

MINUTES

**REGULAR MEETING OF THE
LANCASTER PLANNING COMMISSION
MONDAY, NOVEMBER 18TH, 2024
3:30 PM**

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CALL TO ORDER

Chairman Vose called the meeting to order at 3:33 pm.

INVOCATION

Led by Commissioner Birden.

PLEDGE OF ALLEGIANCE

Led by Commissioner Carrillo

ROLL CALL

Present: Chairman Vose, Vice Chairman Derryberry, Commissioners Birden, Moore, Carrillo, and Underwood.

Absent: Commissioner Loa

Also present were: Community Development Director, Patti Garibay; Planning Manager, Hai Nguyen; Senior Planner, Jocelyn Swain; Senior Planner, Kendall Brekke; Assistant Director, Nicholas Godin; Senior Engineer, Stephen Carrillo; Best Best and Krieger (BB&K) Attorneys at Law, Stephen Deitsch; and Administrative Assistant, Sandra Griffeth.

There were 3 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 October 21st, 2024

Vice Chairman Derryberry motioned to approve the October 21, 2024, Regular Meeting minutes. Commissioner Birden seconded the motion.

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

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

NEW PUBLIC HEARINGS

2. Tentative Parcel Map NO. 23-003 (84352)

Senior Planner, Kendall Brekke presented the staff report. Staff recommends approving a Tentative Parcel Map to subdivide the subject property into two commercial lots in the Commercial (C) zone within the Business Park Specific Plan.

There were no public speakers for this item.

Chairman Vose brought up concerns about CC&R; however, those are not overseen by Planning. No other comments from the Commission.

Commissioner Moore made a motion to Adopt Resolution No. 24-23 approving Tentative Parcel Map No. 23-003 (84352) for the subdivision of approximately 2.1 acres

into two commercial lots located at the northwest corner of Avenue K-4 and Sahuayo Street (APN: 3126-031-059) in the Commercial (C) zone within the Business Park Specific Plan and finding the project categorically exempt under the California Environmental Quality Act; authorizing staff to execute and file a Notice of Exemption. Vice Chairman Derryberry seconded the motion.

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

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

3. DRAFT PARKWAY VILLAGE SPECIFIC PLAN INTRODUCTION

Senior Planner, Kendall Brekke presented the Draft Parkway Village Specific Plan Introduction. Staff presented the draft plans, explaining that the plan aims to facilitate development for the next 30 years, and that all progress had been made possible through grant funding. At this stage, no specific developments are proposed. The conceptual drawings represent the City's vision for the potential use of the locations.

No action was required from the Commission.

Commissioner Moore raised concerns regarding the potential amphitheater and the associated parking issues it might cause. Kendall clarified that no official proposal for an amphitheater had been submitted; it is merely a possibility for the site. Chairman Vose inquired about the school site and its zoning, directing staff to confirm the requirements of the Lancaster School District. Chairman Vose stated that all existing non-conforming uses would be permitted to remain, ensuring that no legally established uses within the zone would be displaced. This matter is expected to be presented to the City Council in early 2025. Commissioner Underwood inquired about properties owned by international investors and the future of these properties. Chairman Vose responded that these properties would remain vacant as the City does not select developers or sites; developers choose the locations for their projects. Commissioner Birden also asked about the long-term plans for Kaiser, which was possibly suggested to be part of Phase 2 of the hospital. Additionally, the High-Speed Rail and the potential alignments along Sierra Highway were mentioned.

There was one speaker, Cynthia Underwood, who shared her concerns about the live/work space. Kendall stated this was a targeted area; however, more areas could be approved by staff if proposed.

COMMUNITY DEVELOPMENT ASSISTANT DIRECTOR ANNOUNCEMENTS

Hai Nguyen stated that the Planning Commission meeting in December would be canceled and reinstated in January.

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.*

ADJOURNMENT

The meeting was adjourned at 4:10 P.M. to the Regular Meeting on December 16th, 2024, at 3:30 P.M., in the Lancaster City Hall Council Chambers.

JAMES VOSE, Chairman
Lancaster Planning Commission

ATTEST:

SANDRA GRIFFETH, Recording Secretary
City of Lancaster