

A G E N D A R E C A P

Agenda Review

November 13, 2006

5:00 P.M.

Planning Conference Room - Large

LANCASTER PLANNING COMMISSION REGULAR MEETING

November 20, 2006

7:00 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, November 10, 2006, at the entrance to the Lancaster City Hall Council Chambers.

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 48 hours 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 City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

<p>CALL TO ORDER</p> <p>INVOCATION</p> <p>PLEDGE OF ALLEGIANCE</p> <p>ROLL CALL</p> <p>PUBLIC BUSINESS FROM THE FLOOR</p> <p>UNCONTESTED PUBLIC HEARING</p>	<p>Chairman Mann at 7:00 p.m.</p> <p>Commissioner Salazar</p> <p>Commissioner Troth</p> <p>All Present: Commissioners Faux, Salazar, Troth, Vice Chairman MacPherson, Chairman Mann</p> <p>None</p> <p>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.</p>
<p>Approved (5-0-0)</p> <p>Continued to Planning Commission Hearing of December 2006</p>	<p><u>CONSENT CALENDAR</u></p> <p>1. <u>APPROVAL OF MINUTES</u></p> <p>a. Minutes from the Regular Meeting of October 16, 2006.</p> <p>b. Minutes from the Special Joint Meeting of the City Council and Planning Commission on November 13, 2006.</p>

NEW PUBLIC HEARINGS

2. ONE-YEAR EXTENSIONS

Approved (4-0-1)
Commissioner Troth abstained

a. TENTATIVE TRACT MAP NO. 54382

Applicant: Saeid Shojaeinjad
Location: 2.5± acres located at the southwest corner of Avenue J and 32nd Street West
Request: Subdivision for 9 single family lots in the R-7,000 Zone
Recommendation: Grant a one-year extension to September 22, 2007, based on the findings and subject to the Revised Attachment to Resolution No. 03-39

Approved (5-0-0)

b. VESTING TENTATIVE TRACT MAP NO. 54410

Applicant: Davis and White LLC
Location: 2.44± acres located at the north side of Avenue K-8, 270 feet east of 23rd Street West
Request: Subdivide 5 single family lots in the R-15,000 Zone
Recommendation: Grant a one-year extension to October 20, 2007, based on the findings contained in the staff report and subject to the Revised Attachment to PC Resolution No. 03-44

Approved (4-0-1)
 Commissioner Troth abstained;
 With the following added conditions: no. 24 - that any trash or graffiti on the premises shall be removed within 24 hours; no. 25 - that the applicant shall meet with the Antelope Valley Alcohol, Tobacco and Other Drug Coalition regarding voluntary restrictions on the sale of alcohol and that the result of such meeting shall be provided to the Planning Director in the form of a letter signed by representatives of the applicant and the coalition; and no. 26 - that on-site security shall be provided if determined necessary by the Planning Director. With modification to Condition no. 22 regarding signage heights.

3. CONDITIONAL USE PERMIT 06-06 and TENTATIVE PARCEL MAP NO. 67571

Applicant: Vallarta Properties, LLC

Location: 9.5± acres located at the northeast corner of 20th West and Avenue I

Request: Construct an 84,749 square foot commercial retail center and subdivide the property into six parcels in the CPD Zone

Recommendation: Adopt Resolution No. 06-85 approving Conditional Use Permit No. 06-06 and Tentative Parcel Map No. 67571

Approved (5-0-0)
 Approved (5-0-0)

4. VESTING TENTATIVE TRACT MAP NO. 60291 VESTING TENTATIVE TRACT MAP NO. 60664

Applicant: Fieldstone Communities

Locations: VTTM No. 60291: 20± gross acres located on the south side of Avenue K-4, approximately 325 feet west of 35th Street West

VTTM No. 60664: 8± acres located between Avenue K and Avenue K-4, approximately 200 feet east of Buena Vista Way

Requests: Subdivision for 66 single family lots in the R-7,000 Zone; and

Subdivision for 39 single family lots in the R-7,000 Zone

Recommendations: Adopt Resolution No. 06-89 approving Tentative Tract Map No. 60291; and

Adopt Resolution No. 06-90 approving Tentative Tract Map No. 60664

<p>Approved (5-0-0)</p>	<p>5. <u>TENTATIVE TRACT MAP 66161</u></p> <p>Applicant: Canaday & Company</p> <p>Location: 10± gross acres located on the northwest corner of Lancaster Boulevard and 23rd Street East</p> <p>Request: Subdivision for 38 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-86 approving Tentative Tract Map No. 66161</p>
<p>Approved (5-0-0)</p>	<p>6. <u>TENTATIVE TRACT MAP NO. 66383</u></p> <p>Applicant: WSI Avanti Land, LLC</p> <p>Location: 468± gross acres located on the southeast corner of Avenue K and 70th Street West</p> <p>Request: Create 13 lots for financial reasons that would range in size from 16± to 64± acres in the R-7000 and R-10,000 Zones</p> <p>Recommendation: Adopt Resolution No. 06-87 approving Tentative Tract Map No. 66383</p>
<p>Motion approved (5-0-0) to continue to regular Planning Commission Meeting of December 2006</p>	<p>7. <u>TENTATIVE PARCEL MAP NO. 66627</u></p> <p>Applicant: J.P. Eliopoulos</p> <p>Location: 1.28± gross acres located on the east side of 38th Street West approximately 450 feet south of Avenue M-8</p> <p>Request: Subdivision of 1 lot into 2 parcels; Lot No. 1 at 0.63± gross acres and Lot No. 2 at 0.63± gross acres in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 06-88 approving Tentative Parcel Map No. 66627</p>

COMMISSION AGENDA

City's Oversight Methods of Areas Appropriate for Conservation

**DIRECTOR'S
ANNOUNCEMENTS**

Upcoming Planning Commission Meeting Dates in January and February 2007
Community Meeting on Amargosa Creek Project Slated on December 14, 2006

**PUBLIC BUSINESS
FROM THE FLOOR –
NON-AGENDA 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.

ADJOURNMENT

The meeting is adjourned to Monday, December 11, 2006, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall.