



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

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

Pastor Reggie Williams, Lancaster Baptist Church.

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 from the Regular Meeting of October 17, 2011.**
APPROVED (5-0-0-2) (ABSENT: Jacobs and Malhi)

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 11-10

APPROVED (5-0-0-2) (ABSENT: Jacobs and Malhi)

Applicant: Tully Huffaker, Industry Theatre

Location: 43145 Business Center Parkway, #103

Request: A Conditional Use Permit to allow a concert venue/nightclub with on-sale consumption of alcoholic beverages (Alcoholic Beverage Control Type 42, on-sale beer and wine - public premises), and a request for waiver under Section 17.42.040.C of the Lancaster Municipal Code to allow the sale of beer and wine within 300 feet of a religious assembly area, in the LI (Light Industrial) Zone

Recommendation: Adopt Resolution No. 11-18 approving Conditional Use Permit No. 11-10

NEW PUBLIC HEARINGS

3. Conditional Use Permit No. 11-12

APPROVED (5-0-0-2) (ABSENT: Jacobs and Malhi)

Applicant: Living Word Worship Center

Location: 43322 Gingham Avenue, Suites 101 and 102

Request: A Conditional Use Permit to allow a church in an existing building in Specific Plan No. 80-02

Recommendation: Adopt Resolution No. 11-19 approving Conditional Use Permit No. 11-12

4. Tentative Tract Map No. 70861

APPROVED (4-0-1-2) (RECUSED: Harvey; ABSENT: Jacobs and Malhi)

Applicant: City of Lancaster Redevelopment Agency

Location: 6.23± gross acres located at the southwest corner of Beech Avenue and Avenue I

Request: A subdivision for three lots (one lot located in the C Zone and two lots located in the HDR Zone)

Recommendation: Adopt Resolution No. 11-20 approving Tentative Tract Map No. 70861

NEW BUSINESS

**5. Amendment to Lancaster Municipal Code Chapter 5.26 – Vehicle for Hire
APPROVED (5-0-0-2) (ABSENT: Jacobs and Malhi)**

Applicant: Planning Department

Location: City-wide

Request:

1. Review and recommendation to the City Council of the proposed amendment to the Lancaster Municipal Code regarding vehicles for hire;
2. Consideration and recommendation to the City Council of the appropriateness of licensing pedicabs, to operate in the downtown Lancaster area, including The BLVD

Recommendation: Adopt Resolution No. 11-21, recommending to the City Council adoption of proposed Chapter 5.26 of the Lancaster Municipal Code, and further recommending that the specific operation of pedicabs in downtown Lancaster is appropriate

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 the Special Meeting for Agenda Review on Monday, December 12, 2011, at 5:30 p.m., in the Planning Conference Room, City Hall.