



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

**Monday
December 21, 2009
6:00 p.m.
Council Chambers - Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, December 11, 2009, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, December 14, 2009
5:30 P.M.
Planning Conference Room – Large

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 (3) business days 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 Planning Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Planning Department at (661) 723-6100.

CALL TO ORDER

INVOCATION

Pastor Joe Sweet, Shekinah Worship Center

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Minutes from the Regular Meeting of November 16, 2009.

APPROVED (7-0-0-0)

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 09-06

APPROVED (7-0-0-0)

Applicant: Insite Development, Inc.

Location: 45024 10th Street West Suite 103

Request: A Conditional Use Permit for an incidental off-sale alcoholic beverage establishment (Alcohol Beverage Control Type 20, Off-Sale Beer and Wine) in a 1,620 square-foot convenience market

Recommendation: Adopt Resolution No. 09-31 approving Conditional Use Permit No. 09-06 with added conditions numbered 9-17

NEW PUBLIC HEARINGS

3. One-Year Extension

a. Conditional Use Permit No. 07-15

APPROVED (7-0-0-0) One-year extension

Applicant: May Centers

Location: 13.30± gross acres located on the southwest corner of Avenue K and 30th Street East

Request: Construction of a 109,739 square-foot commercial retail center and subdivide the property into eight parcels in the CPD Zone

Recommendation: Grant a one-year extension to December 17, 2010, based on the findings contained in the staff report and subject to added Condition Nos. 67-72, and all other previously approved conditions

4. Tentative Parcel Map No. 66115

APPROVED (7-0-0-0) To continue to the January 19, 2010, Meeting

Applicant: Carlo Bondanelli

Location: 49.15± gross acres located on the southeast corner of future Avenue L-4 and future 5th Street West

Request: A subdivision for 45 industrial lots in the LI (Light Industrial) Zone

Recommendation: Adopt Resolution No. 09-36 approving Tentative Parcel Map No. 66115

5. Conditional Use Permit No. 09-08

APPROVED (7-0-0-0) To continue to the January 19, 2010, Meeting

Applicant: Brothers Pena, Inc.

Location: 814 West Lancaster Boulevard

Request: A Conditional Use Permit for on-site sale and consumption of alcohol (Type 47, sale of beer, wine and distilled spirits for a bona fide restaurant) for an existing restaurant

Recommendation: Continue Conditional Use Permit No. 09-08 to the January 19, 2009, Planning Commission meeting

NEW BUSINESS

6. Modification to Zoning Ordinance: Renewable Energy

APPROVED (7-0-0-0)

Applicant: City of Lancaster

Location: City Wide

Request: Amendment to Title 17 (Zoning Ordinance) of the Municipal Code to regulate Co-located Small Wind Energy Systems (CSWES) in the commercial and industrial zones, and to allow Solar Electrical Generating Plants in rural residential zones subject to a conditional use permit

Recommendation: Adopt Resolution No. 09-37 recommending to the City Council approval of an amendment to the Zoning Ordinance, Title 17 of the Lancaster Municipal Code, in order to provide regulations for co-location of small wind energy systems in commercial and industrial zones with the addition of Sections 17.12.070.W, 17.16.060.A, and Section 17.40.690, and Section 17.08.070.Z to allow solar electrical generating plants in rural residential zones subject to a conditional use permit

DIRECTOR'S ANNOUNCEMENTS

COMMISSION AGENDA

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 Monday, January 11, 2010, at 5:30 p.m., in the Planning Large Conference Room, City Hall.