

MINUTES

SPECIAL MEETING OF THE LANCASTER PLANNING COMMISSION Monday, January 9, 2023

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CALL TO ORDER

Chairman Vose called the Special Meeting to order at 5:04 p.m.

INVOCATION

Led by Commissioner Devin Birden, Commissioner Moore remains in our prayers during his recovery.

PLEDGE OF ALLEGIANCE

Led by Commissioner Tufts.

ROLL CALL

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

Absent: Commissioner Moore

Also present were Senior Manager (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett via Zoom), Senior Planner (Jocelyn Swain), Planner (Kendall Brekke), Senior Engineer (Stephen Carrillo), Senior Engineer (Matt Simons), and Recording Secretary (Heather Breheny). There were thirteen people in the audience.

PUBLIC BUSINESS FROM THE FLOOR

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 the 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 is announced.*

There were three public speakers present to discuss Agenda Item 3, the Vehicle Miles Traveled (VMT) Impact Fee Mitigation Program.

MINUTES

1. APPROVAL OF MINUTES FROM THE SPECIAL MEETING OF DECEMBER 12, 2022.

Vice Chairperson Harvey made a motion and Commissioner Derryberry seconded the motion for the approval of the minutes for the Special Meeting of December 12, 2022.

The motion carried with the following vote of (6-0-0-0-1):

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

NEW PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT NO. 22-10

Planner, Kendall Brekke, presented the staff report. Staff recommends the adoption of Resolution No. 23-01 approving Conditional Use Permit No. 22-10 to allow for the conversion of an existing Community Care Facility, to a Residential Health Facility within an existing building in the R-7,000 zone located at 1603 Roywood Drive (APN 3148-047-010). The applicant was available for questions.

Chairman Vose inquired about the difference between a Community Care Facility and Residential Health Facility. Commissioner Derryberry inquired about appropriate licensing.

There were no public speakers for this item.

Vice Chairperson Harvey made a motion and Commissioner Derryberry seconded the motion for the approval of CUP No. 22-10 allow for conversion of an existing Community Care Facility to a Residential Health Facility within an existing building in the R-7,000 zone located at 1603 Roywood Drive (APN 3148-047-010).

The motion carried with the following vote of (6-0-0-0-1):

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

3. VEHICLE MILES TRAVELED (VMT) IMPACT FEE MITIGATION PROGRAM

Senior Planner, Jocelyn Swain, presented the staff report. Staff recommends adopting Resolution No. 23-02, recommending to the City Council approval of an ordinance amending Title 15 (Buildings and Construction) of the Lancaster Municipal Code by adding Chapter 15.67 relating to the

Vehicle Miles Traveled (VMT) Impact Fee Mitigation Program and recommending certification of the Final Program Environmental Impact Report and adoption of the Findings and Statement of Overriding Considerations.

We had three public speakers for this agenda item, all from the Carpenter’s Local Union 661; Nicolas Reyes, Crispin Carrasco, and Shaun Mieure. All three gentleman were in support of the VMT Impact Fee Mitigation Program and asked that the City and developers consider using skilled and unionized carpenters or labor towards their development endeavors.

Vice Chairperson Harvey made a motion and Commissioner Underwood seconded the motion for to adopt Resolution No. 23-02, recommending to the City Council approval of an ordinance amending Title 15 (Buildings and Construction) of the Lancaster Municipal Code by adding Chapter 15.67 relating to the Vehicle Miles Traveled (VMT) Impact Fee Mitigation Program and recommending certification of the Final Program Environmental Impact Report and adoption of the Findings and Statement of Overriding Considerations, to facilitate compliance with Senate Bill (SB) 743.

The motion carried with the following vote of (6-0-0-0-1):

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

PRESENTATION

INTRODUCTION TO ACCELA

Planner, Kendall Brekke, provided a presentation introducing new features of ACCELA to the Planning Commission. Kendall updated the Commission on on-line services that are now available to assist our community members in the planning process, to include on-line payments and project updates. It will also assist with linking permits and processes through Building and Safety. Chairman Vose had feedback on text colors and backgrounds, legibility.

COMMUNITY DEVELOPMENT MANAGERS ANNOUNCEMENTS

Larissa De La Cruz shared with the commission a video that was newly released, introducing the Planning Division to the public. Our communications team has been sharing some spotlights on the City’s social media, to get current projects highlighted and keeping the community engaged in current development.

PUBLIC BUSINESS FROM THE FLOOR

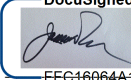
This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under state legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Planning Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary, 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 is announced.*

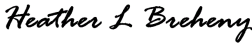
There were no public speakers.

ADJOURNMENT

Chairman Vose closed the special meeting at 6:22 p.m. The meeting is adjourned to the Special Meeting on February 13, 2023 at 5:00 p.m., in the Lancaster City Hall Council Chambers.

DocuSigned by:

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JAMES VOSE, Chairman
Lancaster Planning Commission

ATTEST:

DocuSigned by:

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HEATHER BREHENY, Recording Secretary
City of Lancaster

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the Community Development Division counter, and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Community Development Division at (661) 723-6100.