

MINUTES

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION MONDAY, APRIL 21, 2025 3:30 PM

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CALL TO ORDER

Vice Chairman Steven Derryberry called the meeting to order at 3:34 pm.

INVOCATION

Led by Commissioner Devin Birden

PLEDGE OF ALLEGIANCE

Led by Commissioner Irvine Carrillo.

ROLL CALL

Present: Vice Chairman Steven Derryberry, Commissioners Devin Birden, Irvine Carrillo, King Moore, Leslie Underwood.

Absent: Chairman Jim Vose.

Also present were: Community Development Director, Patti Garibay; Assistant Director of Public Works – City Engineering, Nicholas Godin; Senior Traffic Engineer, Matt Simons; Senior Engineer, Stephen Carrillo; Senior Planner, Jocelyn Swain; Senior Planner, Kendall Brekke.

There were approximately 107 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 Regular Meeting of March 17th, 2025

Commissioner Birden made a motion to approve the minutes from the Regular Meeting of March 17th, 2025. Commissioner Moore seconded the motion.

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

AYES:	Derryberry, Birden, Carrillo, Loa, Moore, Underwood.
NOES:	None.
ABSTAIN:	None.
RECUSED:	None.
ABSENT:	Vose.

NEW PUBLIC HEARINGS

2. Revocation of Conditional Use Permit No. 23-005

Senior Planner, Kendall Brekke, presented the staff report. Staff recommends to initiate revocation proceedings concerning (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status of alcoholic beverage establishment located at 2822 East Avenue I (Assessor's Parcel Numbers (APN): 3150-017-023 and 3150-017-023).

There were no public speakers for this item.

Lancaster Police Department, Officer Adam Ohlinger was present and answered questions from Vice Chairman Derryberry and Commissioner Carrillo regarding meeting compliance and the several arrests and misconduct occurring on site. Abdou Abdullah Maida, The King Bar's owner, spoke regarding the current incidents on-site. Stating that most had been medical issues, except for one. Mr. Maida stated that he has invested thousands in security and has not held any outdoor events this year. Commissioner

Birden asked Mr. Maida if all incidents had been caused by customers from the bar, to which Mr. Maida replied “yes.”

Commissioner Birden, made a motion to Adopt Resolution No. 25-03 initiating revocation proceedings concerning (a) Conditional Use Permit No. 23-005 and (b) the deemed approved status of alcoholic beverage establishment located at 2822 East Avenue I (APNs: 3150-017-023 and 3150-017-023). Commissioner Moore seconded the motion.

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

AYES:	Derryberry, Birden, Carrillo, Loa, Moore, Underwood.
NOES:	None.
ABSTAIN:	None.
RECUSED:	None.
ABSENT:	Vose.

3. General Plan Amendment No. 21-001, Zone Change No. 21-001, Tentative Tract Map No. 24-001 (84317), Conditional Use Permit No. 21-001

Senior Planner, Jocelyn Swain, presented the staff report. Staff recommended the Planning Commission adopt Resolution No. 25-04 recommending approval to the City Council for General Plan Amendment (GPA) No. 21-001 to change the general plan designation to Mixed Use (MU) and Zone Change (ZC) No. 21-001 to change the zoning to Mixed Use – Commercial (MU-C); approving Tentative Tract Map (TTM) No. 24-001 (84317) subdividing the subject property into six lots, approving Conditional Use Permit (CUP) No. 21-001 for the construction and operation/occupancy of a mixed use development consisting of 181 multi-family residential units, a 235 room hotel, 12,800 square feet of retail/restaurant space, and a 3,800 square-foot clubhouse located on approximately 10 gross acres at the southeast corner of Avenue L and 15th Street West (APNs: 3109-026-032, -040, -042, -044), adopting the Initial Study/Mitigated Negative Declaration (SCH# 2024080570), approving the Mitigation Monitoring and Reporting Program and authorizing staff to execute and file the Notice of Determination.

A total of 37 speakers, including the applicant, addressed the Planning Commission regarding proposed development. The majority voiced opposition, particularly White Fence Farms community residents. Among them were Joe Haman, Audie Grubl, Trista Behlers, Douglas Pistone, Bonny Pulliam, Shannon Lee Hartwig, Phillip Trujillo, Stephanie Davis, Shin Ueno, Lorraine Ann Hardy, Carlos Santamaria, Conrad Engellarch, Gary Johnson, Barbara Kellogg, Kevin Greer, Kristin Boyd, Kyle S. Boyd, Maria Elena Grado, Tony Pulliam, and Yvonne L. Trujillo. Their concerns centered on increased traffic, water usage, safety, and disruption to the area’s rural lifestyle. Additional speakers, including Brenda Campos, Juan DeLora, Luis Gomez, and Walter

Flores. who opposed the project, citing the need for affordable housing and environmental concerns. Union representatives Johnny Escobedo, Regina Balli, and Greg Lewis spoke not in opposition to the project itself, but to emphasize the importance of utilizing local union labor and urged that union members be contracted for any future work. Chase Preciado, representing SAFER, spoke regarding issues with the environmental review. Jordan Sisson, representing Unite Local 11, respoke regarding issues with the environmental review. Representatives from CREED LA, Aidan Marshall and Zach Strasters, voiced environmental objections as their primary reason for opposing the development.

Three individuals spoke in favor of the project: Drew Mercy of AV EDGE, Richard H. Norris of Norpass Partners, and resident Randy Terrell.

The Commissioners had several questions. Commissioner Carrillo inquired about shade from the project on nearby residential uses. City staff clarified that shade/shadow analyses are not required as part of development applications. Additionally, staff pointed out that the nearest residential structure is approximately 300 feet away. He also raised concerns about site drainage, which Senior Engineer Stephen Carrillo addressed.

Vice Chair Derryberry and Commissioner Birden questioned the adequacy of the environmental review and whether a full Environmental Impact Report (EIR) was warranted. City staff confirmed that an EIR was not deemed necessary for the proposed project.

Julian Torkan, the applicant, attended the meeting with his consultant team and was available to address questions from the Commission. Mr. Torkan emphasized that the project could include affordable housing allocations if needed. He noted that the proposed hotels, commercial shops, and restaurants are expected to generate significant local employment opportunities. In response to concerns about sustainability, he highlighted that the development is required to incorporate solar energy systems. Addressing security issues, Mr. Torkan stated that while the development is not responsible for existing security challenges in the area, the project is anticipated to improve overall safety. He also questioned the community's opposition to a proposed gate, pointing out that residents had previously expressed support for it during an open house meeting. Additionally, he stated that the hotel component would serve as a buffer, reducing noise from the nearby freeway.

Vice Chair Derryberry clarified that the City does not select specific developers or development sites, emphasizing that applicants initiate such projects independently.

Commissioner Loa, made a motion to Adopt Resolution No. 25-04 recommending approval to the City Council for General Plan Amendment (GPA) No. 21-001 to change the general plan designation to MU and Zone Change (ZC) No. 21-001 to change the zoning to MU-C; approving Tentative Tract Map (TTM) No. 24-001 (84317) subdividing the subject property into six lots, approving Conditional Use Permit (CUP) No. 21-001 for the construction and

operation/occupancy of a mixed use development consisting of 181 multi-family residential units, a 235 room hotel, 12,800 square feet of retail/restaurant space, and a 3,800 square foot clubhouse located on approximately 10 gross acres at the southeast corner of Avenue L and 15th Street West (APNs: 3109-026-032, -040, -042, -044), adopting the Initial Study/Mitigated Negative Declaration (SCH# 2024080570), approving the Mitigation Monitoring and Reporting Program and authorizing staff to execute and file the Notice of Determination. Approval of the tentative tract map and conditional use permit will not become effective until approval of the General Plan Amendment and Zone Change. Commissioner Underwood seconded the motion.

The motion carried with the following vote of (4-2-0-0-1):

AYES: Derryberry, Birden, Carrillo, Moore.
NOES: Loa and Underwood.
ABSTAIN: None.
RECUSED: None.
ABSENT: Vose.

4. Zone Text Amendment No. 25-001 and General Plan Amendment No. 25-001

Senior Planner, Kendall Brekke, presented the staff report. Staff recommends to the City Council for the approval of Zone Text Amendment No. 25-001 (ZTA25-001) for the 2025 Zone Text Amendment to Titles 2, 8, 15, 16, and 17 of the Lancaster Municipal Code (LMC) and General Plan Amendment No. 25-001 (GPA25-001) for the update to the Safety Element of the General Plan to provide clarification, consistency, and compliance with City policies and State requirements.

There were no public speakers for this item.

Commissioner Birden, made a motion for the Planning Commission to adopt Resolution 25-05 recommending approval to the City Council for Zone Text Amendment No. 25-001 (ZTA25-001) for the 2025 Zone Text Amendment to Titles 2, 8, 15, 16, and 17 of the Lancaster Municipal Code (LMC) and General Plan Amendment No. 25-001 (GPA25-001) for the update to the Safety Element of the General Plan to provide clarification, consistency, and compliance with City policies and State requirements. Commissioner Underwood seconded the motion.

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

AYES: Derryberry, Birden, Carrillo, Loa, Moore, Underwood.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: Vose.

COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Community Development Director Patti Garibay provided an overview of upcoming projects scheduled to go before the Commission in May. She also announced that a new Assistant Director would soon join the Community Development team.

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

The meeting was adjourned at 6:13pm to the Regular Meeting on May 19th, 2025, at 3:30 P.M., in the Lancaster City Hall Council Chambers.

Steven Derryberry, Vice Chairman
Lancaster Planning Commission

ATTEST:

Sandra Griffeth, Recording Secretary
City of Lancaster