



44933 Fern Avenue, Lancaster, California 93534

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

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

**Monday  
March 15, 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, March 5, 2010, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

Monday, March 8, 2010  
5:30 P.M.  
Planning Conference Room – Large

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#### **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**

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 February 16, 2010.  
**APPROVED (6-0-0-1) (ABSENT: Jacobs)**

**NEW PUBLIC HEARINGS**

**2. Conditional Use Permit No. 07-17**

**APPROVED (6-0-0-1) (ABSENT: Jacobs) To deny without prejudice**

Applicant: Gateway Triangle Development II, LLC

Location: 10± gross acres located on the northeast corner of 20<sup>th</sup> Street East and Avenue J

Request: Construction of a 69,270 square-foot shopping center with drive-thru restaurants in the CPD Zone

Recommendation: Adopt Resolution No. 10-06 denying Conditional Use Permit No. 07-17 without prejudice

**3. Tentative Parcel Map No. 69578**

**APPROVED (6-0-0-1) (ABSENT: Jacobs)**

Applicant: Chickkiah and Vasantha Padmanabhan

Location: 2.55± gross acres located on the northwest corner of 37<sup>th</sup> Street West and Avenue L-6

Request: A subdivision for 4 single family lots in the SRR Zone

Recommendation: Adopt Resolution No. 10-07 approving Tentative Parcel Map No. 69578

**4. Tentative Tract Map No. 62759, General Plan Amendment 04-07,  
Zone Change 04-08  
APPROVED (6-0-0-1) (ABSENT: Jacobs) To continue to April 19, 2010**

Applicant: Empire Land, LLC

Location: 160± acres located on the southwest corner of 50<sup>th</sup> Street West and Avenue H

Request:

1. Amendment of General Plan land use from Non-Urban (0.4 to 2.0 dwelling units per acre) to Urban Residential (2.1 to 6.5 dwelling units per acre);
2. Rezoning the property from Rural Residential 2.5 acres (one dwelling unit per 2.5 acres or a minimum net area of 100,000 square feet) to R-7,000 (one dwelling unit per a minimum net area of 7,000 square feet);
3. A subdivision for 655 single family residential lots in the R-7,000 Zone

Recommendation: Continue General Plan Amendment 04-07, Zone Change 04-08 and Tentative Tract Map No. 62759 to the April 19, 2010, Planning Commission meeting

**5. Tentative Tract Map No. 62873 (Amended)  
APPROVED (6-0-0-1) (ABSENT: Jacobs) To deny without prejudice**

Applicant: Rahgan Real Estate Development Company

Location: 2.5± gross acres located on the northeast corner of 7<sup>th</sup> Street East and Avenue K

Request: Amendment of Tentative Tract Map No. 62873 by deleting Condition No. 4, “the requirement of a right-turn lane on Avenue K at the intersection with 7<sup>th</sup> Street East”, and replacing with additional lot for a total of 10 single family lots in the R-7,000 Zone

Recommendation: Adopt Resolution No. 10-09 denying the request on Tentative Tract Map No. 62873 (Amended)

**6. Vesting Tentative Tract Map No. 69707**  
**APPROVED (6-0-0-1) (ABSENT: Jacobs) To deny without prejudice**

Applicant: Kathleen Ke

Location: 4.19± gross acres located on the southwest corner of 30<sup>th</sup> Street West and Avenue L-8

Request: A subdivision for 7 single family lots in the SRR Zone

Recommendation: Adopt Resolution No. 10-10 denying Vesting Tentative Tract Map No. 69707 without prejudice

**7. City-Wide Rezoning – Review of the Draft Zoning Map / Draft Mixed Use Zone Ordinance**  
**Continued to the April 19, 2010, Planning Commission Meeting**

Applicant: Planning Department

Location: City Wide

Request: Rezoning to bring all properties within the City into conformance with the City of Lancaster 2030 General Plan adopted July 14, 2009

Recommendation: Review and discuss the draft City-wide zoning map and draft mixed use zone ordinance issued for public review, receive any written or oral public testimony regarding this issue, and discuss the process and schedule for the overall City-wide rezoning effort

**NEW BUSINESS**

**8. Abandonment of Excess Flood Control Easement**  
**APPROVED (6-0-0-1) (ABSENT: Jacobs)**

Applicant: Planning Department

Location: The easement runs between Avenue L and approximately Avenue K-7 and is bounded by 10<sup>th</sup> Street West and 5<sup>th</sup> Street West

Request: Conformity with General Plan - Abandonment of excess flood control easement

Recommendation: Find that the abandonment of excess Flood Control Easement at the location described is in conformance with the adopted General Plan

**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, April 12, 2010, at 5:30 p.m., in the Planning Large Conference Room, City Hall.