

MINUTES

SPECIAL MEETING OF THE LANCASTER PLANNING COMMISSION Tuesday, June 21, 2022

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CALL TO ORDER

Chairman Vose called the Special Meeting to order at 5:07pm.

INVOCATION

Led by Chairman Vose.

PLEDGE OF ALLEGIANCE

Led by Commissioner Tufts.

ROLL CALL

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

Also present were Community Development Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), Senior Planner (Jocelyn Swain), Planner (Monique Garibay), Senior Engineer (Matt Simons), Senior Engineer (Stephen Carrillo), and Administrative Assistant/Recording Secretary (Heather Breheny).

Chairman Vose announced the resignation of Commissioner Rutger Parris from the Planning Commission and wished him well in his future endeavors.

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. Individual comments are limited to three (3) minutes each unless a different time limit is announced.

The meeting had a public speaker in attendance, to discuss Agenda Item No. 7, Tentative Tract Map 61970.

MINUTES

1. Approval of Minutes from the Regular Meeting of May 16, 2022.

Chairperson Harvey made a motion and Commissioner Tufts seconded the motion for the approval of the minutes for the Regular Meeting on May 16, 2022.

The motion carried with the following vote of (5-0-0-0-0):

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

CONTINUED PUBLIC HEARINGS

NEW PUBLIC HEARINGS

2. Tentative Tract Map No. 70180 Conditional Use Permit No. 15-18 Request for Extension

Senior Planner, Jocelyn Swain, presented the staff report. Staff recommends the adoption of Resolution No. 22-18 granting a three-year extension September 18, 2025 for Tentative Tract Map No. 70180 and Conditional Use Permit No. 15-18 for a residential planned development consisting of 109 single family lots and six open space lots in the R-7,000 zone.

There were no public speakers for this item.

Commissioner Moore made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 22-11 approving Conditional Use Permit No. 22-03.

The motion carried with the following vote of (5-0-0-0-0):

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

3. Tentative Tract Map No. 70181 Conditional Use Permit No. 15-15 Request for Extension

Senior Planner, Jocelyn Swain, presented the staff report. Staff recommends the adoption of Resolution No. 22-19 granting a three-year extension September 18, 2025 for Tentative Tract Map No. 70181 and Conditional Use Permit No. 15-15 for a residential planned development consisting of 141 single family lots and six open space lots in the R-7,000 zone.

There were no public speakers for this item.

Commissioner Tufts made a motion and Commissioner Moore seconded the motion to adopt Resolution No. 22-19 approving Conditional Use Permit No. 15-15.

The motion carried with the following vote of (5-0-0-0-0):

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

4. Tentative Tract Map No. 70182 Conditional Use Permit No. 15-16 Request for Extension

Senior Planner, Jocelyn Swain, was available to present the staff report. The Commission did not require a presentation of this item and moved forward with making a motion to vote. Staff recommends the adoption of Resolution No. 22-20 granting a three-year extension September 18, 2025 for Tentative Tract Map No. 71082 and Conditional Use Permit No. 15-16 for a residential planned development consisting of 139 single family lots, three open space lots, and one drainage channel in the R-7,000 zone.

There were no public speakers for this item.

Chairperson Harvey made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 22-20 approving Conditional Use Permit No. 15-16.

The motion carried with the following vote of (5-0-0-0-0):

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

RECUSED: None.
ABSENT: None.

5. Tentative Tract Map No. 70892 Conditional Use Permit No. 15-17 Request for Extension

Senior Planner, Jocelyn Swain, was available to present the staff report. The Commission did not require a presentation of this item and moved forward with making a motion to vote. Staff recommends the adoption of Resolution No. 22-17 granting a three-year extension September 18, 2025 for Tentative Tract Map No. 70892 and Conditional Use Permit No. 15-17 for a residential planned development consisting of 154 single family lots, two open space lots, and one drainage basin in the R-7,000 zone.

There were no public speakers for this item.

Chairperson Harvey made a motion and Commissioner Moore seconded the motion to adopt Resolution No. 15-17 approving Conditional Use Permit No. 15-17.

The motion carried with the following vote of (5-0-0-0-0):

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

6. Tentative Tract Map No. 74101 Conditional Use Permit No. 16-09 Request for Extension

Senior Planner, Jocelyn Swain, was available to present the staff report. The Commission did not require a presentation of this item and moved forward with making a motion to vote. Staff recommends the adoption of Resolution No. 22-16 granting a three-year extension November 20, 2025 for Tentative Tract Map No. 74101 and Conditional Use Permit No. 16-09 for a residential planned development consisting of 86 single family lots and two open space lots in the R-10,000 zone.

There were no public speakers for this item.

Commissioner Moore made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 22-16 approving Conditional Use Permit No. 16-09.

The motion carried with the following vote of (5-0-0-0-0):

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

7. Tentative Tract Map No. 61970

Planner, Monique Garibay, presented the staff report. An uncontested hearing letter was receiving by the applicant stating agreement to the conditions as stated in the staff report. Staff recommends the adoption of Resolution No. 22-14 approving Tentative Tract Map No. 61970 to allow for the subdivision of 2.43 gross acres into 8 single-family lots in the R-7,000 zone located at the southeast corner of East Avenue K-6 and Carol Drive.

There was a public speaker present to discuss this item. Mr. Dennis Foley is a home owner located near the project site. He had questions about the proposed development's lot sizes, the sizes of the homes, he voiced concerns as to whether the project would depreciate the value of his home. Chairman Vose informed Mr. Foley that his property value is not within the purview of the Planning Commission, however, the Commission does review the standards of projects as put forth from applicants of development to review and approve. Community Development Manager Larissa De La Cruz told Mr. Foley she would share his contact information with the planner, Monique Garibay, for follow-up or should he have any further questions.

Chairman Vose confirmed with the Planner that the Environmental Review for this project is exempt due to the project being in-fill and due to its size. He read it within the Staff Report and wanted to clarify, Monique confirmed.

Commissioner Moore made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 22-16 approving Conditional Use Permit No. 16-09.

The motion carried with the following vote of (5-0-0-0-0):

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

8. Tentative Tract Map No. 61977

Planner, Monique Garibay, presented the staff report. An uncontested hearing letter was receiving by the applicant stating agreement to the conditions as stated in the staff report. Staff recommends the adoption of Resolution No. 22-15 approving Tentative Tract Map No. 61977 to allow for the subdivision of 3.75 gross acres into 16 single-family lots in the R-7,000 zone located at the southeast corner of East Avenue K-4 and Elizabeth Lane.

Chairman Vose confirmed the exemption status of the SEQA document for this item as well and thanked Staff for including the Disclosure Notice within the Agenda.

There were no public speakers for this item.

Chairperson Harvey made a motion and Commissioner Moore seconded the motion to adopt Resolution No. 22-16 approving Conditional Use Permit No. 16-09.

The motion carried with the following vote of (5-0-0-0-0):

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

COMMUNITY DEVELOPMENT MANAGERS ANNOUNCEMENTS

Manager Larissa De La Cruz gave an update to the Commission on the status of Joshua Trees, in regard to the continued State hearing to classify them as a protected species. There were anywhere from 200-400 public speakers on this item, it is being continued until the October meeting. The City did send an opposition letter and will continue to monitor and plan to participate at the next meeting. The City will continue to follow the current protocol in place in regard to these trees.

She also informed the Planning Commission that we will have regular meetings every month due to the number of projects in queue, currently forecasting out until September at this point. Larissa asked that should the members of the Commission be looking to take any time off, to please inform staff as soon as possible, so that we can ensure quorum.

Chairman Vose welcomed the newly appointed Planning Commissioner, Leslie Underwood. Chairman Vose inquired as to whether new Commissioners are going through all required training and given documentation related to, to include disclosure items. Assistant City Attorney, Jocelyn Corbett, did inform the Commission that Ms. Underwood would meet with the City Attorney to go through the initial ethics training and move forward with our standard protocol in on-boarding. Chairman Vose is aware of the volume of applications and projects and wanted to ensure that given the time-line the City is able to determine any conflicting interests.

COMMISSION AGENDA

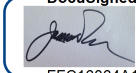
PUBLIC BUSINESS FROM THE FLOOR-NON-AGENDIZED ITEMS

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. Individual comments are limited to three (3) minutes each unless a different time limit is announced.**

There were no public speakers for non-agendized items.

ADJOURNMENT

Chairman Vose adjourned the meeting at 5:39pm, to the Special Meeting on Monday, July 11, 2022 at 4:30pm, in the Lancaster City Hall Council Chambers.

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JAMES VOSE, Chairman
Lancaster Planning Commission

ATTEST:

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Heather Breheny
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HEATHER BREHENY, Recording Secretary
City of Lancaster