



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

March 21, 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, March 11, 2011, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, March 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

Sanah Burhan, Islamic Center of North Valley.

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. **Approve Minutes from the Regular Meeting of February 28, 2011.**
APPROVED (6-0-0-1) (ABSENT: Vose)

CONTINUED PUBLIC HEARINGS

**2. Zone Change No. 10-03 and Conditional Use Permit No. 10-23
APPROVED (6-0-0-1) (ABSENT: Vose)**

- Applicant: Sunlight Partners
- Location: 20± gross acres at the northwest corner of 40th Street East and Avenue K-8
- Request:
 1. Rezoning of 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:
 1. Adopt Resolution No. 11-03 recommending to the City Council approval of Zone Change No. 10-03;
 2. Adopt Resolution No. 11-04 approving Conditional Use Permit No. 10-23. The approval of Conditional Use Permit No. 10-23 is not valid until the effective date of Zone Change No. 10-03

NEW PUBLIC HEARINGS

**3. Conditional Use Permit No. 10-28
APPROVED (6-0-0-1) to continue to the April 18, 2011, PC Meeting; applicant was unavailable for inquiries. (ABSENT: Vose)**

- Applicant: Crystal Neal
- Location: 731 West Lancaster Boulevard (The Main Event)
- Request: A Conditional Use Permit for a banquet facility for private catered events, and to allow alcohol (beer, wine, spirits) to be served or sold on the premises, in the Downtown Lancaster SP 08-01 Zone
- Recommendation: Adopt Resolution No. 11-05 approving Conditional Use Permit No. 10-28

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, April 11, 2011, at 5:30 p.m., in the Planning Conference Room, City Hall.