



44933 Fern Avenue, Lancaster, California 93534

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

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

**Monday**

**April 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, April 9, 2010, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

Monday, April 12, 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**

Reverend Maxine Schiltz, Revealing Truth Church.

## **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**  
**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith)**

Minutes from the Regular Meeting of March 15, 2010.

**CONTINUED PUBLIC HEARINGS**

**2. General Plan Amendment 04-07, Zone Change 04-08, Tentative Tract Map No. 62759  
**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith) To deny without prejudice****

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: Adopt Resolution No. 10-08 denying General Plan Amendment 04-07, Zone Change 04-08, and Tentative Tract Map No. 62759 without prejudice

**NEW PUBLIC HEARINGS**

**3. Conditional Use Permit No. 88-15  
**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith)****

Applicant: Lancaster Redevelopment Agency and A.V. Auto Mall Associates

Location: ±49 acres at the northwest corner of 10th Street West and Avenue K-8

Request: Amendment of Section A.1 of the Antelope Valley Auto Mall Design Standards to expand the allowable range of uses permitted in the Auto Mall, including the sales and leasing of recreational vehicles

Recommendation: Adopt Resolution No. 10-15 approving Conditional Use Permit No. 88-15 (Amended)

**4. Conditional Use Permit No. 07-07**

**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith) To deny without prejudice**

Applicant: Set of the Sail, LLC

Location: 2.27± gross acres located on the south side of Avenue I approximately 150 feet east of Challenger Way (10<sup>th</sup> Street East)

Request: Construction of three commercial buildings totaling 26,925 square feet in the CPD Zone

Recommendation: Adopt Resolution No. 10-11 denying Conditional Use Permit No. 07-07 without prejudice

**5. Conditional Use Permit No. 09-02**

**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith) to defer. Staff to work with applicant and return to the Planning Commission, with the cost of noticing to be the burden of the applicant.**

Applicant: Apostolic New Life Ministry, Inc.

Location: 0.92± gross acres located at 43233 7<sup>th</sup> Street East (approximately 150 feet north of Avenue K-8)

Request: Construction of a 4,881 square-foot addition to an existing church in the R-7,000 Zone

Recommendation: Adopt Resolution No. 10-12 denying Conditional Use Permit No. 09-02 without prejudice

**6. Conditional Use Permit No. 10-04**

**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith) To deny without prejudice**

Applicant: Crosspoint Development, LLC

Location: 1006 West Avenue H

Request: A Conditional Use Permit to add Type 21 (Off Sale General for beer, wine, and distilled spirits) for the primary off-sale of alcoholic beverages at an existing mini-mart with gasoline sales in the CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 10-13 denying Conditional Use Permit No. 10-04

**7. Conditional Use Permit No. 10-05**

**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith) with an amendment to Condition No. 12**

Applicant: Lancaster Promenade II, LLC

Location: 0.27± gross acre located at the southwest corner of Fig Avenue and Lancaster Boulevard

Request: Construction of a 23,375 square-foot three-story, mixed use building for an independent movie theater, office space, bookstore, café, including on-site sale and consumption of alcohol (beer and wine) in conjunction with the movie theatre

Recommendation: Adopt Resolution No. 10-14 approving Conditional Use Permit No. 10-05

**8. Conditional Use Permit No. 10-09**

**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith)**

Applicant: Guido and Claudia Gil

Location: 518 West Lancaster Boulevard

Request: A Conditional Use Permit for on-site sale and consumption of alcohol (Type 41, sale of beer and wine for a bona fide restaurant) for an existing restaurant

Recommendation: Adopt Resolution No. 10-16 approving Conditional Use Permit No. 10-09

**9. City-wide Rezoning: Draft Zoning Map / Mixed Use Ordinance / Public, Open Space, and Special Purpose Zones Ordinance**  
**APPROVED (5-0-0-2) (ABSENT: Jacobs and Smith)**

Applicant: City of Lancaster

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, including adoption of:

1. The city-wide Lancaster Zoning Map
2. The Mixed Use zoning ordinance
3. The Open Space, Public and Special Purpose zoning ordinance

Recommendation:

1. Adopt Resolution No. 10-17, recommending to the City Council approval of the city-wide Lancaster Zoning Map (Exhibit "A")
2. Adopt Resolution No. 10-18, recommending to the City Council approval to include the Mixed Use zoning ordinance (Exhibit "B"), Title 17, Chapter 10, to the Lancaster Municipal Code
3. Adopt Resolution No. 10-19, recommending to the City Council approval of an amendment to the Open Space, Public and Special Purpose zoning ordinance (Exhibit "C"), Title 17, Chapter 20, to the Lancaster Municipal Code

**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, May 10, 2010, at 5:30 p.m., in the Planning Large Conference Room, City Hall.