

MINUTES

**REGULAR MEETING OF THE
LANCASTER PLANNING COMMISSION
MONDAY, MARCH 17, 2025
3:30 PM**

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CALL TO ORDER

Chairman Jim Vose called the meeting to order at 3:31 pm.

INVOCATION

Led by Commissioner King Moore.

PLEDGE OF ALLEGIANCE

Led by Vice Chairman Steven Derryberry.

ROLL CALL

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

Absent: Commissioner Becky Loa.

Also present were: Community Development Director, Patti Garibay; Planning Manager, Hai Nguyen; Assistant Director of Public Works – City Engineering, Nicholas Godin; Senior Traffic Engineer, Matt Simons; Senior Engineer, Stephen Carrillo; Senior Planner, Jocelyn Swain; Planner, Mitzi Alvarado.

There were five people in the audience. Commissioner Underwood arrived shortly after the roll call.

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.*

MINUTES

1. Approval of Minutes from the Regular Meeting of January 27th, 2025

Commissioner Moore made a motion to approve the minutes from the Regular Meeting of January 27th, 2025. Commissioner Birden seconded the motion.

The motion carried with the following vote of (5-0-1-0-1):

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

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 25-004

Planner, Mitzi Alvarado, presented the staff report. Staff recommends adopting Conditional Use Permit (CUP) No. 25-004 for a new bona fide restaurant (Fairway’s Pub) with a Type 41 ABC license to operate with a virtual golf entertainment simulator in a 2,600 square-foot tenant space in a commercial center (Somerset Village) at 1915 West Avenue L (APN: 3125-014-017) in the Commercial Planned Development (CPD) zone.

There were no public speakers for this item. An uncontested letter from the applicant was provided on the day of the meeting.

Commissioner Carrillo asked about the hours of operation and noted that it is a family restaurant. He also inquired about deliveries, which will be made through the main entrance. Vice Chairman Derryberry wished the applicants good luck and asked if they knew who the previous tenant was. The space has been vacant for some time, so it was uncertain. Chairman Vose asked about the kitchen floor plan, pointing out that there was

no stovetop despite food being offered. The applicant, Tom Sanchez, explained that all food-related equipment is ventless for fire suppression. He mentioned that additional coordination with the fire department would be needed if grills or expansions are added in the future. The proposed deep fryers are exempt from fire department approval. Chairman Vose emphasized that no other forms of entertainment are planned on-site beyond what has been proposed. Commissioner Moore inquired about the electrical company for the project, to which Mr. Sanchez confirmed that an electrician had reviewed the plans.

Vice Chairman Derryberry, made a motion to Adopt Resolution No. 25-02 approving Conditional Use Permit No. 25-004 to allow for a new bona fide restaurant (Fairway’s Pub) with a Type 41 ABC license to operate with a virtual golf entertainment simulator within a 2,600 square-foot tenant space in a commercial center at 1915 West Avenue L (APN: 3125-014-017) in the Commercial Planned Development (CPD) zone and finding that the project is categorically exempt under the California Environmental Quality Act; authorizing staff to execute and file a Notice of Exemption. Commissioner Birden seconded the motion.

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

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

PRESENTATION

Westside Annexation Informational Presentation by Senior Planner, Jocelyn Swain.

COMMISSION AGENDA

Chairman Vose stated he had contacted staff on March 3rd, 2025 to begin an investigation on King Bar due to the incident and put together a report for the possible revocation of the CUP to be brought to the Commission. All decisions made by the Commission are subject to the City Council's oversight.

PLANNING MANAGER ANNOUNCEMENTS

Planning Manager, Hai Nguyen announced upcoming projects, including Zone Text Amendment, Mixed Used Project, and Westside Annexation. Staff is working on a report

regarding King Bar that will be brought to the attention of the Commission for their review during the April meeting. Mr. Nguyen also reminded the Commissioners regarding the completion of Form 700 and mandatory Ethics Training.

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 to the Regular Meeting on April 21st, 2025, 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