

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION January 27, 2020

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CALL TO ORDER

Chairman Vose called the regular meeting to order at 5:01 p.m.

INVOCATION

Commissioner Moore.

PLEDGE OF ALLEGIANCE

Vice Chair Smith.

ROLL CALL

Present: Harvey, Moore, Vose, and Smith.

Absent: Cook and Parris.

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), Senior Planner (Jocelyn Swain), City Engineer (Trolis Niebla), and Recording Secretary (Danielle Winter). There were 8 people in the audience.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

No public speakers.

Chairman Vose 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, and 5.

MINUTES

1. **Approval of Regular Minutes of November 18, 2019**

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

The motioned carried with the following vote of (4-0-0-0-2):

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

CONTINUED PUBLIC HEARINGS

2. Tentative Tract Map No. 71210 & Conditional Use Permit No. 15-19

Item was continued from the November 18, 2019 Meeting due to the applicant's failure to post a sign on the subject property.

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

Commissioner Harvey made a motion, and Commissioner Moore seconded the motion to adopt Resolution No. 19-37 approving Tentative Tract Map No. 71210 and Conditional Use Permit No. 15-19 to allow for a Residential Planned Development of 169 single-family residential lots in the R-10,000 zoning designation and adopt the mitigated negative declaration.

The motioned carried with the following vote of (4-0-0-0-2):

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

NEW PUBLIC HEARINGS

4. Tentative Parcel Map No. 82826

Senior Planner, Jocelyn Swain, presented the staff report.

Chairman Vose clarified that there was an active Conditional Use Permit that has been extended from the initial hearing a few years ago. The approval of the parcel map will tie to the Conditional Use Permit, and the expiration dates would be the same. The Valley Fever condition was added to the Conditions of Approval. Any other project with CEQA clearance would have the condition added on the development side when pulling permits. The language for the Valley Fever condition is similar to the language that is already required by the Air District.

Vice Chair Smith made a motion, and Commissioner Moore seconded the motion to adopt Resolution No. 20-02 approving Tentative Parcel Map (TPM) No. 82826 to allow for the subdivision of 32.75 gross acres into 16 lots in the SP 95-02 zone located at the southeast corner of William J. Barnes and 47th Street West.

The motioned carried with the following vote of (4-0-0-0-2):

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

Commissioner Moore had to recuse himself from the next two items on the agenda due to his proximity to the project locations. Because he had to recuse himself, Chairman Vose stated that they would not have a quorum to take action on the items. Chairman Vose continued the items to the next meeting.

5. **Tentative Tract Map No. 74966**
3. **Tentative Tract Map No. 66842 (Time Extension)**

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

Larissa De La Cruz updated the Commission regarding Conditional Use Permit No. 14-02. This project was located on Fern and Avenue I. Staff had Code Enforcement visit the property, and the applicant was made aware of violations regarding signage and single-serve beer. The applicant immediately corrected the violations and is in full compliance now.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR – AGENDIZED ITEMS

None.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 5:16 p.m. to the Special Meeting on Monday, February 10, 2020, at 4:30 p.m., in Lancaster City Hall.

JAMES VOSE, Chairman
Lancaster Planning Commission

ATTEST:

DANIELLE WINTER, Recording Secretary
City of Lancaster