

MINUTES

**SPECIAL MEETING OF THE
LANCASTER PLANNING COMMISSION
Monday, February 13, 2023**

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CALL TO ORDER

Chairman Vose called the Special Meeting to order at 5:01 p.m.

INVOCATION

Led by Commissioner Devin Birden.

PLEDGE OF ALLEGIANCE

Led by Commissioner Steven Derryberry.

ROLL CALL

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

Absent: Commissioners Moore, Tufts, and Underwood

Also present were Assistant Director (Larissa De La Cruz), Assistant City Attorney (Jocelyn Corbett), Senior Planner (Jocelyn Swain), Senior Planner (Cynthia Campaña), Planner (Kendall Brekke), Senior Engineer (Stephen Carrillo), Senior Engineer (Matt Simons), and Recording Secretary (Heather Breheny). There were four 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 no public speakers.

MINUTES

1. Approval of Minutes from the Special Meeting of January 9, 2023

Commissioner Derryberry made a motion and Chairperson Harvey seconded the motion for the approval of the minutes for the Special Meeting of January 9, 2023.

The motion carried with the following vote of (4-0-0-3):

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

NEW PUBLIC HEARINGS

2. Tentative Tract Map 83554

Senior Planner, Cynthia Campaña, presented the staff report. Staff recommends the adoption Resolution No. 23-03 approving Tentative Tract Map No. 83554 to allow for the subdivision of five gross acres into 18 single-family residential lots in the R-7,000 zone located on east side of 60th Street West, south of Avenue K-8 (Assessor’s Parcel Numbers: 3204-006-055 & 3204-006-105) and adopting a mitigated negative declaration.

There were no public speakers for this item. The applicant, Imad Aboujwdah, from Civil Design and Drafting, Inc. was available for comments or questions. Imad did approach the Commission to thank them for their time and to offer special thanks to the staff for all the work they have done on this project over the past two years.

Commissioner Derryberry made a motion and Vice Chairperson Harvey seconded the motion to adopt Resolution 23-03 for the approval of TTM 83554 to allow for the subdivision of five gross acres into 18 single-family residential lots in the R-7,000 zone located on east side of 60th Street West, south of Avenue K-8 and adopting a mitigated negative declaration.

The motion carried with the following vote of (4-0-0-0-3):

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

3. Conditional Use Permit No. 22-12

Planner, Mitzi Alvarado, presented the staff report. Staff recommends the adoption Resolution No. 23-04 approving Conditional Use Permit No. 22-12 for the construction of a new 55-foot-tall stealth wireless communications facility (WCF) with a 710 square-foot equipment enclosure.

Vice Chairperson Harvey inquired as to what the definition of stealth means in regard to this project. Mitzi confirmed that stealth by code means that the wireless communication facility would be screened with something that looks like a water tower, versus a stand alone metal equipment.

There were no public speakers on this item.

Vice Chairperson Harvey made a motion and Commissioner Birden seconded the motion to adopt Resolution 23-04 for the approval of CUP 22-12 to allow for the construction of a new 55-foot-tall stealth WCF with a 710 square-foot equipment enclosure.

The motion carried with the following vote of (4-0-0-3):

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

PRESENTATIONS

1. **Development Update**
provided by Cynthia Campaña
2. **Joshua Tree/Bio Resources Update**
provided by Jocelyn Swain

COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR ANNOUNCEMENTS

Assistant Director Larissa De La Cruz informed the Commission and public that the Senior Director of Development Services, Jeff Hogan, is retiring from the City. This will be his last week with the City and we thank him for all that he has done for the department over the course of eight years. He has no plans for a departure event, but looks forward to becoming a full-time gardener.

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 meeting at 5:45 p.m. Planning Commission is adjourned to the Regular Meeting on March 20, 2023 at 5:00 p.m., in the Lancaster City Hall Council Chambers.

DocuSigned by:

 JAMES VOSE, Chairman
 Lancaster Planning Commission

ATTEST:

DocuSigned by:

 HEATHER BREHENY, Recording Secretary
 City of Lancaster