



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

A G E N D A R E C A P **REGULAR MEETING**

Monday
April 16, 2012
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, April 13, 2012, 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 Matt Bowler, 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 March 19, 2012.**
APPROVED (6-0-0-1) (ABSENT: Malhi)

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 12-03

APPROVED (5-0-1-1) (ABSTAIN: Jacobs; ABSENT: Malhi)

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

Recommendation: Adopt Resolution No. 12-05 approving Conditional Use Permit No. 12-03

NEW PUBLIC HEARINGS

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

APPROVED (6-0-0-1) (ABSENT: Malhi)

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

- Recommendation:
1. Adopt Resolution No. 12-07 approving General Plan Amendment No. 12-01 and Zone Change No. 12-01;
 2. Adopt Resolution No. 12-08 approving Conditional Use Permit No. 12-02. The approval of CUP No. 12-02 is not valid until the effective date of Zone Change No. 12-01

4. Conditional Use Permit No. 12-05
APPROVED (6-0-0-1) (ABSENT: Malhi)

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

Recommendation: Adopt Resolution No. 12-09 approving Conditional Use Permit No. 12-05

5. General Plan Housing Element (2006-2014)
APPROVED (6-0-0-1) (ABSENT: Malhi)

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

Recommendation: Receive public testimony on the General Plan Housing Element and approve Resolution No. 12-10, recommending to the City Council approval of an update of the General Plan Housing Element, in accordance with the corrections provided by State Department of Housing and Community Development (HCD) (see Exhibit "A")

DIRECTOR ANNOUNCEMENT

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, May 14, 2012, at 5:30 p.m., in the Planning Conference Room, City Hall.