



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

**Monday
August 16, 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, August 6, 2010, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, August 9, 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

Pastor John Meadors, Christian Life Assembly.

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 Wheeler)

Minutes from the Regular Meeting of July 19, 2010.

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 08-17

APPROVED (5-0-0-2) (ABSENT: Jacobs and Wheeler) to continue to the September 20, 2010, PC Meeting.

Applicant: Sandra Yavitz, James Wood, and Patrick Wood

Location: Southeast corner of 15th Street West and Avenue J

Request: Alcoholic Beverage Control Type 21, Off-Sale General License (beer, wine and spirits) for a new drug store

Recommendation: Continue Conditional Use Permit No. 08-17 to the September 20, 2010, Planning Commission meeting

NEW PUBLIC HEARINGS

3. Zone Change No. 10-01 (Addition of Senior Mobilehome Park Overlay Zone)

APPROVED (5-0-0-2) (ABSENT: Jacobs and Wheeler)

Applicant: City of Lancaster

Location: 1304 E. Avenue I (Clear Skies)
2550 E. Avenue I (The Californian)
3753 E. Avenue I (Sherwood)

Request: Application of a Senior Mobilehome Park Overlay Zone (MHP-S) to various existing senior mobilehome park properties in the City

Recommendation: Adopt Resolution No. 10-35, recommending to the City Council approval of Zone Change No. 10-01, applying the Senior Mobilehome Park Overlay Zone to three existing mobilehome park properties in the City (Exhibit "A")

4. Conditional Use Permit No. 95-12 AM2
APPROVED (4-0-1-2) (RECUSED: Malhi; ABSENT: Jacobs and Wheeler) with applicant's concurrence to close off the small area between the carwash and the main building.

Applicant: Ahmad Ghaderi

Location: 44015 20th Street West

Request: Amendment of Conditional Use Permit No. 95-12 to include the addition of a 756 square-foot automatic drive-thru self-service car wash to an existing gas station/mini-mart in the CPD Zone

Recommendation: Adopt Resolution No. 10-36 approving Conditional Use Permit No. 95-12 AM2

5. Conditional Use Permit No. 10-16
APPROVED (4-0-1-2) (RECUSED: Malhi; ABSENT: Jacobs and Wheeler)

Applicant: Bachan Kaur (Charo Chicken)

Location: 2053 West Avenue J

Request: Conditional Use Permit for on-site sale of alcohol (Type 41, sale of beer and wine for a bona fide restaurant) for Charo Chicken in the Commercial Zone

Recommendation: Adopt Resolution No. 10-37 approving Conditional Use Permit No. 10-16

6. Conditional Use Permit No. 10-18
APPROVED (5-0-0-2) (ABSENT: Jacobs and Wheeler)

Applicant: Promises of God Ministry

Location: 42545 Wall Street Suite 105

Request: A Conditional Use Permit for the operation of a church in an existing industrial building in the LI (Light Industrial) Zone

Recommendation: Adopt Resolution No. 10-38 approving Conditional Use Permit No. 10-18

7. Tentative Parcel Map No. 71248
APPROVED (5-0-0-2) (ABSENT: Jacobs and Wheeler)

Applicant: Yvonne Lane

Location: 35.67± gross acres located on the northeast corner of 60th West and Avenue L-8

Request: A subdivision for 4 lots in the R-7,000 and CPD Zone

Recommendation: Adopt Resolution No. 10-39 approving Tentative Parcel Map No. 71248

DIRECTOR'S ANNOUNCEMENTS

None.

COMMISSION AGENDA

Chairman Vose informed the Commission of his observance of the off-premises subdivision sale signs in continuous violation of the Zoning Ordinance. Staff responded that a follow-up with the Deputy City Manager, and Director of Housing and Neighborhood Revitalization Department, overseeing Code Enforcement, had been accomplished, and have taken the Commission's concerns into consideration. Staff concluded that a report is forthcoming.

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

None.

ADJOURNMENT

The meeting is adjourned to Monday, September 13, 2010, at 5:30 p.m., in the Planning Conference Room, City Hall.