

A G E N D A R E C A P

July 10, 2006

Agenda Review 5:00p.m.
Parks and Recreation Conference Room

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

July 17, 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, July 7, 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 @
7:00 p.m.

Vice Chairman
MacPherson

Commissioner Salazar

All present

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

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 June 19, 2006 Approved (4-0-1). Chairman Mann abstained

1. CONSENT CALENDAR

APPROVAL OF MINUTES

Minutes from the Regular Meeting of June 19, 2006.

<p>Approved (5-0) with condition that language be added indicating that applicant has to maintain fence along 22nd Street East throughout the duration of the project until completed and landscaped.</p>	<p><u>NEW PUBLIC HEARINGS</u></p> <p>2. <u>ONE YEAR EXTENSIONS</u></p> <p>a. <u>TENTATIVE TRACT MAP NO. 54025</u></p> <p>Applicant: First Pacifica Housing Corp.</p> <p>Location: 25± acres located on the southeast corner of Lancaster Boulevard and 20th Street East</p> <p>Request: Subdivision of 98 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to March 17, 2007 based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 03-09.</p>
<p>Approved (5-0)</p>	<p>b. <u>TENTATIVE TRACT MAP NO. 060878</u></p> <p>Applicant: Larwin Company</p> <p>Location: 40± gross acres located on the northeast corner of future 85th Street West and future Avenue G-8</p> <p>Request: Subdivision of 156 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to May 17, 2007 based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 04-29.</p>

<p>Approved (5-0)</p>	<p>c. <u>TENTATIVE TRACT MAP NO. 060879</u></p> <p>Applicant: Larwin Company</p> <p>Location: 17.7± gross acres located on the northeast corner of future 80th Street West and future Avenue G-8</p> <p>Request: Subdivision for 63 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to May 17, 2007 based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-30.</p>
<p>Approved (5-0)</p>	<p>3. <u>CONDITIONAL USE PERMIT NO. 92-06 AMENDED (6-MONTH REVIEW)</u></p> <p>Applicant: Larry Lovelace</p> <p>Location: 3015 West Avenue L (located on the northwest corner of Avenue L and 30th Street West)</p> <p>Request: Amend Condition No. 16 to allow the use of external speakers for a computerized drive-thru ordering system. (Review of 6-month trial period)</p> <p>Recommendation: Adopt Resolution No. 06-59 approving Conditional Use Permit No. 92-06 Amended.</p>

Approved (5-0)	<p>4. <u>TENTATIVE TRACT MAP NO. 061574</u></p> <p>Applicant: United Engineering Group</p> <p>Location: 14.3± gross acres located on the northwest corner of 30th Street East and Avenue K-4</p> <p>Request: Subdivision for 45 single family lots in the R-10,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-56 approving Tentative Tract Map No. 061574.</p>
Approved (5-0)	<p>5. <u>TENTATIVE TRACT MAP NO. 061721</u></p> <p>Applicant: Darren Proulx, Land Resource Concepts, Inc.</p> <p>Location: 20.35± gross acres located on the northeast corner of Avenue J and future 37th Street East</p> <p>Request: Subdivision for 78 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-57 approving Tentative Tract Map No. 061721.</p>
Approved (5-0)	<p>6. <u>TENTATIVE TRACT MAP NO. 062485</u></p> <p>Applicant: Royal Investors Group, LLC</p> <p>Location: 10.09± gross acres located on the southwest corner of 30th Street East and future Nugent Street</p> <p>Request: Subdivision for 39 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-58 approving Tentative Parcel Map No. 062485.</p>

<p>Approved (5-0)</p>	<p>7. <u>TENTATIVE TRACT MAP NO. 063201</u></p> <p>Applicant: Hill View Homes, Inc.</p> <p>Location: 4.7± gross acres located on the north side of Avenue J-8 and approximately 660 feet west of 20th Street West</p> <p>Request: Subdivision for 19 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-52 approving Tentative Tract Map No. 063201.</p>
<p>Presented by Brian Ludicke. Commissioner Troth moved to have staff make changes to development standards as per discussion at the 7/10/06 Study Session to be brought to Agenda Review within 60 days. Approved (5-0)</p>	<p>8. <u>NEW BUSINESS ITEM</u></p> <p>Discussion of Potential Changes to Residential Development Standards.</p>
<p>None.</p>	<p><u>COMMISSION AGENDA</u></p>

1. There will be a joint field trip for City Council and Planning Commission members to look at 3 commercial centers and get design concepts.
2. Thanked Anita Davis for her 3 years of service as Planning Admin. Secretary and Planning Commission Recording Secretary. Introduced Tess Epling as the interim Recording Secretary and Joy Reyes, who will take Anita's place.
3. Congratulated Silvia Donovan, who has been promoted to Principal Planner.

None.

Adjourned at 8:12 p.m.

DIRECTOR'S ANNOUNCEMENTS

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.

ADJOURNMENT

The meeting is adjourned to Monday, August 14, 2006, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall, 44933 Fern Avenue.