



44933 Fern Avenue, Lancaster, California 93534

LANCASTER PLANNING COMMISSION

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

A G E N D A R E C A P **REGULAR MEETING**

Monday
February 28, 2011
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, February 11, 2011, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, February 14, 2011
5:30 P.M.
Planning Conference Room

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

Introduction of newly seated Planning Commissioner Kaveh Elihu.

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. **Approve Minutes from the Regular Meeting of January 24, 2011.**
APPROVED (7-0-0-0)

NEW PUBLIC HEARINGS

**2. Conditional Use Permit No. 08-05 (Request for one-year extension)
APPROVED (7-0-0-0) to continue to the May 16, 2011, PC Meeting.**

Applicant: Quartz Hill Assembly of God of Lancaster

Location: 5.0± gross acres located on the north side of Avenue L approximately 650 feet east of Challenger Way/10th Street East

Request: Construction of a church facility consisting of a 9,960 square-foot interim sanctuary and classroom facility (Phase I), a 7,365 square-foot sanctuary (Phase II), and a 5,000 square-foot office building (Phase III), in the Light Industrial Zone

Recommendation: Grant the applicant an additional 90-day continuance to the May 16, 2011, Planning Commission Meeting

**3. Zone Change 10-03 and Conditional Use Permit No. 10-23
APPROVED (7-0-0-0) to continue to the March 21, 2011, PC Meeting.**

Applicant: Sunlight Partners

Location: 20± gross acres at the northwest corner of 40th Street East and Avenue K-8

Request:

1. Rezoning of the property from SRR (Semi-Rural Residential) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres);
2. Construction of a 1.5 MW photovoltaic solar electric generating facility in the Rural Residential 2.5 (RR-2.5) Zone

Recommendation: Grant the applicant a 30-day continuance to the March 21, 2011, Planning Commission Meeting

NEW BUSINESS

**4. Proposed Vacation Of Excess Alley Easement
APPROVED (7-0-0-0)**

Applicant: Planning Department

Location: Approximately 207 feet north of the centerline of Avenue I

Request: Vacation of 120 feet of an alley easement located between Kingtree Avenue and the old Vallarta Market

Recommendation: Find that the vacation of excess alley easement at the location described is in conformance with the adopted General Plan

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, March 14, 2011, at 5:30 p.m., in the Planning Conference Room, City Hall.