

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

SPECIAL MEETING – AGENDA REVIEW

Monday
December 11, 2017
4:30 p.m.
Council Chambers, Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 3:00 p.m. on Friday, December 8, 2017, at the entrance to the Lancaster City Hall Council Chambers

The Planning Commission Agenda Review is to provide Commissioners with the opportunity to review upcoming regular meeting agenda items with Staff. No public testimony will be taken on the items until the formal public hearing. Final agenda will be posted by 4:00 p.m. on Friday, December 15, 2017, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.

CALL TO ORDER

ROLL CALL

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

AGENDA REVIEW ITEMS

- 1. Approval of Minutes from the Regular Meeting of November 20, 2017**

2. Conditional Use Permit No. 17-04

Applicant: sPower Development Company, LLC

Location: 46.4± gross acres located at the southeast corner of Avenue J and 100th Street West (Assessor Parcel Numbers [APNs] 3203-034-022, -023, -032, and -033)

Request: Construction of a 650 megawatt (MW) collector substation in the RR-2.5 (Rural Residential 2.5) Zone

3. General Plan Amendment No. 17-01, Zone Change No. 17-01, Conditional Use Permit No. 17-11

Applicant: 20 West, LLC

Location: 1966 Avenue L (Assessor Parcel Number 3109-019-003)

Request:

1. Amend the General Plan land use designation for the subject property from NU (Non-Urban Residential) to C (Commercial)
2. Rezone subject property from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to CPD (Commercial Planned Development)
3. Construction and operation of a 3,000-square-foot mini-mart, 3,825-square-foot gas island canopy, 1,596-square-foot car wash facility, 1,680-square-foot oil and lube building, and a 2,648-square-foot commercial pad for a drive-through restaurant and retail services, and to allow the sale of alcohol with an Alcoholic Beverage Control (ABC) Type 20 license (off-sale beer and wine); and approval of a waiver from distance requirements

4. General Plan Amendment No. 17-02, Zone Change No. 17-02, Conditional Use Permit No. 17-12

Applicant: Calandri Properties (John & Brandon Calandri)

Location: 2.11± acres located at the southeast corner of Avenue L and 22nd Street West

Request:

1. Amend General Plan land use designation for the subject property from NU (Non-Urban Residential) to C (Commercial)
2. Rezone subject property from RR-1 (Rural Residential, minimum lot size 1 acre) to C (Commercial)
3. Construction and operation of a two-story, 93,064-square-foot mini storage facility

5. Conditional Use Permit No. 17-15

Applicant: Green Beanworks B, LLC

Location: 20± gross acres generally located at the southeast corner of Avenue J and 75th Street East (Assessor Parcel Number [APN] 3384-009-012)

Request: Construction of a three megawatt (MW) photovoltaic solar generating facility in the RR-2.5 (Rural Residential 2.5) Zone

6. Tentative Parcel Map No. 74975

Applicant: David Horne

Location: 15.08 ± gross acre site located on the southwest corner of Avenue H and 20th Street West

Request: Subdivide subject property into two parcels that correspond with the land use and zoning designations

7. Tentative Tract Map No. 74965, Conditional Use Permit No. 17-26

Applicant: Lancaster Housing Authority

Location: 5.66± gross acres located at the southwest corner of Avenue I and Sierra Highway

Request: Residential development for 78 single-family attached units on individual lots with 1.17 acres of common open space and landscaping

8. Tentative Tract Map No. 66842

Applicant: Blanc Blue, LLC

Location: 22± gross acres located at the southeast corner of 40th Street West and Avenue J-8

Request: A subdivision for 84 single-family lots in the R-7,000 Zone

9. Notice of Availability of a Draft Environmental Impact Report for the Avanti South Specific Plan (SCH No. 2016071067)

10. Notice of Availability of a Draft Environmental Impact Report for the Antelope North Solar Project (SCH No. 2017061079)

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, December 18, 2017, at 5:00 p.m., in the Lancaster City Hall Council Chambers.