

A G E N D A R E C A P

Agenda Review

August 14, 2006

5:30 P.M.

Planning Conference Room - Large

LANCASTER PLANNING COMMISSION REGULAR MEETING

August 21, 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, August 11, 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.

Chairman Mann
@ 7:08 p.m.

CALL TO ORDER

Commissioner Salazar

INVOCATION

Commissioner Troth

PLEDGE OF ALLEGIANCE

All Present

ROLL CALL

Commissioners: Faux, Salazar, Troth,
Vice Chairman MacPherson, Chairman Mann

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.

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.

Minutes from the Regular Meeting of July 17, 2006, and Special Joint Meeting of August 16, 2006, approved (5-0-0)

CONSENT CALENDAR

1. APPROVAL OF MINUTES

- a. Minutes from the Regular Meeting of July 17, 2006.
- b. Minutes from the Special Joint Meeting of the City Council and Planning Commission on August 16, 2006.

Approved (5-0-0)

2. 06/07 CAPITAL IMPROVEMENTS PROJECTS

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| <p>Approved (5-0-0)</p> | <p><u>CONTINUED PUBLIC HEARINGS</u></p> <p>3. <u>TENTATIVE PARCEL MAP NO. 061949</u></p> <p>Applicant: Rafael and Aida Torres</p> <p>Location: 10.08± gross acres to the southwest corner of Avenue K and future 106th Street West</p> <p>Request: Subdivision map to create 3 single family lots in the RR-2.5 Zone; Parcel 1 at 100,067 square feet, Parcel 2 at 100,515 square feet, and Parcel 3 at 179,335 square feet</p> <p>Recommendation: Adopt Resolution No. 06-61 approving Tentative Parcel Map No. 061949</p> |
| <p>Approved (5-0-0) for a 30-day extension to September 18, 2006</p> | <p><u>NEW PUBLIC HEARINGS</u></p> <p>4. <u>ONE YEAR EXTENSIONS</u></p> <p>a. <u>TENTATIVE TRACT MAP NO. 53256</u></p> <p>Applicant: Yoram Hassid</p> <p>Location: 40± gross acres located at the northwest corner of 35th Street East and Avenue K</p> <p>Request: Subdivision of 102 single family lots in the R-7,000 and SRR Zones</p> <p>Recommendation: Grant a one-year extension to June 17, 2007, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 02-11</p> |

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| <p>Approved (5-0-0)</p> | <p>b. <u>VESTING TENTATIVE TRACT MAP NO. 060057</u></p> <p>Applicant: Pacific Communities Builder, Inc.</p> <p>Location: 120± gross acres located on the southeast corner of Avenue L-8 and 80th Street West</p> <p>Request: Subdivision of 300 single family lots in the R-10,000 Zone</p> <p>Recommendation: Grant a 60-day extension to October 16, 2006, in order to determine necessary mitigation measures through the environmental review process</p> |
| <p>Approved (5-0-0)</p> | <p>c. <u>TENTATIVE TRACT MAP NO. 060238</u></p> <p>Applicant: Ben Sayani</p> <p>Location: 10± gross acres located on the northwest corner of 30th Street West and Lancaster Boulevard</p> <p>Request: Subdivision for 37 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to July 19, 2007, based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-43</p> |
| <p>Approved (5-0-0)</p> | <p>d. <u>TENTATIVE PARCEL MAP NO. 061184</u></p> <p>Applicant: Desert Vineyard Christian Fellowship</p> <p>Location: 13± gross acres located on the northeast corner of Challenger Way and Avenue I</p> <p>Request: Combine five lots into one common lot in the CPD and R-7,000 Zones</p> <p>Recommendation: Grant a one-year extension to June 21, 2007, based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-41</p> |

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| Approved (5-0-0) | <p>5. <u>TENTATIVE TRACT MAP NO. 061749</u></p> <p>Applicant: Hooshang Harooni</p> <p>Location: 3.13± gross acres located on the east side of Genoa Avenue approximately 415 feet north of Avenue J</p> <p>Request: Subdivision of 14 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-61 approving Tentative Tract Map No. 061749</p> |
| Approved (5-0-0) | <p>6. <u>TENTATIVE TRACT MAP NO. 064752</u></p> <p>Applicant: RI Properties</p> <p>Location: 5± gross acres located on the southeastern of Avenue M-4 and future 35th Street West</p> <p>Request: Subdivision for 8 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 06-62 approving Tentative Tract Map No. 064752</p> |
| Approved (5-0-0) | <p>7. <u>TENTATIVE TRACT MAP NO. 064877</u></p> <p>Applicant: 26 Palms, LLC</p> <p>Location: 9.42± gross acres located on the northeast corner of 20th Street East and Nugent Street</p> <p>Request: Subdivision for 41 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-63 approving Tentative Tract Map No. 064877</p> |

Chairman Mann requested that the discussion of mobile home parks conversion requirements and ordinance be added to next month's agenda.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA 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.

Adjourned at 8:54 p.m.

ADJOURNMENT

The meeting is adjourned to Monday, September 11, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall, 44933 Fern Avenue.