

MINUTES

**REGULAR MEETING OF THE
LANCASTER PLANNING COMMISSION
Monday, March 21, 2022**

View this Meeting on the web:
www.cityoflanasterca.org/PublicMeetings

CALL TO ORDER

Chairman Vose called the Regular Meeting to order at 5:11pm

INVOCATION

Commissioner Moore.

PLEDGE OF ALLEGIANCE

Led by Vice Chairperson Harvey.

ROLL CALL

Present: Chairman Vose, Vice Chairperson Harvey, Commissioners Moore, Parris, and Tufts

Absent: Commissioner Cook

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), Senior Planner (Jocelyn Swain), Planner (Cynthia Campaña), and Office Assistant (Heather Breheny).

PUBLIC BUSINESS FROM THE FLOOR- *AGENDIZED ITEMS*

Any person who would like to address the Planning Commission on any agendized item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

There were no public comments or speakers.

MINUTES

1. Approval of Minutes from the Regular Meeting of February 28, 2022.

Commissioner Parris made a motion and Commissioner Moore seconded the motion for the approval of the minutes for the Regular Meeting on February 28, 2022.

The motion carried with the following vote of (4-0-0-0-1):

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

NEW PUBLIC HEARINGS

2. Vesting Tentative Tract Map 61817

The city received and filed an uncontested letter from the applicant, Pacific Communities Builder, Inc., indicating they agree to all the Conditions of Approval as proposed by staff.

Planner, Cynthia Campana, presented the staff report. Staff recommends that the Planning Commission adopt Resolution No. 22-08 approving Vesting Tentative Tract Map No. 61817 to allow for the subdivision of 38 gross acres into 150 single-family residential lots in the R-7,000 zone located at the northeast corner of Avenue H-8 and 15th Street East (APN: 3176-020-049, 3176-020-056 and 3176-020-057) and adopting a mitigated negative declaration.

Chairman Vose visited the site over the weekend, noticed that it is partially developed, with some sections of curb. Cynthia mentioned it was an unfinished tract and has had some improvements already, it was previously graded.

There were no public comments.

Commissioner Parris made a motion, and Commissioner Tufts seconded the motion to adopt Resolution No. 22-08 approving Vesting Tentative Tract Map No. 61817.

The motion carried with the following vote of (4-0-0-0-1):

AYES: Harvey, Moore, Tufts, and Vose.
NOES: None.
ABSTAIN: None.

RECUSED: None.
ABSENT: Cook.

3. Conditional Use Permit 20-11

Planner, Jocelyn Swain, presented the staff report. Staff recommends that the Planning Commission adopt Resolution No. 22-09 approving Conditional Use Permit (CUP) No. 20-11 to allow for the construction of two 3,976 square foot building for automotive repair in the Commercial (C) zone located at the northeast corner of Division Street and Avenue J-5 (APNs: 3141-006-009, 3141-006-010, and 3141-006-011).

There were no questions or comments from Commissioners or public comments.

Commissioner Moore made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 22-09 approving Conditional Use Permit (CUP) No. 20-11.

The motion carried with the following vote of (4-0-0-0-1):

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

4. Tentative Tract Map 78213, Conditional Use Permit 17-27 Extension Request

Planner, Jocelyn Swain, presented the staff report. Staff recommends that the Planning Commission adopt Resolution No. 22-10 granting a one-year extension to May 14, 2023 for Tentative Tract Map No. 78213 and Conditional Use Permit No. 17-27 for a residential planned development of 167 single family lots and seven open space lots in the R-7,000 and S zones.

Chairman Vose mentioned that he had seen this item before, Ms. Swain informed the Chairman that this will be the third time this TTM has been brought to the Planning Commission for review.

Vice Chairperson Harvey, being a part of the Housing Authority, recused herself from this item as the applicant is the City of Lancaster. Chairman Vose verified that the Planning Commission had quorum, in which Larissa De La Cruz confirmed.

Members had no questions or comments, there were no public speakers.

Commissioner Tufts made a motion and Commissioner Moore seconded the motion to grant a one-year extension to May 14, 2023 for Tentative Tract Map No.78213 and Conditional Use Permit No. 17-27.

The motion carried with the following vote of (3-0-0-1-1):

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

5. Public Comment for Tentative Tract Map 83232 Draft Focused Environmental Impact Report

Planner, Cynthia Campana, presented to the Planning Commission that this item was an opportunity for the public and community to comment on the Draft Focused EIR, for TTM 83232. The review period for this Focused EIR started Feb 25, 2022 and ends April 11, 2022.

There were no public speakers.

COMMUNITY DEVELOPMENT MANAGERS ANNOUNCEMENTS

Residential Summary Report

Community Development Manager, Larissa De La Cruz, provided a presentation to the Planning Commission on current and future residential projects. The information provided was due to a request via Chairman Vose for an update on the city’s current and future housing stock.

The presentation included data on approved tract maps under construction, those with grading only, partially constructed and recorded tract maps, tracts with models under review, approved multifamily homes under construction, multifamily pending plan check submittal and those under review. Ms. De La Cruz also shared data for approved and nonrecorded maps, residential tracts currently under review, and miscellaneous housing projects which include custom built homes and ADU’s (Accessory Dwelling Unit).

It was discussed that ADU’s have to go through plan check, but there is no public hearing on those items. Ms. De La Cruz confirmed that any property owner and any residential lot can have an ADU, junior ADU, and garage conversion into an ADU.

Chairman Vose inquired as to whether there have been any applications of residential lots being sub-divided in half. Ms. De La Cruz mentioned that we have not yet, but staff are receiving multiple inquiries towards this endeavor. Staff is putting together a check-list to facilitate the process. Chariman Vose also mentioned that these items wouldn’t necessarily need public hearings either, but will confirm to some

standards on SB-9 lot splits and designs. Ms. De La Cruz anticipates an arrival of summer or fall of 2022 to bring these objective standards to Planning Commission for review.

Chairman Vose thanked Ms. De La Cruz for her presentation and mentioned an interest in reviewing current and future projects on the commercial and industrial side of city development. He also asked about the current status of Joshua Trees.

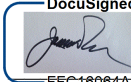
PUBLIC BUSINESS FROM THE FLOOR– NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**


Mr. Raul Soto addressed the Planning Commission to inquire about the housing project that is going into his community, Ave I and 5th Street. Ms. Swain informed Mr. Soto that the project at the location he mentioned (where the old fairgrounds were located) will be a single-family residential subdivision, she also informed Mr. Soto that the gentleman in which Mr. Soto was talking to prior to the meeting is the project manager for this project and can provide more details to him if needed, but did confirm with Mr. Soto that this lot will consist of single-family homes.

ADJOURNMENT

Chairman Vose declared the meeting adjourned at 5:50pm to the Special Meeting on April 11, 2022 at 4:30 p.m., in the Lancaster City Hall Council Chambers.

DocuSigned by:

FFC18064A17F48C...
JAMES VOSE, Chairman
Lancaster Planning Commission

ATTEST:

DocuSigned by:

2DBA1DFF18BB42B...
LARISSA DE LA CRUZ, Recording Secretary
City of Lancaster