and 32,524 square foot church in the RR-2.5 zone located on the southwest corner of Avenue K-8 and 30th Street East.

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

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

Vice Chair Smith mentioned that the Commission has an Agenda Review meeting the Monday before the Regular Commission meeting. At Agenda Review, the Commission is able to review the items and ask questions of staff. She wanted to explain why the meeting was moving along so quickly.

5. Tentative Tract Map No. 74101/Conditional Use Permit No. 16-09

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

Commissioner Parris made a motion, and Commissioner Harvey seconded the motion to adopt Resolution No. 19-21 approving Tentative Tract Map No. 74101 and Conditional Use Permit No. 16-09 for a residential planned development consisting of 86 single family residential lots and 2 open space (park) lots in the R-10,000 zone located at the southwest corner of Avenue K and 25th Street East and adopting a Mitigated Negative Declaration.

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

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

6. Conditional Use Permit No. 18-26

Principal Planner, Jocelyn Swain, presented the staff report. The applicant, Nuccio Patti, was available for questions.

Commissioner Cook asked about the “transitional” part of the housing. She wanted to know if there is a certain length of time that the residents are allowed to stay. The applicant responded that “transitional-age youth” refers to youth under the age of 25 and does not refer to transitional housing. They are not asked to exit or leave. They are only required to be under the age of 25 when they move into the housing. Commissioner Cook asked if the residents are required to be enrolled in classes or a program, or what the requirements are. The applicant responded that enrollment in classes is not required. The term “transitional youth” means they are homeless, at risk of homelessness, emancipated foster youth, or non-minor dependents. The residents go through a screening process through their funders and the County. Most residents however are either working or in school.

Commissioner Moore asked if vouchers would be provided for say a sixteen-year-old who may not have a job. The applicant responded that since it is permanent housing, the head of household would need to be between 18-25. They have a full lease with affordable housing. Penny Lane Centers offers transitional housing for youth under 18. However, the 42 units at this development do have operating subsidies from the County.

Commissioner Cook made a motion, and Commissioner Donovan seconded the motion to adopt Resolution No. 19-22 approving Conditional Use Permit No. 18-26 for the construction and operation of an 85,042 square foot, 80-unit residential building for special needs housing and a density bonus in the SP 80-02 zone located on the west side of Sahuayo Street, north of Avenue K-4, and adopting a Notice of Exemption.

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

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

7. Standardized Conditions

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

Commissioner Moore made a motion, and Commissioner Harvey seconded the motion to adopt Resolution No. 19-23 approving standardized conditions for use in the approval of land use actions.

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

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

COMMUNITY DEVELOPMENT MANAGER’S ANNOUNCEMENT

None.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR –AGENDIZED ITEMS

None.

ADJOURNMENT

Vice Chair Smith declared the meeting adjourned at 5:22 p.m. to the Special Meeting on Monday, June 10, 2019, at 4:30 p.m., in Lancaster City Hall.

SANDY SMITH, Vice Chair
Lancaster Planning Commission

ATTEST:

DANIELLE WINTER, Recording Secretary
City of Lancaster