



44933 Fern Avenue, Lancaster, California 93534

## **LANCASTER PLANNING COMMISSION**

Commissioner Diana Cook  
Commissioner Thomas (Randy) Hall  
Commissioner Cassandra D. Harvey  
Commissioner Raj Malhi  
Commissioner Sandy Smith  
Commissioner Fabian Terracciano  
Commissioner James D. Vose

## **AGENDA RECAP**

### **REGULAR MEETING**

**Monday**  
**June 18, 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, June 15, 2012, at the entrance to the Lancaster City Hall Council Chambers

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### **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

Reverend Leo Dechant, Blessed Junipero Serra Parish.

## PLEDGE OF ALLEGIANCE

## ORGANIZATION OF THE PLANNING COMMISSION

### Election of Chair

**James Vose re-elected as Chair of the Planning Commission**

### Election of Vice Chair

**Randy Hall elected as Vice Chair of the Planning Commission**

## 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 May 21, 2012.**  
**APPROVED (6-0-1-0) (ABSTAIN: Smith)**

**NEW PUBLIC HEARINGS**

**2. Residential Zones Update**

**Continued to the July 16, 2012, Planning Commission Meeting**

Applicant: City of Lancaster

Location: City-wide

Request: Comprehensive update of the Residential zoning ordinance in Title 17, Chapter 8 of the Lancaster Municipal Code

Recommendation: Receive public testimony on the Residential zoning ordinance, and adopt Resolution No. 12-13 recommending to the City Council approval of a comprehensive update to the City's Residential zoning ordinance in Title 17, Chapter 8 of the Lancaster Municipal Code (Exhibit "A")

**3. Conditional Use Permit No. 11-07**

**APPROVED (7-0-0-0) to continue to the August 20, 2012, Planning Commission Meeting**

Applicant: Silverado Power, LLC

Location: 40± gross acres at the southeast corner of 110th Street West and Avenue J

Request: Construction of a 10 megawatt (MW) photovoltaic solar electric generating facility in the Rural Residential 2.5 (RR-2.5) Zone

Recommendation: Grant the applicant a 60-day continuance to the August 20, 2012, Planning Commission Meeting

**4. Conditional Use Permit No. 12-06**

**APPROVED (7-0-0-0) to continue to the August 20, 2012, Planning Commission Meeting**

Applicant: A.V. Christian Center

Location: 6.28± acres of an 80.00± gross acre site located on the southwest corner of 30<sup>th</sup> Street East and Avenue K-8

Request: A Conditional Use Permit for the construction and operation of a church facility totaling 32,524± square feet, including a 9,527± square-foot auditorium, 8,230± square-foot multi-purpose room, and 14,040± square feet of miscellaneous office space and

restrooms, in the RR-1 (Rural Residential, one dwelling unit per 40,000 square-foot lot minimum) zone

Recommendation: Grant the applicant a 60-day continuance to the August 20, 2012, Planning Commission Meeting

**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, July 9, 2012, at 5:30 p.m., in the Planning Conference Room, City Hall.