

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION May 14, 2018

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CALL TO ORDER

Chairman Vose called the regular meeting to order at 5:04 p.m.

INVOCATION

Chairman Vose.

PLEDGE OF ALLEGIANCE

Commissioner Moore.

ROLL CALL

Present: Commissioners Cook, Harvey, Mercy, Moore, Smith, and Chairman Vose.

Absent: Vice Chair Hall.

Also present were Community Development Manager (Larissa De La Cruz), Housing and Revitalization Director (Elizabeth Brubaker), Assistant City Attorney (Jocelyn Corbett), City Engineer (Trolis Niebla), Associate Planners (Chris Aune, Cynthia Campaña and Brenda Magaña), Community Development Technician (Marlon Cervantes), and Recording Secretary (Joy Reyes). There were 29 people in the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Mercy and seconded by Commissioner Smith to approve the Minutes from the Regular Meeting of April 16, 2018. Motion carried with the following vote (6-0-0-1):

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

CONTINUED PUBLIC HEARINGS

2. Tentative Parcel Map No. 69578 (One-Year Extension)

Chairman Vose opened the public hearing at 5:11 p.m., to hear a request by Chickkiah and Vasantha Padmanabhan for a one-year extension to an approved Tentative Parcel Map (TPM) for a four single-family lot subdivision in the Semi-Rural Residential (SRR) zone. The proposed project is located on 2.55± gross acres located on the northwest corner of 37th Street West and Avenue L-6 (Assessor's Parcel Number: 3109-001-083).

Brenda Magaña presented a brief staff report. Chairman Vose tabled the item to the end of the meeting to allow time for the applicant to review and consider the Conditions List.

NEW PUBLIC HEARINGS

3. General Plan Amendment No. 17-06, Zone Change No. 17-04, and Conditional Use Permit No. 17-27, Tentative Tract Map 78213

Chairman Vose opened the item at 5:14 p.m., to hear the following requests by Lancaster Housing Authority:

1. General Plan Amendment (GPA) to amend General Plan land use designation for portions of the project site from P (Public), to UR (Urban Residential, 2.1-6.5 dwelling units/acre [DU/AC]);
2. Zone Change (ZC) for portions of project site from P (Public) to S (School), and P (Public) and S (School) to R-7,000 (single family residential, minimum lot size 7,000 square feet);
3. A Conditional Use Permit (CUP) for a subdivision for a Residential Planned Development (RPD) for 167 single-family lots and 7 open space lots; and
4. A Tentative Tract Map (No. 78213) to adjust the property lines for Lots 1-3 to accommodate fire department access and to subdivide 35± acres into 167 single family lots and 7 open space lots.

The proposed project is located on the Northeast corner of Division Street and Avenue I (Assessor Parcel Numbers 3176-005-915, 16, 18-19, 21-23, 30).

Commissioner Harvey chose to recuse herself from the discussion to avoid conflict of interest, as she is a member of the Lancaster Housing Authority. Commissioner Harvey left the dais at this time.

Chris Aune presented the staff report. There were no speakers.

Chairman Vose and Chris Aune discussed the landscaping plans throughout different areas of the project, and Chris Aune stated that each plan is designed to be energy and water efficient.

Chairman Vose requested clarification on the proposed requirements for future residents. Housing and Revitalization Director, Elizabeth Brubaker, responded by explaining that there are

affordability covenants and restrictions on each home and the individuals must be income qualified. She stated as long as the individual is in the home, they are able to get equity and other benefits of owning a home.

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

It was moved by Commissioner Mercy and seconded by Commissioner Smith to adopt Resolution No. 18-08 approving Conditional Use Permit No. 17-27 and Tentative Tract Map No. 78213 to adjust property lines for lots 1-3 to comply with fire department access, and for a Residential Planned Development for 167 single family lots, and 7 open space lots for the project located at the northeast corner of Division Street and Avenue I (assessor parcel numbers 3176-005-915, 16, 18-19, 21-23, 30); and recommending adoption of a mitigated negative declaration, approval of a general plan amendment for portions of the project site from P (Public) to UR (Urban Residential, 2.1-6.5 dwelling units/acre [DU/AC]), and a zone change for portions of the project site from P (Public) to S (School), and P (Public) and S (School) to R-7,000 (single family residential, minimum lot size 7,000 square feet), to the City Council. Motion carried with the following vote (5-0-0-1-1):

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

Commissioner Harvey returned to the dais at this time.

4. General Plan Amendment No. 17-01, Zone Change No. 17-01 and Conditional Use Permit No. 17-11

a. Resolution No. 18-09 (General Plan Amendment No. 17-01, Zone Change No. 17-01 and Conditional Use Permit No. 17-11)

Chairman Vose opened the item at 5:30 p.m., to hear a request by 20 West, LLC, to recommend approval for General Plan Amendment (GPA) No. 17-01 and Zone Change (ZC) No. 17-01 to the City Council amending the General Plan land use designation from Non-Urban Residential (NU) to Commercial (C), and rezoning the subject site from Rural Residential, minimum lot size of 2.5 acres (RR-2.5) to Commercial Planned Development (CPD). In addition, a request for Conditional Use Permit (CUP) No. 17-11 to allow for the construction and operation of a gas canopy island, car wash facility, oil and lube building, commercial pad and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) license) with a waiver from distance requirements. The proposed project is located at 1966 West Avenue L (Assessor Parcel Number: 3109-019-003).

b. Resolution No. 18-10 (Conditional Use Permit No. 17-11)

Chairman Vose opened the item at 5:30 p.m., to hear a request by 20 West, LLC, for Conditional Use Permit (CUP) No. 17-11 to allow for the construction and operation of a gas canopy island, car wash facility, oil and lube building, commercial pad and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) license) with a waiver from distance requirements. The proposed project is located at 1966 West Avenue L (Assessor Parcel Number: 3109-019-003).

Chairman Vose explained that these items are returning for reconsideration of Planning Commission's vote at the December 18, 2017 Regular Meeting. The public hearing will be open on both items, and the Commission can make a motion for either item.

Cynthia Campaña presented the staff reports for both items. Jeff Little stated he would be present on behalf of the applicant for any questions. He explained the changes that were made to follow the recommendations that were given by the Architectural and Design Commission. Chairman Vose and Jeff Little discussed the issue of having the buildings on the corner as required by the Lancaster Design Guidelines.

There were 11 speaker cards.

Speaker No. 1: Shannon Santamaria expressed her opposition to the project, because of the dangers of the high-speed intersection, and the effects the project would have on the residents' lifestyles.

Speaker No. 2: Tony Stubbins stated his opposition to the project, because of the dangers of the high-speed intersection, and the effects the project it would have on the residents' lifestyles.

Speaker No. 3: Burl Patterson expressed his support of the project, because the intersection is a heavy traffic area and this project would bring more conveniences to those drivers. He also stated his support for having buildings away from the corner, as this project design does.

Speaker No. 4: Lorraine Schaum expressed her opposition to the project, because of the potential ground pollution, traffic accidents, and effects the project it would have on the residents' lifestyles.

Speaker No. 5: Roy Joe Collins voiced his opposition to the project, because the residents in the neighborhood do not want it.

Speaker No. 6: Audie Grubl stated her opposition to the project, because of the traffic safety issues, and there is no need for a service station at that location.

Speaker No. 7: Danny Myers voiced his opposition to the project, because of the crime it could invite, and the residents do not want it.

Speaker No. 8: Bob Carbo expressed his opposition to the project, because of the traffic safety issues, the water it will use, and the effects it would have on the residents' rural lifestyles.

Speaker No. 9: Eugenie Trow stated her opposition to the project by sharing her research findings on the negative health effects of gasoline fumes.

Speaker No. 10: Richard Sim stated his opposition to the project, because of the negative impact it could have on the health of the residents and their children

Speaker No. 11: Shelley Hurle voiced her opposition to the project, because there is no need for it at that location.

Chairman Vose recessed the regular meeting at 6:23 p.m. due to technical difficulties with the video streaming.

Chairman Vose reconvened the regular meeting at 6:38 p.m.

Commissioner Cook and Larissa De La Cruz discussed the process that is used by City staff to come up with a recommendation for the projects that are heard by the Planning Commission. Commissioner Cook and Chairman Vose explained how projects get to be heard by the Planning Commission and what the Commissioners consider before voting.

Jeff Little responded to the public's comments by explaining that this project location could help to slow down traffic and enhance the corner of Avenue L and 20th Street West to make it more appealing. Chairman Vose and Jeff Little discussed the estimated volume of traffic that passes through the intersection and the potential income the project could bring to the community.

Hector Rodriguez, the architect on this project, responded to concerns from Chairman Vose regarding the building and parking lot designs. City Engineer, Trolis Niebla, and Chairman Vose addressed the traffic concerns and the changes the City will be making to improve that area of Avenue L. The applicant approached the podium to address the Commission's criticisms on the canopy design with regard to the Lancaster Design Guidelines.

The public hearing was closed at 7:51 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Mercy to approve Resolution No. 18-10 granting Conditional Use Permit (CUP) No. 17-11 to allow for the construction and operation of a gas canopy island, car wash facility, oil and lube building, commercial pad and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) license) with a waiver from distance requirements with the added condition that the canopy conform with Lancaster's Design Guidelines. Motion carried with the following vote (4-2-0-1):

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

CONTINUED PUBLIC HEARINGS

2. Tentative Parcel Map No. 69578 (One-Year Extension)

The applicant confirmed that he agrees to all conditions as recommended by staff. The public hearing was closed at 7:54 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Cook to grant a one-year extension to March 15, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 10-07 located at 814 West Lancaster Boulevard (APN: 3133-009-006). Motion carried with the following vote (6-0-0-1):

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

NEW PUBLIC HEARINGS

5. Amendment to Section 17.40.210 of the Lancaster Municipal Code Relating to Off-Premises Outdoor Advertising Signs

Chairman Vose opened the item at 7:55 p.m., to hear a request the City of Lancaster, for an amendment to the Lancaster Municipal Code modifying Section 17.40.210 of the Lancaster Municipal Code relating to Off-Premises Outdoor Advertising Signs. The proposed amendment would be applied City-wide.

The reading of the staff report was waived, and there were none in the audience who wished to speak on the request. The public hearing was closed at 7:56 p.m.

It was moved by Commissioner Mercy and seconded by Commissioner Moore to adopt Resolution No. 18-11, recommending to the City Council approval of an amendment to Section 17.40.210 of the Lancaster Municipal Code relating to Off-Premises Outdoor Advertising Signs. Motion carried with the following vote (6-0-0-1):

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

6. ONE-YEAR EXTENSION

a. Vesting Tentative Parcel Map No. 67494

Chairman Vose opened the item at 7:57 p.m., to hear a request by Civil Design and Drafting, Inc., for a one-year extension to an approved Vesting Tentative Tract Map (VTTM) for a 20 single-family lot subdivision in the Single-Family Residential (R-15,000) zone. The proposed project is located on 9.55± gross acres located on the northwest corner of 52nd Street West and Avenue L (Assessor's Parcel Numbers: 3204-006-036 and 3204-006-037).

The reading of the staff report was waived, and there were none in the audience who wished to speak on the request.

The public hearing was closed at 7:57 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Mercy to grant a one-year extension to April 21, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 08-11. Motion carried with the following vote (6-0-0-0-1):

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

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT

Larissa De La Cruz provided the Commission with an update regarding the presentation on Valley Fever that has been mentioned in previous meetings. She stated there has been some scheduling conflicts, as the meetings are after business hours. Commissioner Mercy suggested starting the June 18, 2018 Regular Meeting at 4:00 p.m. for the presentation to allow members of the public to be in attendance to listen and ask any questions they may have.

COMMISSION AGENDA

Chairman Vose and Jocelyn Corbett discussed the issue of shopping cart collection around the City. Jocelyn Corbett stated that they have been working on an ordinance for this issue and would be bringing that to the June 18, 2018 Regular Meeting.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 8:21 p.m. to the Special Meeting for Agenda Review on Monday, June 11, 2018, at 4:30 p.m., in the City Council Chambers, Lancaster City Hall.

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

JOY REYES, Recording Secretary
City of Lancaster