

MINUTES

**REGULAR MEETING OF THE
LANCASTER PLANNING COMMISSION
Monday, August 15, 2022**

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CALL TO ORDER

Chairman Vose called the Regular Meeting to order at 5:27 pm.

INVOCATION

Led by Chairman Vose.

Chairman Vose asked that the Planning Commission and community keep Commissioner King Moore in our thoughts and prayers, as he battles illness which prevented him from attending tonight's Planning Commission meeting.

PLEDGE OF ALLEGIANCE

Led by Commissioner Tufts.

ROLL CALL

Present: Chairman Vose, Commissioners Tufts and Underwood.

Absent: Vice Chairperson Harvey and Commissioner Moore.

Also present were Community Development Manager (Larissa De La Cruz), Senior Planner (Cynthia Campana), Planner (Monique Garibay), Planner (Mitzi Alvarado), Senior Engineer (Matt Simons), Senior Engineer (Stephen Carrillo), Administrative Assistant/Recording Secretary (Heather Breheny), and Applicant Representatives (Kenneth Versosa) and (Karl Mallick).

PUBLIC BUSINESS FROM THE FLOOR

Any person who would like to address the Planning Commission on any agenda 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. 5, Tentative Tract Map No. 83346, Variance No. 22-01.

MINUTES

1. Approval of Minutes from the Regular Meeting of June 21, 2022.

Commissioner Tufts made a motion and Commissioner Underwood seconded the motion for the approval of the minutes for the Regular Meeting on June 21, 2022.

The motion carried with the following vote of (3-0-0-0-2):

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

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 20-04

Senior Planner, Cynthia Campana, presented the staff report. Staff recommends the adoption of Resolution No. 22-24 approving Conditional Use Permit No. 20-04, to allow for the operation of an indoor cannabis cultivation, distribution, and manufacturing facility and new construction of a 22,843 square-foot building located on a vacant property between Forbes Street and Sierra Highway (APN: 3128-008-025).

Both Commissioners Tufts and Underwood questioned the potential water usage with this project. Kenneth Versosa, a representative for the applicant, informed the Commission and public that the applicant had been in touch with LA County AVAQ and they informed them there was no issue in regard to water availability. They estimate using 150,000 gallons of water per year, with 75% of that water being reused. That water will be recycled, held in a holding tank, in which the water will be refiltered and provided nutrients to then be re-used to re-water their plants with.

The applicant was also asked about employment within the development, they intend to have 8 total employees; 3 being horticulturists, an office manager, and security.

There were no public speakers for this item.

Commissioner Tufts made a motion and Commissioner Underwood seconded the motion to adopt Resolution No. 22-24 approving Conditional Use Permit No. 20-04.

The motion carried with the following vote of (3-0-0-0-2):

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

3. Tentative Tract Map No. 82830 Request for Extension

Planner, Mitzi Alvarado, presented the staff report. Staff recommends the adoption of Resolution No. 22-21, to grant a three-year extension to May 18, 2025 for Tentative Tract Map No. 82830 for a subdivision of 22 single-family lots and 2 lots for a drainage basin in the R-7,000 zoning designation.

There were no public speakers for this item.

Commissioner Tufts made a motion and Commissioner Underwood seconded the motion to adopt Resolution No. 22-21, granting a three-year extension to May 18, 2025 for Tentative Tract Map No. 82830.

The motion carried with the following vote of (3-0-0-0-2):

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

4. Tentative Tract Map No. 82831 Request for Extension

Planner, Mitzi Alvarado, presented the staff report. Staff recommends the adoption of Resolution No. 22-22, granting a three-year extension to May 18, 2025 for Tentative Tract Map No. 82831.

There were no public speakers for this item.

Commissioner Tufts made a motion and Commissioner Underwood seconded the motion to adopt Resolution No. 22-22, granting a three-year extension to May 18, 2025 for Tentative Tract Map No. 82831.

The motion carried with the following vote of (3-0-0-0-2):

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

5. Tentative Tract Map No. 83346, Variance No. 22-01

Planner, Monique Garibay, presented the staff report. Staff recommends the adoption of Resolution No. 22-25 approving Tentative Tract Map No. 83346 and Variance No. 22-01 to allow for the subdivision of 27 gross acres into 111 single-family lots and a reduction of lot depth standards in the R-7,000 zone located at the northeast corner of 5th Street East and Avenue H-8 and adopting a Mitigated Negative Declaration.

There was a public speaker present for this item, Jason Blohm, who is a neighboring resident of the proposed development site. He attended the meeting to ask questions related to the property and to report that the signage listed on the property listed the wrong address for City Hall, as well as informing the Commission that he and fifteen other neighbors never received notice of the plans for the property or information in regard to the Planning Commission meeting. He voiced concerns that he and his neighbors were not properly informed and thus Chairman Vose concluded that perhaps this item be continued.

Chairman Vose made a motion and Commissioner Tufts seconded the motion to Continue this time to the next Planning Commission in September, to allow more time to re-notice neighboring community members, land owners, and the community of the proposed development.

The motion carried with the following vote of (3-0-0-0-2):

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

RECUSED: None.
ABSENT: Harvey and Moore.

6. Zone Text Amendment to Title 17, Chapter 17.10, Chapter 17.12, Chapter 17.16, and Chapter 17.42 of the Lancaster Municipal Code Related to Alcoholic Beverage Establishments.

Senior Planner, Cynthia Campana, presented the staff report. Staff recommends the adoption of Resolution No. 22-26, recommending approval to City Council a zone text amendment to Title 17 (Zoning), Chapter 17.10, Chapter 17.12, Chapter 17.16 and Chapter 17.42 of the Lancaster Municipal Code relating to Alcoholic Beverage Establishments and modification to the standardized conditions for use in the approval of land use actions.

There were no public speakers for this item.

Commissioner Tufts made a motion and Commissioner Underwood seconded the motion to adopt Resolution No. 22-26, approving a Zone Text Amendment to Title 17, Chapter 17.10, Chapter 17.12, Chapter 17.16, and Chapter 17.42 of the Lancaster Municipal Code related to Alcoholic Beverage Establishments.

The motion carried with the following vote of (3-0-0-0-2):

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

COMMUNITY DEVELOPMENT MANAGERS ANNOUNCEMENTS

Community Development Senior Manager, Larissa De La Cruz, informed the Planning Commission that we have full agendas through December, we've already added January to our forecasts. Larissa asked that Commissioners make us aware if they plan to be out, as quorum is very critical at the moment. It is anticipated that City Council will fill some of the vacancies on the Commission in the coming month, which will help, but please do inform us of any planned absences. The Agenda Review meetings for the next several months will not occur, the Special Meetings that are typically the second Monday of the month. Working to try to get agendas out a little earlier than we have been, aiming for Thursday's before meetings to allow Commissioners time to review documents. Larissa asked that if you have not received an agenda, to let her know, so we can be sure you have what you need, text or call, whatever works but please inform us.

Chairman Vose mentioned having a calendar sent to the Commissioners with the 2023 PC Meeting dates so they can plan and notify as needed vacations or absences. He also asks that we keep our friend, King Moore in our thoughts and prayers.

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR

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-agenda items.

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, September 19, 2022 at 5:00pm, in the Lancaster City Hall Council Chambers.

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JAMES VOSE, Chairman
Lancaster Planning Commission

ATTEST:

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HEATHER BREHENY, Recording Secretary
City of Lancaster