



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
July 18, 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, July 8, 2011, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, July 11, 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

PRESENTATION

Town & Country – Antelope Valley Area Plan Update. Presenter: Mitch Glaser, Los Angeles County Department of Regional Planning.

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 May 16, 2011.**
APPROVED (6-0-0-1) (ABSENT: Terracciano)

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 89-37 Amended
APPROVED (6-0-0-1) (ABSENT: Terracciano)

Applicant: Desert Montessori Academy

Location: 44503 Fern Avenue

Request: Expansion of Desert Montessori School by 700 square feet and modify number of students and hours of operation in the R-7,000 Zone

Recommendation: Adopt Resolution No. 11-08 approving Conditional Use Permit No. 89-37 Amended

3. Conditional Use Permit No. 92-06 Amended 2
APPROVED (5-1-0-1) (NO: Harvey; ABSENT: Terracciano)

Applicant: Andrew Marroquin (McDonald's Restaurant)

Location: 3015 West Avenue L (located on the northwest corner of Avenue L and 30th Street West)

Request: Amendment of Condition No. 10 to extend hours of operation to 24 hours

Recommendation: Adopt Resolution No. 11-09 approving Conditional Use Permit No. 92-06 Amended 2

4. Tentative Tract Map No. 69124
APPROVED (6-0-0-1) (ABSENT: Terracciano)

Applicant: Dionisio Fiorella

Location: 5.08± gross acres located on the south side of Avenue L-10, approximately 290 feet west of 35th Street West

Request: A subdivision of two parcels into four lots and the construction and occupancy of two single family dwellings in addition to the two existing single family dwellings in the SRR Zone

Recommendation: Adopt Resolution No. 11-10 approving Tentative Tract Map No. 69124

DIRECTOR'S ANNOUNCEMENTS

COMMISSION AGENDA

1. Discussion of City Sign Regulations
2. Discussion of Amargosa Creek Improvements

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, August 8, 2011, at 5:30 p.m., in the Planning Conference Room, City Hall.