

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

June 18, 2018

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### **CALL TO ORDER**

Chairman Vose called the regular meeting to order at 5:03 p.m.

### **INVOCATION**

Vice Chair Hall.

### **PLEDGE OF ALLEGIANCE**

Chairman Vose.

### **ROLL CALL**

Present: Commissioners Harvey, Mercy, Moore, Smith, Vice Chair Hall, and Chairman Vose.

Absent: Commissioner Cook.

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), City Engineer (Trolis Niebla), Principal Planner (Jocelyn Swain), Associate Planner (Cynthia Campaña), Community Development Technician (Marlon Cervantes), and Administrative Aide (Ashley Hollers). There were 26 people in the audience.

### **CONSENT CALENDAR**

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#### **1. APPROVAL OF MINUTES**

It was moved by Commissioner Mercy and seconded by Commissioner Smith to approve the Minutes from the Regular Meeting of May 14, 2018. Motion carried with the following vote (5-0-1-0-1):

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

## **NEW BUSINESS**

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### **2. Alcohol-Related Planning Commission Approvals**

Jocelyn Swain presented the memorandum regarding alcohol-related Planning Commission approvals, and distance waiver requirements as they relate to City ordinances.

Commissioner Harvey and Vice Chair Hall discussed the issue of changing the alcohol-related ordinances for distance requirements, as there have been many projects in the past that needed waivers from those requirements.

Commissioner Harvey asked Jocelyn Corbett if they could have the staff take a more in-depth look into the topic. Jocelyn Corbett responded by stating that if the Commission provide the parameters, the staff could do more research and bring it back to the Commission at a later date. Vice Chair Hall stated he would also like more information on why there are regulations set by the Department of Alcoholic Beverage Control for the number of locations that sell alcohol in one area, and how having more of those sites around the City would impact the community.

## **NEW PUBLIC HEARINGS**

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### **3. ONE-YEAR EXTENSIONS**

#### **a. Tentative Tract Map No. 63095**

Chairman Vose opened the item at 5:29 p.m., to hear a request by Royal Investors Group, LLC, for a one-year extension to an approved Tentative Tract Map (TTM) for a 41 single-family lot subdivision in the Single-Family Residential (R-7,000) zone. The proposed project is located on 12.66± gross acres located on the northwest corner of Avenue J and 35th Street West (Assessor's Parcel Numbers: 3153-011-032, 3153-011-039, 3153-011-045, 3153-011-046 and 3153-011-049).

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 5:29 p.m.

It was moved by Commissioner Mercy and seconded by Commissioner Harvey to adopt Resolution No. 18-12, granting a one-year extension to June 18, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 07-26. Motion carried with the following vote (6-0-0-1):

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

**b. Tentative Tract Map No. 67582**

Chairman Vose opened the item at 5:30 p.m., to hear a request by Stratham Montecito West, LLC, for a one-year extension to an approved Tentative Tract Map (TTM) for an eight single-family lot subdivision in the Single-Family Residential (R-7,000) zone. The proposed project is located on 1.71± gross acres located on the northeast corner of 52nd Street West and Avenue J-8 (Assessor's Parcel Number: 3203-061-089).

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 5:30 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Moore to adopt Resolution No. 18-13, granting a one-year extension to June 18, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-30. Motion carried with the following vote (6-0-0-0-1):

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

**c. Tentative Tract Map No. 72565**

Chairman Vose opened the item at 5:31 p.m., to hear a request by Henghou Group (previously owned by Del Sur Group, LLC), for a one-year extension to an approved Tentative Tract Map (TTM) for a 36 single-family lot subdivision in the R-7,000 (single-family residential, minimum lot size 7,000 square feet) zone. The proposed project is located on 10± gross acres located on the southwest corner of 65<sup>th</sup> Street West and Avenue J-8 (Assessor's Parcel Number: 3203-018-114).

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 5:32 p.m.

It was moved by Commissioner Harvey and seconded by Commissioner Smith to adopt Resolution No. 18-14, granting a one-year extension to May 19, 2019, 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 (6-0-0-0-1):

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

#### **4. Proposed Shopping Cart Ordinance**

Chairman Vose continued this item to the next regular meeting on July 16, 2018, as indicated on the staff report.

#### **5. Conditional Use Permit No. 18-02**

Chairman Vose opened the public hearing at 5:34 p.m., to hear a request by Lancaster Valley Partners, LLC, for Conditional Use Permit (CUP) No. 18-02 to allow for the operation and construction of a medical cannabis cultivation and manufacturing facility that consist of tenant improvements to an existing 9,688 square-foot industrial building and the 804 square-foot office building, and new construction of an approximately 29,800 square-foot building and 52,500 square-foot building located at 45761 Division Street (APN's: 3137-012-051, 059-061), and adopting a mitigated negative declaration. The proposed project is located at 45761 Division Street (Assessor's Parcel Numbers: 3137-012-051, 059-061).

Cynthia Campaña presented the staff report, and Brett Hawse, the applicant, was present to answer any questions. There were no speakers.

Chairman Vose and Vice Chair Hall conversed with the applicant regarding the conditions being agreed to, the historical significance of the buildings, the demolition process, and what the building will look like when completed.

Chairman Vose and City Engineer, Trolis Niebla, discussed the flood hazard zone as it relates to the existing buildings at the project location.

Jocelyn Swain responded to inquiries from Chairman Vose regarding environmental issues, including migrant bats and hazardous materials on the property.

The public hearing was closed at 6:10 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Moore to adopt Resolution No. 18-16 approving Conditional Use Permit No. 18-02 to allow for the operation and construction of a medical cannabis cultivation and manufacturing facility that consist of tenant improvements to an existing 9,688 square-foot industrial building and the 804 square-foot office building, and new construction of an approximately 29,800 square-foot building and 52,500 square-foot building located at 45761 Division Street (APN's: 3137-012-051, 059-061), and adopting a mitigated negative declaration. Motion carried with the following vote (5-1-0-0-1):

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

**6. Conditional Use Permit No. 18-07**

Chairman Vose opened the public hearing at 6:12 p.m., to hear a request by Coastal Business Group, for Conditional Use Permit (CUP) No. 18-07 to allow for the operation and construction of a 65-foot tall mono-eucalyptus wireless telecommunication facility. The proposed project is located at 43989 15th Street West (Assessor's Parcel Numbers: 3123-002-059 and 060).

Larissa De La Cruz informed the Commission that proper noticing was not completed by the applicant. Chairman Vose continued the public hearing to the next regular meeting on July 16, 2018.

**7. Environmental Impact Report No. 16-01, General Plan Amendment No. 16-01, Zone Change No. 16-01, Specific Plan No. 15-02, Tentative Tract Map No. 74312, and Development Agreement No. 18-01**

Chairman Vose and Commissioner Smith chose to recuse themselves from the discussion due to the proximity of the project to their homes. Chairman Vose and Commissioner Smith left the dais at this time.

Vice Chair Hall opened the item at 6:15 p.m., to hear the following requests by Royal Investors Group, LLC:

1. Certify Environmental Impact Report No. 16-01 (SCH #2016071067) and adopt findings/statement of overriding considerations;
2. General Plan Amendment (GPA) No. 16-01 to amend General Plan land use designation for the Avanti West Subarea from Non-Urban Residential (NU) to Urban Residential (UR) with a Specific Plan (SP) overlay, and the Avanti South Subarea to Mixed Use (MU) with a SP overlay;
3. Zone Change (ZC) No. 16-01 for the Avanti West Subarea to change from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to SP, and the proposed school site within the Avanti South Subarea to S (School);
4. Specific Plan (SP) No. 15-02 for 1,700 dwelling units, 213,600 square feet of commercial uses, 31.5 acres of open space/parks, 12.8-acre school site, 1.3-acre fire station, and 38.4 acres of internal streets;
5. Tentative Tract Map (TTM) No. 74313 to subdivide the subject property into 44 lots, including 6 park lots, 4 commercial lots; and 30 residential development lots; and
6. Development Agreement (DA) No. 18-01.

The proposed project for the Avanti West Subarea is located on  $\pm 73$  acres bounded by Avenue K-4, Avenue K-8, 70<sup>th</sup> Street West and 75<sup>th</sup> Street West (Assessor Parcel Numbers [APNs] 3204-001-184 and -195), and the Avanti South Subarea is located on  $\pm 234$  acres bounded by Avenue L, Avenue K-8, 62<sup>nd</sup> Street West, and 70<sup>th</sup> Street West (APNs 3204-008-045 and -047).

Jocelyn Swain presented the staff report, and Jim Powers, the project developer, was present to answer any questions. There were no speakers.

Vice Chair Hall confirmed with Jocelyn Swain that the Specific Plan guidelines in this project are equal to, or greater than, the City's current design guidelines.

The public hearing was closed at 6:28 p.m.

It was moved by Commissioner Mercy and seconded by Commissioner Harvey to adopt Resolution No. 18-19 recommending to the City Council the certification of EIR No. 16-01 and adoption of the findings and statement of overriding considerations, and approval of GPA No. 16-01 for portions of the subject property from NU (Non-Urban Residential) and UR (Urban Residential) with a Specific Plan (SP) Overlay to UR with an SP Overlay, ZC No. 16-01 for portions of the subject property from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) and SP to SP and S (School), SP No. 15-02, TTM No. 74312 to subdivide the subject property into 44 lots for financial and conveyance purposes, and DA No. 18-01 to establish specific development rights; the approval of TTM No. 74312 would not become effective until the effective date of the GPA and ZC. Motion carried with the following vote (4-0-0-2-1):

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

### **COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT**

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Larissa De La Cruz confirmed that the Valley Fever presentation would take place at the next regular meeting on July 16, 2018, and that meeting will start at 4:00 p.m.

### **COMMISSION AGENDA**

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Jocelyn Corbett responded to the Commission's questions on sexual harrassment training.

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

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None.

**ADJOURNMENT**

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Vice Chair Hall declared the meeting adjourned at 6:31 p.m. to the Special Meeting for Agenda Review on Monday, July 9, 2018, 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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JOY REYES, Recording Secretary  
City of Lancaster