

**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

**AGENDA RECAP**  
**REGULAR MEETING**

**Monday**  
**September 17, 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, September 14, 2012, at the entrance to the Lancaster City Hall Council Chambers

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**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC BUSINESS FROM THE FLOOR**

None.

**UNCONTESTED PUBLIC HEARING**

**CONSENT CALENDAR**

- 1. Approval of Minutes from the Regular Meeting of August 20, 2012.**  
**APPROVED (5-0-1-1) (ABSTAIN: Vose; ABSENT: Malhi)**

**CONTINUED PUBLIC HEARINGS**

**2. Residential Zones Update**

**APPROVED (6-0-0-1) to continue to the October 15, 2012, Planning Commission Meeting; (ABSENT: Malhi)**

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

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

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

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: Adopt Resolution No. 12-14 approving Conditional Use Permit No. 11-07

**NEW PUBLIC HEARINGS**

**4. Conditional Use Permit No. 12-14**

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

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

Recommendation: Adopt Resolution No. 12-24 approving Conditional Use Permit No. 12-14

**5. Conditional Use Permit No. 12-11**

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

Applicant: Sunlight Partners

Location: 20± gross acres at the northwest corner of 80<sup>th</sup> 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

Recommendation: Adopt Resolution No. 12-18 approving Conditional Use Permit No. 12-11

**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, 90<sup>th</sup> Street West, and 95<sup>th</sup> Street West (CUP 12-08);

Site 2: 158± acres bounded by Avenue H, Avenue H-8, 100<sup>th</sup> Street West, and 105<sup>th</sup> 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

**CITY OF LANCASTER, CALIFORNIA**  
**Planning Commission Regular Meeting Agenda – RECAP**  
**September 17, 2012**

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- Recommendation:
1. Adopt Resolution No. 12-19 recommending to the City Council rescinding of Development Agreement No. 89-01 on the subject properties; **APPROVED (6-0-0-1) (ABSENT: Malhi)**
  2. Adopt Resolution No. 12-20 recommending to the City Council approval of General Plan Amendment No. 12-02 on the subject properties; **APPROVED (6-0-0-1) (ABSENT: Malhi)**
  3. Adopt Resolution No. 12-21 recommending to the City Council approval of Zone Change No. 12-02 on the subject properties; **APPROVED (6-0-0-1) (ABSENT: Malhi)**
  4. Adopt Resolution No. 12-22 approving Conditional Use Permit No. 12-08. The approval of CUP No. 12-08 is not valid until the effective date of General Plan Amendment No. 12-02 and Zone Change No. 12-02; **APPROVED (6-0-0-1) (ABSENT: Malhi)**
  5. Adopt Resolution No. 12-23 approving Conditional Use Permit No. 12-09. The approval of CUP No. 12-09 is not valid until the effective date of General Plan Amendment No. 12-02 and Zone Change No. 12-02 **APPROVED (6-0-0-1) (ABSENT: Malhi) with an amendment to Condition No. 8.**

**DIRECTOR'S ANNOUNCEMENT**

**COMMISSION AGENDA**

Due to the Martin Luther King, Jr., Day and President's Day holidays in January and February 2013, the Planning Commission meetings have been rescheduled to **January 28, 2013, and February 25, 2013**, respectively.

**PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS**

None.

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, October 8, 2012, at 5:30 p.m., in the Planning Conference Room, City Hall.