

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION Monday, September 19, 2022

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### **CALL TO ORDER**

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

### **INVOCATION**

Led by Chairman Vose.

Chairman Vose asked that we keep Commissioner King Moore in our thoughts and prayers as he continues to recover from illness.

### **PLEDGE OF ALLEGIANCE**

Led by Vice Chairperson Harvey.

### **ROLL CALL**

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

Absent: Commissioners Moore and Underwood.

Also present were Community Development Manager (Larissa De La Cruz), Planner (Monique Garibay), Planner (Mitzi Alvarado), Senior Engineer (Stephen Carrillo), Senior Engineer (Matt Simons) and Administrative Assistant/Recording Secretary (Heather Breheny). There were 5 people in the audience.

Chairman Vose announced the two new Planning Commissioners, Birden and Derryberry. As requested, they both gave brief introductions and were welcomed to the Commission.

## **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 an 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 limit is announced.**

## **MINUTES**

### **1. Approval of Minutes from the Regular Meeting of August 15, 2022.**

Commissioner Tufts made a motion and Vice Chairperson Harvey seconded the motion for the approval of the minutes for the Regular Meeting of August 15, 2022.

The motion carried with the following vote of (3-0-2-0-2):

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

## **CONTINUED PUBLIC HEARINGS**

### **2. Tentative Tract Map No. 83346, Variance No. 22-01**

Planner, Monique Garibay, presented the memorandum and staff report. Staff recommends the adoption of Resolution No. 22-25 approving Tentative Tract Map (TTM) No. 83346 and Variance (VAR) No. 22-01 to allow for the subdivision of 27 gross acres into 111 single-family lots and a reduction of lot depth standards in the R-7,000 zone located at the northeast corner of 5th Street East and Avenue H-8 (Assessor Parcel Number: 3176-004-018) and adopting a Mitigated Negative Declaration.

For the record we received a letter from Caltrans, we did not receive an approval letter from the applicant. The applicant and planner was present for questions. There were no public speakers for this item. The applicant was available for questions.

Vice Chairperson Harvey made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 22-25 approving TTM No. 83346 and VAR No. 22-01 and adopting a Mitigated Negative Declaration.

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

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

## **NEW PUBLIC HEARINGS**

### **3. Zone Change 22-01, Tentative Tract Map 71210**

Planner Monique Garibay presented the staff report. Staff recommends the adoption of Resolution No. 22-27 approving Tentative Tract Map (TTM) No. 71210 and recommending approval to City Council Zone Change (ZC) No. 22-01 to allow for the subdivision of 40 gross acres into 169 single-family lots and a change of zone from R-10,000 to R-7,000 located between Avenue K and Avenue K-8 on the east side of 55<sup>th</sup> Street West (Assessor Parcel Numbers: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059) and adopting a Mitigated Negative Declaration.

There were no public speakers for this item, the applicant was present and available for questions.

Commissioner Tufts made a motion and Commissioner Derryberry seconded the motion to adopt Resolution No. 22-27 approving TTM No. 71210 and recommending to City Council ZC No. 22-01 and adopting a Mitigated Negative Declaration.

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

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

### **4. Tentative Tract Map 61600, Variance 22-02**

Planner Mitzi Alvarado presented the staff report. Staff recommends the adoption of Resolution No. 22-28 approving Tentative Tract Map (TTM) No. 61600 and Variance (VAR) No. 22-02 to allow for the subdivision of 6.87 gross acres into 32 single-family lots and a reduction of lot depth standards

in the R-7,000 zone located at the northeast corner of 59th Street West and Avenue K-14 (Assessor Parcel Number: 3204-006-084, -090, -091) and adopting a Mitigated Negative Declaration.

There were no public speakers for this item, the applicant was present and available for questions.

Chairperson Harvey made a motion and Commissioner Tufts seconded the motion to adopt Resolution No. 22-28 approving TTM No 61600 and VAR No. 22-02 and adopting a Mitigated Negative Declaration.

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

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

## **COMMUNITY DEVELOPMENT MANAGERS ANNOUNCEMENTS**

Community Development Manager, Larissa De La Cruz, welcomed Commissioners Devin Birden and Steven Derryberry to the Planning Commission. Larissa reminded the Commission and the public that now that the Planning Commission roles are filled, we need at least four members to be in attendance to have Quorum.

We have some exciting items ahead for the Commission in October, one of which being the Vehicle Miles Traveled (VMT) Overview that will be provided by Senior Planner, Jocelyn Swain.

Larissa informed the Commission that she will not be in attendance at next month's meeting, as she will be on vacation.

Larissa also updated the Commission on the City Alcohol Ordinance, in that it passed City Council's first reading.

In closing, Larissa let the public and Commission know that the Agenda Review meetings will be cancelled for October, November, and December, but that we will be having Regular Planning Commission meetings throughout those months. It is asked that if any Commissioners are planning to take vacations during these next few months, to be sure to let us know, as we do plan to meet every month through the holiday season and want to be sure of Quorum.

## **COMMISSION AGENDA**

## **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 Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each. *Individual comments are limited to three (3) minutes each unless a different time limit is announced.***

There were no public speakers.

## **ADJOURNMENT**

The meeting is adjourned to the Regular Meeting on October 17, 2022 at 5:00pm, in the Lancaster City Hall Council Chambers.

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JAMES VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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HEATHER BREHENY, Recording Secretary  
City of Lancaster