



44933 Fern Avenue, Lancaster, California 93534

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Dan Jacobs
Commissioner Thomas (Randy) Hall
Commissioner Cassandra D. Harvey
Commissioner Raj Malhi
Commissioner Fabian Terracciano
Commissioner Alex Wheeler

A G E N D A R E C A P

REGULAR MEETING

Monday
November 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, November 5, 2010, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, November 8, 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

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 (7-0-0-0)

Minutes from the Regular Meeting of October 18, 2010.

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 08-17

APPROVED (7-0-0-0)

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: Adopt Resolution No. 10-26 approving Conditional Use Permit No. 08-17

NEW PUBLIC HEARINGS

3. Conditional Use Permit No. 91-10 (Amended 2)

APPROVED (7-0-0-0)

Applicant: Ukani Enterprise, Inc.

Location: 42420 60th Street West (Northeast corner of 60th Street West and Avenue L-8)

Request: Construction of a 125 square-foot building for office and storage, and a 968 square-foot self-service car wash in the CPD Zone

Recommendation: Adopt Resolution No. 10-48 approving Conditional Use Permit No. 91-10 AM2

4. General Plan Amendment No. 10-01, Zone Change No. 10-02, and Conditional Use Permit No. 10-22

APPROVED (7-0-0-0)

- Applicant: Beautiful Earth Group, LLC
- Location: 180± acres bounded by Avenue H, Avenue H-8, 80th Street West and 90th Street West
- Request:
1. Amendment of the General Plan land use designation for the subject property from UR (Urban Residential and C (Commercial) to NU (Non-Urban Residential);
 2. Rezoning of the property from R-7,000 (Single Family Residential, minimum lot size 7,000 square feet) and CPD (Commercial Planned Development to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres);
 3. Construction of a photovoltaic solar generating facility comprised of two 19 MW solar fields in the Rural Residential 2.5 (RR-2.5) Zone
- Recommendation:
1. Adopt Resolution No. 10-49 approving General Plan Amendment No. 10-01 and Zone Change No. 10-02;
 2. Adopt Resolution No. 10-50 approving Conditional Use Permit No. 10-22; the approval of Conditional Use Permit No. 10-22 is not valid until the effective date of the General Plan Amendment No. 10-01 and Zone Change No. 10-02

5. Amendment to Title 17 of the Lancaster Municipal Code (Zoning Ordinance)

APPROVED (7-0-0-0)

- Applicant: City of Lancaster
- Location: City-wide
- Request: Amendment to Title 17 (Zoning Ordinance) of the Municipal Code modifying various sections to implement requirements for development projects to meet the requirements of the adopted City of Lancaster Design Guidelines
- Recommendation: Adopt Resolution No. 10-51 recommending to the City Council approval of an amendment to the Zoning Ordinance, Title 17 of 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, December 13, 2010, at 5:30 p.m., in the Planning Large Conference Room, City Hall.