



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
December 20, 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, December 10, 2010, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, December 13, 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 (6-0-0-1) (ABSENT: Malhi)

Minutes from the Regular Meeting of November 15, 2010.

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 10-20

APPROVED (5-0-1-1) (RECUSED: Terracciano; ABSENT: Malhi)

Applicant: Hindu Temple Antelope Valley

Location: 2.48± net acres on the east side of 30th Street West approximately 296 feet north of Avenue M

Request: Construction of a cultural center consisting of a 2,169 square-foot Hindu Temple, and a 2,017 square-foot Main Hall with appurtenant structures in the RR-1 (Rural Residential one dwelling unit per 40,000 square-foot lot minimum) Zone

Recommendation: Adopt Resolution No. 10-52 approving Conditional Use Permit No. 10-20

3. Conditional Use Permit No. 10-24

APPROVED (5-0-1-1) (RECUSED: Terracciano; ABSENT: Malhi)

Applicant: Nikiforos Valaskantjis (Tom's Restaurant)

Location: .9± gross acre located at the southwest corner of Avenue L and 30th Street West

Request: A Conditional Use Permit for freestanding bonafide restaurant located in the OP (Office Professional) Zone

Recommendation: Adopt Resolution No. 10-53 approving Conditional Use Permit No. 10-24

4. Conditional Use Permit No. 10-25

APPROVED (6-0-0-1) (ABSENT: Malhi)

Applicant: Kinetic Beerworks, LLC

Location: 735 West Lancaster Boulevard

Request: A Conditional Use Permit for a brewpub (ABC License Type 75) that includes beer tasting, the sale of beer for consumption on or off the premises, sale of wine and spirits for onsite consumption, live entertainment, in conjunction with a façade improvement

Recommendation: Adopt Resolution No. 10-54 approving Conditional Use Permit No. 10-25

5. Conditional Use Permit No. 10-26

APPROVED (6-0-0-1) (ABSENT: Malhi) (Condition No. 2) entertainment hours amended to 10:00 a.m. to 1:00 a.m., and façade improvements to comply with the Design Guidelines.

Applicant: Jody Cherbonneaux and Jason Brookins

Location: 741 West Lancaster Boulevard

Request: A Conditional Use Permit for a wine bar and bistro (ABC License Types 20 and 42) that includes wine tasting, the sale of wine and beer for consumption on the premises, sale of bottled wine for offsite consumption, live entertainment, in conjunction with a façade improvement

Recommendation: Adopt Resolution No. 10-55 approving Conditional Use Permit No. 10-26

6. Tentative Parcel Map No. 71379

APPROVED (5-0-1-1) (RECUSED: Hall; ABSENT: Malhi)

Applicant: Sacred Heart Church

Location: 9.59± gross acres located between Jackman Street and Kettering Street and Beech Avenue and former Date Avenue

Request: Reconfiguration of 27 lots into two lots: Lot No. 1 at 3.23± gross acres and Lot No. 2 at 6.36± gross acres in the HDR Zone

Recommendation: Adopt Resolution No. 10-56 approving Tentative Parcel Map No. 71379

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, January 10, 2011, at 5:30 p.m., in the Planning Large Conference Room, City Hall.