



44933 Fern Avenue, Lancaster, California 93534

LANCASTER PLANNING COMMISSION

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

SPECIAL MEETING AGENDA REVIEW

**Monday, April 9, 2012
4:00 p.m.**

**Parks, Recreation and Arts, Large Conference Room
Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 4:00 p.m. on Friday, April 6, 2012, at the entrance to the Lancaster City Hall Council Chambers

The Planning Commission Agenda Review is to provide Commissioners with the opportunity to review upcoming regular meeting agenda items with Staff. No public testimony will be taken on the items until the formal public hearing. Final agenda will be posted by 5:00 p.m. on Friday, April 13, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.

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

ROLL CALL

PRESENTATION

Presentation, review, and discussion of Kaiser wind turbines.

AGENDA REVIEW ITEMS

1. Minutes from the Regular Meeting of March 19, 2012

2. Conditional Use Permit No. 12-03

Applicant: University of Antelope Valley (UAV), c/o Marco Johnson

Location: 45000 Valley Central Way

Request: A Conditional Use Permit to allow a Type 47 Alcoholic Beverage Control License at the Pioneer Event Center (PEC) including the sale of beer, wine, and distilled spirits for consumption on the premises, as well as live entertainment, sporting events, concerts, and ceremonies, in the CPD (Commercial Planned Development) Zone

3. General Plan Amendment No. 12-01, Zone Change No. 12-01, and Conditional Use Permit No. 12-02

Applicant: US Topco Energy, Inc.

Location: The General Plan Amendment and Zone Change apply to a combined total of 64± gross acres between two locations.

The solar facilities will occupy 25± gross acres on two separate sites:

Site 1: 16± acres at the southeast corner of Avenue H-8 and Division Street;

Site 2: 9± at the northeast corner of 3rd Street East and Kettering Street

Request: 1. Amendment to the General Plan land use designation for the subject properties from UR (Urban Residential), O (Open Space), C (Commercial), and OP (Office Professional) to P (Public Use) and UR (Urban Residential)

2. Rezoning of subject properties from R-7,000 (Single Family Residential, minimum lot size 7,000 square feet), PK (Park), CPD (Commercial Planned Development), S (School) and OP (Office Professional) to P (Public Use), and R-7,000 (Single Family Residential, minimum lot size 7,000 square feet)
3. Construction of a total of 7.5 megawatts of photovoltaic solar generating facilities in the Public Use (P) Zone

4. Conditional Use Permit No. 12-05

Applicant: Nick's Pizzeria (Dale Maier)

Location: 43755 15th Street West

Request: Addition of live entertainment on Friday and Saturday nights to an existing restaurant in the CPD (Commercial Planned Development) Zone

5. General Plan Housing Element (2006-2014)

Applicant: City of Lancaster

Location: City-wide

Request: Update the Lancaster General Plan Housing Element to address housing needs for planning period January 1, 2006, to June 30, 2014

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Planning Commission Regular Meeting on Monday, April 16, 2012, at 6 p.m., in the Lancaster City Hall Council Chambers.