

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

March 19, 2007

7:00 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue, Lancaster, California 93534

Agenda Review

March 12, 2007

5:30 P.M.

Planning Conference Room - Large

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, February 9, 2007, at the entrance to the Lancaster City Hall Council Chambers.

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 48 hours 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 City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

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| <p>CALL TO ORDER</p> <p>INVOCATION</p> <p>PLEDGE OF ALLEGIANCE</p> <p>ROLL CALL</p> <p>PUBLIC BUSINESS FROM THE FLOOR</p> <p>UNCONTESTED PUBLIC HEARING</p> | <p>Commissioners: Faux, Salazar, Troth, Vice Chairman MacPherson, Chairman Mann</p> <p>If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.</p> <p>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.</p> |
| <p>Approved (4-0-0) Absent: Vice Chairman Macpherson</p> | <p><u>CONSENT CALENDAR</u></p> <p>1. <u>APPROVAL OF MINUTES</u></p> <p>Minutes from the Regular Meeting of February 20, 2007.</p> |

CONTINUED PUBLIC HEARINGS

2.

Approved (4-0-0)
Absent: Vice Chairman
Macpherson

a. CONDITIONAL USE PERMIT 04-07

Applicant: Calvary Chapel

Location: 8.41± acres located at the southeast corner of Avenue K-4 and 20th Street East in the SRR Zone

Request: Construct a church facility in 3 phases over 10 years; Phase I consisting of a 23,951 square foot building with a 6,766 square foot auditorium/multi-purpose room and related classrooms/offices; Phase II consisting of a 20,876 square foot two-story building for private school classrooms and Phase III consisting of a 19,268 square foot sanctuary

Recommendation: Grant a one-year extension to February 28, 2008, based on the findings contained in the staff report subject to the Revised Attachment to Resolution No. 05-05

Approved (4-0-0)
Absent: Vice Chairman
Macpherson
With amended Condition No. 21 adjusting age from 23 to 30 years, and added Condition No. 21.b. to read “No smoking within 20 feet of the liquor store.”

b. CONDITIONAL USE PERMIT 06-10

Applicant: Chris Mubarkah

Location: 604 East Avenue K

Request: Expand the square footage of the existing 1,772 square-foot liquor store by 928 square feet for a new total of 2,700 square feet. The applicant is requesting to demolish the existing liquor store and construct two commercial buildings totaling 18,249 square feet with the new liquor store located within one of the two new buildings in the C Zone

Recommendation: Adopt Resolution No. 07-13 approving Conditional Use Permit No. 06-10

NEW PUBLIC HEARINGS

**Approved (4-0-0)
Absent: Vice Chairman
Macpherson**

3. ONE-YEAR EXTENSIONS

a. TENTATIVE TRACT MAP 54007

Applicant: First Pacifica Housing Corp.
Location: 10± acres located on the southwest corner of Avenue H-12 and Challenger Way
Request: Subdivision of 43 single family lots in the R-7,000 Zone
Recommendation: Grant a one-year extension to January 21, 2008, based on the findings contained in the staff report and subject to the previously approved conditions as stated in Revised Attachment to Resolution No. 03-01

**Approved (3-0-1)
Abstained: Commissioner Faux
Absent: Vice Chairman
Macpherson**

b. TENTATIVE TRACT MAP 60779

Applicant: M. B. M. Developing, LLC
Location: 5± acres located on the northwest corner of 32nd Street West and Avenue J-8
Request: Subdivision of 18 single family lots in the R-7,000 Zone
Recommendation: Grant a one-year extension to March 15, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 04-09

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| <p>Approved (4-0-0) Absent: Vice Chairman Macpherson</p> | <p>4. <u>TENTATIVE PARCEL MAP 66629</u></p> <p>Applicant: Alan Neuburger</p> <p>Location: 2.18± acres located on the northeast corner of 20th Street West and Avenue L-8</p> <p>Request: A parcel map for 2 residential lots in the RR-1 Zone: Lot No. 1 at 45,773 square feet (1.05+ acres); Lot No. 2 at 40,034 square feet (.92 acres)</p> <p>Recommendation: Adopt Resolution No. 07-17 approving Tentative Parcel Map No. 66629</p> |
| <p>DIRECTOR'S ANNOUNCEMENTS</p> <p>COMMISSION AGENDA</p> <p>PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS</p> <p>ADJOURNMENT</p> | <ul style="list-style-type: none"> ■ Planners Institute ■ Technology of wind energy <ul style="list-style-type: none"> ■ Alcoholic Beverages Control Ordinance – may be available for public review by early April ■ Mobilehome park draft ordinance – in progress <p>None.</p> <p>The meeting is adjourned to Monday, April 9, 2007, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall.</p> |