

AGENDA ITEM: 2.

DATE: 05-16-11

STAFF REPORT

CONDITIONAL USE PERMIT NO. 08-05

DATE: May 16, 2011

TO: Lancaster Planning Commission

FROM: Planning Department

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: Withdraw the request for an extension and expire the project.

BACKGROUND: On January 20, 2009, the Planning Commission approved CUP 08-05. On December 9, 2009, Design Guidelines were adopted for the City of Lancaster. As part of the newly adopted guidelines, property owners requesting an extension for projects would be required to adhere to the new guidelines. On February 9, 2011, staff met with the applicant to discuss a possible redesign of the site, as well as the proposed building elevations. The applicant contacted the Planning Department on February 9, 2011, to request a 90-day extension to the May 16, 2011, Planning Commission Meeting, in order to revise their site plan and elevations. On February 28, 2011, the Planning Commission approved applicant's request for extension to the May 16, 2011, Planning Commission Meeting. On April 1, 2011, staff received a letter from the applicant requesting to withdraw their request for an extension to Conditional Use Permit No. 08-05.

Based on the applicant's request, Conditional Use Permit No. 08-05 expired retroactive to January 20, 2011. Should the applicant decide to move forward at a later date, a new Conditional Use Permit application, including new fees and submittals, would be required.

Respectfully submitted,

Randie Davis, Assistant Planner

cc: Applicant
Engineer