

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION Monday, March 20, 2023

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CALL TO ORDER

Chairman Vose called the Regular Meeting to order at 5:03 p.m.

INVOCATION

Led by Commissioner Devin Birden.

PLEDGE OF ALLEGIANCE

Led by Commissioner Daniel Tufts.

ROLL CALL

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

Absent: Commissioners Moore and Underwood

Also present were Senior Planner (Jocelyn Swain), who filled in for the Director of Community Development, Larissa De La Cruz. Assistant City Attorney (Jocelyn Corbett joined via Zoom), Senior Planner (Cynthia Campaña), Planner (Kendall Brekke), Senior Engineer (Stephen Carrillo joined via Zoom), Engineer (Rosa Orellana), and Recording Secretary (Heather Breheny). There were eight people in the audience.

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 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.**

MINUTES

1. Approval of Minutes from the Special Meeting of February 13, 2023

Chairperson Harvey made a motion and Commissioner Tufts seconded the motion for the approval of the minutes for the Special Meeting of February 13, 2023.

The motion carried with the following vote of (5-0-0-0-2):

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

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 22-11

Senior Planner, Jocelyn Swain, presented the staff report. The proposed project consists of the expansion of the existing research and development facility to add a second 55-foot tower, 400 solar panels and other assorted equipment for testing hydrogen production. Staff stated that a total of four comment letters had been received on the Initial Study and that upon review believed that the Initial Study adequately addressed all comments. Staff recommended the adoption of Resolution No. 23-05 approving Conditional Use Permit No. 22-11 for the expansion of the existing hydrogen research and development facility located at 431 East Avenue K-4 in the Specific Plan 80-02 (SP 80-02) zone (APNs: 3126-031-901, 3126-031-902) and adopting a Mitigated Negative Declaration.

Chairman Vose acknowledged that copies of the letters were received along with the agenda and staff reports on Thursday, March 16, 2023. The letters provided on this item were from Caltrans, the Antelope Valley Air Quality Management District (AVAQMD), a property owner on 6th St East, and the Adams Broadwell Joseph & Cardozo law firm. Staff reviewed these letters and feels as though all of the comments raised in the correspondence were adequately addressed in the initial study. At 4:15pm on March 20, 2023, a second letter from Adams Broadwell was received. This letter indicated that since the Initial Study was not modified and the written staff report did not discuss the comment letters received, that the comments provided had not been considered. The letter also included the previous letter as an attachment. This letter was provided to the Commissioners at the meeting and Chairman Vose acknowledged receipt.

Members of the Heliogen team, Jantien Shizuru and Joseph (Joe) Long, were available for questions and comments. Ms. Shizuru thanked Ms. Swain, the City staff, and Planning Commission. Mr. Long answered questions from Commissioners regarding project specifics including decommissioning.

There was one public speaker for this item. Kelilah Federman, from the Adams Broadwell Joseph & Cardozo law firm, spoke on behalf of Citizens for Responsible Industry. She reiterated points that were made in the two letters that were submitted by her law firm. Chairman Vose thanked her and clarified that there is no legal requirement to address comment letters submitted on an initial study in the written staff report or to prepare responses to comments for an initial study.

The Commissioners raised questions regarding grading, decommissioning, and had questions in regard to project details and operations including hydrogen tank size, grading, fencing, and decommissioning. These questions were answered by Ms. Swain and Mr. Long. Chairman Vose also brought up the issues raised in the comment letters including valley fever mitigation, potential air quality and noise impacts to the neighboring apartment complex, grading, hazardous materials and biological resources. All issues and concerns were discussed with Ms. Swain and the applicant.

Chairperson Harvey made a motion and Commissioner Birden seconded the motion to adopt Resolution 23-05 approving CUP 22-11 for the expansion of the existing hydrogen research and

development facility located at 431 East Avenue K-4 in the Specific Plan 80-02 zone and adopting a Mitigated Negative Declaration.

The motion carried with the following vote of (5-0-0-0-2):

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

3. Tentative Tract Map No. 82777

Senior Planner, Jocelyn Swain, presented the staff report. Staff recommends the adoption of Resolution No. 23-06 approving TTM 82777 for the subdivision of the subject property into 36 single family residential lots in the R-7,000 zone located at the southwest corner of 65 Street West and Avenue J-8 and adopting a Mitigated Negative Declaration. The applicant’s representative, Karl Mallick, introduced himself and made himself available for questions.

The Commission had no questions and there were no public speakers for this item.

Commissioner Derryberry made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 23-06 approving TTM 82777 for the subdivision of the subject property into 36 single family residential lots in the R-7,000 zone located at the southwest corner of 65 Street West and Avenue J-8 and adopting a Mitigated Negative Declaration.

The motion carried with the following vote of (5-0-0-0-2):

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

4. Tentative Tract Map No. 83553, Zone Change No. 21-03

Senior Planner, Cynthia Campaña, presented the staff report. Staff recommends the adoption of Resolution No. 23-07 approving TTM 83553 to allow for the subdivision of ten gross acres into 28 single-family residential lots located at the northwest corner of 52nd Street West and Avenue L, adopting a mitigated negative declaration and recommending approval to City Council for ZC 21-03 for a change of zone from R-15,000 to R-10,000.

The Commission had no questions and there were no public speakers for this item.

Commissioner Tufts made a motion and Commissioner Birden seconded the motion to adopt Resolution No. 23-07 approving TTM 83553 to allow for the subdivision of ten gross acres into 28 single-family residential lots located at the northwest corner of 52nd Street West and Avenue L, adopting a mitigated negative declaration and recommending approval to City Council for ZC 21-03 for a change of zone from R-15,000 to R-10,000.

The motion carried with the following vote of (5-0-0-2):

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

COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR ANNOUNCEMENTS

Senior Planner, Jocelyn Swain, had no announcements or comments for the Commission or public.

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 5:51 p.m. Planning Commission is adjourned to the Special Meeting on April 10, 2023 at 5:00 p.m., in the Lancaster City Hall Council Chambers.

ATTEST:

DocuSigned by:
Heather Breheny
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HEATHER BREHENY, Recording Secretary
City of Lancaster

DocuSigned by:
Cassandra Harvey
4102394EB0E3451...
JAMES VOSE, Chairman
Lancaster Planning Commission

Vice Chairperson, Cassandra Harvey,
signed on behalf of Chairman James
Vose.