



44933 Fern Avenue, Lancaster, California 93534

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chair 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

May 21, 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, May 18, 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 Carlos Souza, Salvation Army Antelope Valley Corps.

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 April 16, 2012.**
APPROVED (7-0-0-0)

NEW PUBLIC HEARINGS

2. Conditional Use Permit No. 11-10

FILED AND APPROVED WITH NO FURTHER COMMENTS (7-0-0-0)

Applicant: Tully Huffaker (Industry Theater)

Location: 43145 Business Center Parkway, #103

Request: Review of a Conditional Use Permit to continue to operate 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: Receive and file report

3. Conditional Use Permit No. 10-28

FILED AND APPROVED WITH NO FURTHER COMMENTS (7-0-0-0)

Applicant: Crystal Neal (The Main Event)

Location: 731 West Lancaster Boulevard

Request: Review of a Conditional Use Permit to continue to operate a banquet facility for private catered events, and to allow alcohol (beer, wine, and spirits) to be provided on the premises, in the Downtown Lancaster SP 08-01 Zone

Recommendation: Receive and file report

4. Conditional Use Permit No. 12-10

APPROVED (7-0-0-0)

Applicant: Papa's Place

Location: 1525 West Avenue K

Request: A Conditional Use Permit to add live entertainment on Thursday, Friday, and Saturday evenings from 10:00 p.m. until 2:00 a.m., and to add an Alcoholic Beverage Control Type 47 license (on-sale general for a bona fide restaurant) in the CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 12-11 approving Conditional Use Permit No. 12-10

5. Amendment to Development Agreement No. 89-01

APPROVED (7-0-0-0)

Applicant: Del Sur Greenworks, LLC

Location: 664± gross acres generally bounded by Avenue H, Avenue G, 93rd Street West and 105th Street West

Request: Amendment of various sections of Development Agreement No. 89-01 AM to allow for the development of commercial scale photovoltaic solar facilities with a Conditional Use Permit

Recommendation: Adopt Resolution No. 12-12, recommending to the City Council approval of an ordinance amending Development Agreement No. 89-01 AM to allow for the development of commercial scale photovoltaic solar facilities with a Conditional Use Permit

NEW BUSINESS

6. Residential Zones Update

Applicant: Planning Department

Location: City-Wide

Request: Introduction of Residential Zones Update

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, June 11, 2012, at 5:30 p.m., in the Planning Conference Room, City Hall.