



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
August 19, 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, August 16, 2013, 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 (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

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 July 15, 2013](#)**
APPROVED (4-0-1-1) (ABSTAIN: Harvey; ABSENT: Malhi)

CONTINUED PUBLIC HEARING

2. **[General Plan Amendment No. 13-01, Zone Change No. 13-01, and Conditional Use Permit No. 13-05](#)**
APPROVED (5-0-0-1) (ABSENT: Malhi)

Applicant: Psomas

Location: 92.7± gross acres generally bounded by Avenue K-8, Avenue L, 20th Street East and 30th 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:
1. Adopt Resolution No. 13-08 recommending to the City Council approval of General Plan Amendment No. 13-01 and Zone Change No. 13-01 on the subject property;
 2. Adopt Resolution No. 13-09 approving Conditional Use Permit No. 13-06; the approval of CUP No. 13-05 is not valid until the effective date of General Plan Amendment No. 13-01 and Zone Change No. 13-01

NEW PUBLIC HEARINGS

3. **Conditional Use Permit No. 13-08**
APPROVED (5-0-0-1) (ABSENT: Malhi)

- Applicant: Julianni's Italian Ristorante
- Location: 44960 Valley Central Way, Suite 103
- Request: A conditional use permit to allow on-sale beer and wine (Alcohol Beverage Control License Type 41) and live entertainment at Julianni's Italian Ristorante, in the CPD (Commercial Planned Development) Zone
- Recommendation: Adopt Resolution No. 13-12 approving Conditional Use Permit No. 13-08

4. **Tentative Tract Map No. 72266**
APPROVED (5-0-0-1) (ABSENT: Malhi)

- Applicant: Dennis Pursley
- Location: 5± gross acres located at the northeast corner of 26th Street West and Avenue L-8
- Request: A subdivision for four residential lots in the RR-1 Zone
- Recommendation: Adopt Resolution No. 13-13 approving Tentative Parcel Map No. 72266

5. [Housing Element \(Continuance\)](#)
APPROVED (5-0-0-1) (ABSENT: Malhi) – 30-Day Continuance

Applicant: City of Lancaster

Location: City-wide

Request: Update the Lancaster General Plan Housing Element to address housing needs for planning period January 1, 2014 to September 30, 2021 (5th cycle)

Recommendation: Grant a 30-day continuance to the September 16, 2013, Planning Commission Meeting

DIRECTOR ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, September 9, 2013, at 5:30 p.m., in the Planning Conference Room, City Hall.