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44933 Fern Avenue, Lancaster, California 93534

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

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

**Monday  
October 18, 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, October 8, 2010, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

Monday, October 11, 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 September 20, 2010.

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

**CONTINUED PUBLIC HEARINGS**

**2. Tentative Parcel Map No. 66115**

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

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. 10-45 approving Tentative Parcel Map No. 66115

**3. Tentative Parcel Map No. 66794**

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

Applicant: Rubin & Mirla Bugarin

Location: 2.5 ± gross acres located approximately 260 feet north of Avenue M-8 west of 38<sup>th</sup> Street West

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

Recommendation: Adopt Resolution No. 10-42 approving Tentative Parcel Map No. 66794

**NEW PUBLIC HEARINGS**

**4. Conditional Use Permit No. 05-19**

**APPROVED (7-0-0-0) one-year extension to the October 16, 2011, Planning Commission Meeting.**

Applicant: Clock Plaza Storage, LP

Location: 3.38± acres located on the west side of 20<sup>th</sup> Street West approximately 370 feet north of Avenue K

Request: Construct an 118,104 square-foot self-storage facility; consisting of four buildings of varying sizes and an apartment for an on-site manager in the CPD Zone

Recommendation: Grant a one-year extension to October 16, 2011, based on the findings contained in the staff report and subject to the attached revised Conditions List

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

**APPROVED (5-2-0-0)** to adopt Resolution No. 10-43 approving Conditional Use Permit No. 10-04, including the added conditions and a waiver of normal distance requirements for an off-site alcohol sales establishment, in the Commercial Planned Development (CPD) Zone. (AYES: Malhi, Hall, Jacobs, Terracciano and Vose; NOES: Harvey and Wheeler)

Applicant: Crosspoint Development, LLC

Location: 1006 West Avenue H

Request: A Conditional Use Permit for off-site sale and consumption of alcohol (Type 21, sale of beer and wine only at an existing mini-market), and a request for a waiver under Section 17.42.040.C of the Lancaster Municipal Code to allow the sale of beer and wine within 300 feet of residentially designated property

Recommendation: Review the presented information and approve, conditionally approve, or deny the request as the Commission deems appropriate

**6. Conditional Use Permit No. 10-21**

**APPROVED (7-0-0-0)** with an amendment to Condition No. 2, changing the opening hours of operation from 11:30 a.m. to 10:00 a.m.

Applicant: Korea Kitchen, Inc.

Location: 44810 Valley Central Way

Request: A Conditional Use Permit for entertainment uses and to change an existing Alcoholic Beverage Control Type 41 license (on-sale beer and wine for a bona fide restaurant) to an ABC Type 47 license (on-sale general for a bona fide restaurant) within Korea Kitchen, an existing restaurant located in the CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 10-44 approving Conditional Use Permit No. 10-21

**7. Tentative Parcel Map No. 71355**

**APPROVED (7-0-0-0)** with Condition No. 6 reinstated to the Conditions List.

Applicant: Lancaster Redevelopment Agency

Location: 21.0± gross acres located on the northeast corner of 3<sup>rd</sup> Street East and Avenue I

Request: A subdivision for two lots: Lot No.1 at 15± gross acres and Lot No. 2 at 6± gross acres in the OP Zone

Recommendation: Adopt Resolution No. 10-46 approving Tentative Parcel Map No. 71355

**8. Amendment of Title 17 – Lancaster Municipal Code (Zoning Ordinance) – Non-Commercial Wind Energy Systems (NC-WES)**  
**APPROVED (7-0-0-0) with an amendment to the Draft Ordinance (Exhibit A) Section 17.08.337.C.6, amending the diameter from 12 feet to 24 feet.**

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to Title 17 (Zoning Ordinance) of the Municipal Code modifying the Wind Energy requirements to regulate Non-Commercial Wind Energy Systems (NC-WES) in the Rural Residential Zones (RR-1 and RR-2.5 only)

Recommendation: Adopt Resolution No. 10-47 recommending to the City Council approval of an amendment to the Zoning Ordinance, Title 17 of the Lancaster Municipal Code

**DIRECTOR'S ANNOUNCEMENTS**

None.

**COMMISSION AGENDA**

**The Planning Commission meetings of January 17 and February 21, 2011, have been rescheduled and confirmed by staff, through the City Clerk's Office, to January 24 and February 28, 2011, due to the Martin Luther King, Jr., Day and President's Day holidays, respectively.**

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

**ADJOURNMENT**

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