

A G E N D A R E C A P

Agenda Review

October 9, 2006

5:30 P.M.

Planning Conference Room - Large

LANCASTER PLANNING COMMISSION REGULAR MEETING

October 16, 2006

7:00 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, October 6, 2006, at the entrance to the Lancaster City Hall Council Chambers.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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 City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

<p>CALL TO ORDER</p> <p>INVOCATION</p> <p>PLEDGE OF ALLEGIANCE</p> <p>ROLL CALL</p> <p>PUBLIC BUSINESS FROM THE FLOOR</p> <p>UNCONTESTED PUBLIC HEARING</p>	<p>Chairman Mann at 7:08 p.m.</p> <p>Commissioner MacPherson</p> <p>Commissioner Troth</p> <p>All Present: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson, Chairman Mann</p> <p>None</p> <p>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.</p>
<p>Approved (5-0-0)</p>	<p><u>CONSENT CALENDAR</u></p> <p>1. <u>APPROVAL OF MINUTES</u></p> <p>Minutes from the Regular Meeting of September 18, 2006.</p>

NEW PUBLIC HEARINGS

2. ONE-YEAR EXTENSIONS

Approved (5-0-0)

a. TENTATIVE TRACT MAP NO. 48699

Applicant: Lance Johnson

Location: 8.± gross acres located on the southeast corner of 27th Street West and Avenue L-8

Request: Subdivide 7 single family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to August 11, 2007, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 04-47

Approved (5-0-0)

b. VESTING TENTATIVE TRACT MAP NO. 54274

Applicant: Kensington Estates LLC

Location: 17.0± acres located at the northeast corner of 20th Street East and Kettering Street

Request: Subdivide 80 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 22, 2007, based on the findings and subject to the Revised Attachment to Resolution No. 03-41

Approved (5-0-0)

c. VESTING TENTATIVE TRACT MAP NO. 60057

Applicant: Pacific Communities Builder, Inc.
Location: 120± acres located on the southeast corner of Avenue L-8 and 80th Street West
Request: Subdivide 300 single family lots in the R-10,000 Zone
Recommendation: Grant a 60-day extension to December 18, 2006, in order to allow staff to review the redesign and determine off-site improvements

Approved (5-0-0)

d. TENTATIVE TRACT MAP NO. 60844

Applicant: Harold Shaffer
Location: 9.4± gross acres located on the southwest corner of 27th Street West and Avenue L-8
Request: Subdivide 8 single family lots in the RR-1 Zone
Recommendation: Grant a one-year extension to September 20, 2007, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 04-44

Approved (5-0-0)
With modifications to Conditions No. 9 and No. 17

3. CONDITIONAL USE PERMIT 05-19

Applicant: Investment Concepts, Inc.
Location: 3.38± acres located on the west side of 20th Street West approximately 370 feet north of Avenue K
Request: Construction of an 118,104 square foot self-storage facility, consisting of four buildings of varying sizes and an apartment for an on-site manager in the CPD Zone
Recommendation: Adopt Resolution No. 06-75 approving Conditional Use Permit No. 05-19

<p>Approved (5-0-0)</p>	<p>4. <u>CONDITIONAL USE PERMIT 06-07</u></p> <p>Applicant: Steve Fairly</p> <p>Location: 4.8± acres located on the west side of 12th Street West at Avenue J-9</p> <p>Request: To construct a 24-unit senior apartment project on 1.9± acres (Aurora III) and a 134-unit assisted living complex on 2.9± acres (Aurora IV) in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-84 approving Conditional Use Permit No. 06-07</p>
<p>Approved (5-0-0)</p>	<p>5. <u>VESTING TENTATIVE TRACT MAP 62052</u></p> <p>Applicant: Mahmud and Hoshanara Rawjee</p> <p>Location: 20± gross acres located on the southwest corner of Avenue I and future 12th Street East</p> <p>Request: Subdivision for 81 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-76 approving Vesting Tentative Tract Map No. 62052</p>
<p>Approved (4-0-1), Commissioner Troth Abstained, with modifications to Conditions No. 13 and No. 14, and the Mitigation Measures</p>	<p>6. <u>TENTATIVE TRACT MAP 62121</u></p> <p>Applicant: Royal Investors Group LLC</p> <p>Location: 30.3± gross acres located on the northwest corner of 40th Street West and Avenue K</p> <p>Request: Subdivision for 115 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 05-71 approving Tentative Tract Map No. 62121</p>

<p>Approved (5-0-0)</p>	<p>7. <u>TENTATIVE TRACT MAP NO. 63786</u></p> <p>Applicant: LMH Development, LLC</p> <p>Location: 10± gross acres located on the northwest corner of 30th Street East and Avenue J-8</p> <p>Request: Subdivision for 37 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-77 approving Tentative Tract Map No. 63786</p>
<p>Approved (5-0-0) With modification to Condition No. 10</p>	<p>8. <u>VESTING TENTATIVE TRACT MAP NO. 64333 (SPR 05-25)</u></p> <p>Applicant: Naftali Deutsch</p> <p>Location: 10.0± gross acres located on the northeast corner of 20th Street East and Avenue J-8</p> <p>Request: Subdivision for 127 residential airspace condominium units with appurtenant recreational facilities in the MDR Zone</p> <p>Recommendation: Adopt Resolution No. 06-78 approving Vesting Tentative Tract Map No. 64333</p>
<p>Approved (4-0-1) Commissioner Troth Abstained</p>	<p>9. <u>TENTATIVE TRACT MAP NO. 64392</u></p> <p>Applicant: Bay Development Group, LLC</p> <p>Location: 23.50± gross acres located on the southeast corner of Challenger Way/10th Street East and Avenue H-12</p> <p>Request: Subdivision for 91 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-79 approving Tentative Tract Map No. 64392</p>

<p>Approved (5-0-0)</p>	<p>10. <u>TENTATIVE TRACT MAP NO. 65402</u></p> <p>Applicant: Global Investment and Development, LLC</p> <p>Location: 2.53± gross acres located on the southeast corner of future 25th Street East and Avenue J-4</p> <p>Request: Subdivision for 10 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-80 approving Tentative Tract Map No. 65402</p>
<p>Approved (5-0-0)</p>	<p>11. <u>TENTATIVE PARCEL MAP NO. 62728</u></p> <p>Applicant: Kathy Blodgett</p> <p>Location: 4.10± gross acres located on the southeast corner of Avenue L-12 and 15th Street West</p> <p>Request: Subdivision for 3 single family lots in the RR-1 Zone</p> <p>Recommendation: Adopt Resolution No. 06-81 approving Tentative Parcel Map No. 62728</p>
<p>Approved (5-0-0)</p>	<p>12. <u>TENTATIVE PARCEL MAP NO. 65882 (SPR 06-02)</u></p> <p>Applicant: LB/VCC Lancaster LLC</p> <p>Location: 8.9± gross acres located 300 feet north of Avenue J between 16th and 17th Street West</p> <p>Request: Subdivision of the property into 2 parcels; Lot No. 1 at 4.18± gross acres and Lot No. 2 at 4.74± gross acres and divide sixteen 1-story medical/office buildings into 64 air-space medical/office condominiums (32 units on common lot Parcel 1 and 32 units on common lot parcel 2) in the OP zone</p> <p>Recommendation: Adopt Resolution No. 06-82 approving Tentative Parcel Map No. 65882</p>

<p>Approved (5-0-0)</p>	<p>13. <u>TENTATIVE PARCEL MAP NO. 66403</u></p> <p>Applicant: McGarrey Development Co., Inc.</p> <p>Location: 4.75± gross acres northeast of Business Center Parkway south of Exchange Place</p> <p>Request: Approval of a tentative parcel map to convert two previously approved industrial buildings on one common lot into 21 air-space condominiums in the SP 90-01 zone</p> <p>Recommendation: Adopt Resolution No. 06-83 approving Tentative Parcel Map No. 66403</p>
<p>COMMISSION AGENDA</p> <p>DIRECTOR'S ANNOUNCEMENTS</p> <p>PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS</p> <p>ADJOURNMENT</p>	<p>Mobile Home Park Conversion Ordinance</p> <p>Next Study Session with the City Council</p> <p>This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, <u>no action can be taken on non-agenda items.</u> Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda.</p> <p>The meeting is adjourned to Monday, November 13, 2006, at 5 p.m., in the Planning Conference Room, Lancaster City Hall.</p>