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44933 Fern Avenue, Lancaster, California 93534

## **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**  
**April 15, 2013**  
**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 12, 2013, 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**

Chairman Vose.

**PLEDGE OF ALLEGIANCE**

Vice Chairman Hall.

**ROLL CALL**

**PUBLIC BUSINESS FROM THE FLOOR**

None.

**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 18, 2013](#)  
**APPROVED (3-0-2-2) (ABSTAIN: Harvey, Vose; ABSENT: Cook, Malhi)**

**NEW PUBLIC HEARINGS**

2. [General Plan Amendment No. 11-03, Zone Change No. 11-03, Conditional Use Permit No. 11-09, and Vesting Tentative Tract Map No. 71563](#)  
**APPROVED (5-0-0-2) (ABSENT: Cook, Malhi)**

Applicant: Pacific Communities

Location: 28.5± acres on the northwest corner of 60<sup>th</sup> Street West and Avenue J

Request: 1. General Plan Amendment and Zone Change to change the land use for the subject property from Light Industrial (LI) to Urban Residential (UR), and to rezone the subject property from Light Industrial (LI) to R-7,000 (Single-family Residential, minimum 7,000 sq. ft.. lot size);

2. A Conditional Use Permit to allow for a Residential Planned Development (RPD) with a Vesting Tentative Tract Map consisting of 108 single-family lots and a drainage channel
- Recommendation:
1. Adopt Resolution No. 13-03 recommending to the City Council approval of General Plan Amendment No. 11-03 and Zone Change No. 11-03 on the subject property
  2. Adopt Resolution No. 13-04 approving Conditional Use Permit No. 11-09 and Vesting Tentative Tract No. 71563; the approval of CUP No. 11-09 and VTTM No. 71563 is not valid until the effective date of General Plan Amendment No. 11-03 and Zone Change No. 11-03

**DIRECTOR ANNOUNCEMENT**

**COMMISSION AGENDA**

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

None.

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, May 13, 2013, at 5:30 p.m., in the Planning Conference Room, City Hall.