

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Thomas (Randy) Hall
Commissioner Diana Cook
Commissioner Cassandra D. Harvey
Commissioner Drew Mercy
Commissioner Sandy Smith

A G E N D A **REGULAR MEETING**

Monday
October 16, 2017
5:00 p.m.
Council Chambers, Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 4:00 p.m. on Friday, October 13, 2017, at the entrance to the Lancaster City Hall Council Chambers

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the Community Development Division counter, and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Community Development Division at (661) 723-6100.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, Harvey, Mercy, Smith, Vice Chair Hall, Chairman Vose.

PUBLIC BUSINESS FROM THE FLOOR

If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.

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.**

UNCONTESTED PUBLIC HEARING

The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of September 18, 2017](#)

CONTINUED PUBLIC HEARINGS

2. [Tentative Tract Map No. 66680, Tentative Parcel Map Nos. 69747 and 70303](#)

- Applicant: STG Stoneridge Ranch, Inc.
- Location: 72.9± gross acres located on the southwest corner of 52nd Street West and Avenue K-8
- Request: Tentative Tract Map No. 66680 is a subdivision for 238 single-family lots, (128 within the R-7,000 Zone, 89 within the R-10,000 Zone, and 21 within the R-15,000 Zone). Tentative Parcel Map No. 69747 would subdivide property west of 55th Street West into two parcels, and Tentative Parcel Map No. 70303 would subdivide the property east of 55th Street West into two parcels; both parcel maps are for financial purposes to allow the individual parcels to be sold
- Recommendation: Grant a two-year extension to August 18, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-54

3. [Conditional Use Permit No. 17-23](#)

- Applicant: Mildred House, Doreen Lopez
- Location: 42630 10th Street West, Unit 1
- Request: Alcoholic Beverage Control Type 21 license (Off Sale General-Package Store) for a florist shop (Isla's Flower Boutique) in the Light Industrial (LI) Zone
- Recommendation: Adopt Resolution No. 17-29 approving Conditional Use Permit No. 17-23

NEW PUBLIC HEARINGS

4. One-Year Extensions

a. Tentative Tract Map No. 62121

Applicant: Royal Investors Group, LLC

Location: 30.3± gross acres located on the northwest corner of 40th Street West and Avenue K

Request: A subdivision for 82 single-family lots in the R-7,000 Zone and one commercial lot in the Commercial Planned Development (CPD) Zone (formerly a subdivision for 115 single-family lots in the R-7,000 Zone)

Recommendation: Grant a one-year extension to October 16, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-71

b. Tentative Tract Map No. 72875, Conditional Use Permit No. 14-08

Applicant: Imagine Development (Bruno Barbieri)

Location: 10.15± gross acres on the northeast corner of 25th Street East and Avenue J-8

Request: A subdivision for 65 single-family lots as a Residential Planned Development (RPD) in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 22, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 14-13

5. Conditional Use Permit No. 17-22

Applicant: Lancaster Commerce, LLC (Sima Aghai)

Location: 1140 Commerce Center Drive

Request: A conditional use permit for a banquet facility for private events and to allow beer and wine (Type 58 California State Alcoholic Beverage Control (ABC) License) to be provided on the premises in the Commercial Planned Development (CPD) Zone

Recommendation: Adopt Resolution No. 17-28 approving Conditional Use Permit No. 17-22

6. [Conditional Use Permit No. 17-25](#)

Applicant: Tim Hadaya

Location: 45201 Sierra Highway, 515, 521, and 529 West Avenue I, and 45222 Beech Avenue (Assessor Parcel Nos. 3135-027-007, -008, -025, and -027)

Request: Construction of a 2,400-square-foot gas station and mini-mart, two gas island canopies totaling 3,420 square feet, a 1,150-square-foot car wash; to allow the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) License); and to approve a waiver from distance requirements in the Commercial (C) Zone

Recommendation: Applicant has requested withdrawal of the request at this time. No Commission action necessary

NEW BUSINESS

7. [New Housing Laws](#)

Discussion about new State housing laws

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

Reschedule the Planning Commission meetings of January 15 and February 19, 2018, due to the Martin Luther King, Jr., Day and President's Day holidays, respectively.

Update on community benefit agreement working group.

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

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.**

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, November 13, 2017, at 4:30 p.m., in the Lancaster City Hall Council Chambers.