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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 Fabian Terracciano

## **AGENDA RECAP**

### **REGULAR MEETING**

**Monday**  
**July 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, July 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**

Pastor Darmie Sule Odu, Redeemed Christian Church.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Seventh Commission seat vacant; Sandy Smith resigned effective July 1, 2013.**

**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 June 17, 2013](#)  
**APPROVED (5-0-0-1) (ABSENT: Harvey)**

**NEW PUBLIC HEARINGS**

2. [Conditional Use Permit No. 06-08 \(Request for Extension\)](#)  
**APPROVED (5-0-0-1) (ABSENT: Harvey) One-year extension to September 11, 2014**

Applicant: The Frank and Yvonne Lane 1993 Family Trust

Location: 40.26± gross acres located at the southeast corner of 60th Street West and Avenue L

Request: A Conditional Use Permit to construct a 395,355 square-foot commercial shopping center, with off-site sales of alcoholic beverages for the Anchor 1 building and the Drug Store

Recommendation: Grant a one-year extension to September 11, 2014, based on the findings contained in the staff report and subject to all previously approved conditions, with the addition of Condition Nos. 72 and 73, and the modification of Condition No. 2

3. **Conditional Use Permit No. 13-07**  
**APPROVED (5-0-0-1) (ABSENT: Harvey)**

Applicant: Springhill Suites (Meyer Crest, LTD – Jan Pratt)

Location: 1811 West Avenue J-12

Request: A Conditional Use Permit to allow the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees (Alcoholic Beverage Control Type 70) within an existing hotel (Springhill Suites), in the CPD (Commercial Planned Development) Zone and a waiver for the separation distance requirement

Recommendation: Adopt Resolution No. 13-07 approving Conditional Use Permit No. 13-07

4. **General Plan Amendment No. 13-01, Zone Change No. 13-01, and Conditional Use Permit No. 13-05**  
**Planning Commission granted a 30-day continuance**

Applicant: Psomas

Location: 92.7± gross acres generally bounded by Avenue K-8, Avenue L, 20<sup>th</sup> Street East and 30<sup>th</sup> Street East

Request:

1. Amendment of General Plan land use designation for the subject property from O (Open Space) to NU (Non-Urban Residential);
2. Rezoning subject property from PK (Park) and RR-1 (Rural Residential, minimum lot size 1 acre) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres);
3. Construction of three photovoltaic solar electric generating facilities in the RR-2.5 Zone for a total of 13.3 megawatts (MW)

Recommendation: Grant a 30-day continuance to the August 19, 2013, Planning Commission Meeting

5. [General Plan Amendment No. 13-02, Zone Change No. 13-02, and Conditional Use Permit No. 13-06](#)

**APPROVED (5-0-0-1) (ABSENT: Harvey) with added Condition No. 15, as follows:**

“Grading on the project site shall be kept to the minimum required in order to construct the proposed project, as determined by the Director of Public Works. Specifically, grading shall be limited to roadways; pads for inverters and transformers; the collector substation; and trenching necessary for cables and electrical wires.”

- Applicant: Silverado Power, LLC (dba Plainview Solarworks LLC)
- Location: 254± gross acres generally bounded by 110<sup>th</sup> Street West, Avenue J, 97<sup>th</sup> Street West, and Avenue J-8
- Request:
1. Amendment of General Plan land use designation for the subject property from UR (Urban Residential) to NU (Non-Urban Residential);
  2. Rezoning subject property from SP (Specific Plan) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres);
  3. Construction of a 30 megawatt photovoltaic solar generating facility in the RR-2.5 Zone
- Recommendation:
1. Adopt Resolution No. 13-10 recommending to the City Council approval of General Plan Amendment No. 13-02 and Zone Change No. 13-02 on the subject property;
  2. Adopt Resolution No. 13-11 approving Conditional Use Permit No. 13-06; the approval of CUP No. 13-06 is not valid until the effective date of General Plan Amendment No. 13-02 and Zone Change No. 13-02

**DIRECTOR’S 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, August 12, 2013, at 5:30 p.m., in the Planning Conference Room, City Hall.