



44933 Fern Avenue, Lancaster, California 93534

## **A G E N D A R E C A P**

### **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**Tuesday  
January 19, 2010  
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, January 8, 2010, at the entrance to the Lancaster City Hall Council Chambers

---

#### **AGENDA REVIEW**

Monday, January 11, 2010  
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**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC BUSINESS FROM THE FLOOR**

None.

**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 December 21, 2009.

**APPROVED (7-0-0-0)**

**CONTINUED PUBLIC HEARINGS**

**2. Conditional Use Permit No. 09-08**

**APPROVED (7-0-0-0)**

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: Adopt Resolution No. 10-02 approving Conditional Use Permit No. 09-08

**3. Tentative Parcel Map No. 66115**

**MOTION TO APPROVE FAILED (3-4-0-0)** AYES: Burkey, Jacobs and Malhi;  
NOES: Harvey, Haycock, Smith and Vose.

**APPROVED (7-0-0-0)** To continue indefinitely; Commission referred case back to staff and applicant to revise the environmental documentation and review, including specifically: revised/updated Phase I hazardous materials evaluation; revised/updated biological assessment addressing the issues raised by CDFG in their letter of December 21, 2009; preparation of initial study evaluating the overall potential development of the tentative parcel map as the project. The revised environmental document shall be re-circulated for public review in accordance with CEQA prior to reconsideration by the Planning Commission.

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

**NEW PUBLIC HEARINGS**

**4. Conditional Use Permit No. 96-01 AM2**

**APPROVED (7-0-0-0)**

Applicant: David Shamsian

Location: 1752 West Avenue K

Request: Amendment to Conditional Use Permit No. 96-01 (Amended Conditions List approved by the City Council) to delete Condition No. 19; thereby allowing the applicant to remove the required raised center median in 18th Street West

Recommendation: Adopt Resolution No. 10-01 approving Conditional Use Permit No. 96-01 AM2

**5. Conditional Use Permit No. 09-11**

**APPROVED (7-0-0-0)**

Applicant: El Toreo Mexican Restaurant

Location: 830 West Avenue L

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 a 2,440 square-foot El Toreo Mexican Restaurant

Recommendation: Adopt Resolution No. 10-03 approving Conditional Use Permit No. 09-11

**DIRECTOR'S ANNOUNCEMENTS**

**COMMISSION AGENDA**

**PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS**

None.

**ADJOURNMENT**

The meeting is adjourned to Monday, February 8, 2010, at 5:30 p.m., in the Planning Large Conference Room, City Hall.