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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

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## **SPECIAL MEETING - AGENDA REVIEW**

**Monday, July 8, 2013**  
**5:00 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, July 5, 2013, at the entrance to the Lancaster City Hall Council Chambers

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**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, July 12, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.**

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### **CALL TO ORDER**

### **ROLL CALL**

### **PRESENTATION**

Proposed Ravenwood Ranch Apartment Project  
West side of 30<sup>th</sup> Street West, approximately ¼ mile north of Avenue I

PRESENTER: Mr. Scott Morris, The Inland Group

**AGENDA REVIEW ITEMS**

**1. Minutes from the Regular Meeting of June 17, 2013**

**2. Conditional Use Permit No. 06-08 (Request for Extension)**

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

**3. Conditional Use Permit No. 13-07**

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

**4. General Plan Amendment No. 13-01, Zone Change No. 13-01, and Conditional Use Permit No. 13-05**

Applicant: Psomas FMG, US Topco, and Morgan Solar (c/o 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)

**5. General Plan Amendment No. 13-02, Zone Change No. 13-02, and Conditional Use Permit No. 13-06**

- 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

**COMMISSION DISCUSSION**

**ADJOURNMENT**

This meeting is adjourned to the Planning Commission Regular Meeting on Monday, July 15, 2013, at 6 p.m., in the Lancaster City Hall Council Chambers.