

LANCASTER PLANNING COMMISSION

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

SPECIAL MEETING - AGENDA REVIEW

Monday, September 10, 2012
6:00 p.m.
Planning Conference Room
Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, September 7, 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, September 14, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.

CALL TO ORDER

ROLL CALL

AGENDA REVIEW ITEMS

- 1. Minutes from the Regular Meeting of August 20, 2012**

2. Residential Zones Update

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

3. Conditional Use Permit No. 11-07

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

4. Conditional Use Permit No. 12-14

Applicant: Antelope Valley Northside Foursquare Church
Location: 540 West Lancaster Boulevard, Suite 105
Request: A Conditional Use Permit to allow a church in an existing building in the SP 08-01 zone

5. Conditional Use Permit No. 12-11

Applicant: Sunlight Partners
Location: 20± gross acres at the northwest corner of 80th Street West and Avenue H-12
Request: Construction of a 1.5 megawatt (MW) photovoltaic solar electric generating facility in the Rural Residential-2.5 (RR-2.5) Zone

6. Development Agreement No. 89-01, General Plan Amendment No. 12-02, Zone Change No. 12-02, Conditional Use Permit No. 12-08, and Conditional Use Permit No. 12-09

Applicant: Silverado Power

Location: The Development Agreement, General Plan Amendment and Zone Change apply to a combined total of 216± acres of the 293± acres under consideration between the two locations. The solar facilities will occupy 293± gross acres on two separate sites:

Site 1: 135± acres generally bounded by Avenue G, Avenue H, 90th Street West, and 95th Street West (CUP 12-08);

Site 2: 158± acres bounded by Avenue H, Avenue H-8, 100th Street West, and 105th Street West (CUP 12-09)

- Request:
1. Rescind Development Agreement No. 89-01 on the subject properties
 2. Amend General Plan land use designation for the subject properties from UR (Urban Residential) to NU (Non-Urban Residential)
 3. Rezone subject properties from R-7,000 (Single Family Residential, minimum lot size 7,000 square feet) and R-10,000 (Single Family Residential, minimum lot size 10,000 square feet) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres)
 4. Construction of a 20 megawatt photovoltaic solar generating facility in the RR-2.5 Zone
 5. Construction of a 40 megawatt photovoltaic solar generating facility in the RR-2.5 Zone

COMMISSION DISCUSSION

Rescheduling the Planning Commission meetings of January 21 and February 18, 2013, due to the Martin Luther King, Jr., Day and President's Day holidays, respectively; and the Agenda Review Special Meeting of November 12, 2012 (Veteran's Day Holiday).

ADJOURNMENT

This meeting is adjourned to the Planning Commission Regular Meeting on Monday, September 17, 2012, at 6 p.m., in the Lancaster City Hall Council Chambers.