



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
September 16, 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, September 13, 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

Present: Commissioners Cook, Harvey, Malhi, Terracciano, Vice Chairman Hall, and Chairman Vose.

PUBLIC BUSINESS FROM THE FLOOR

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.

Any person who would like to address the Planning Commission on any agenda item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

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.

PRESENTATION

The BLVD Temporary Sign Guidelines Update

Presenters: Randie Davis and Chenin Dow

Net Zero Solar Energy Program

Presenters: Jocelyn Swain, Andrew Noga and Heather Swan

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of August 19, 2013](#)
APPROVED (5-0-1-0) (ABSTAIN: Malhi)

CONTINUED PUBLIC HEARINGS

2. [Housing Element Update](#)
APPROVED (6-0-0-0) with direction to staff to provide the updated data on homeless persons and the developmentally disabled, at the special Commission meeting of October 14, 2013

Applicant: City of Lancaster

Location: City-wide

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

Recommendation: Receive public testimony on the draft General Plan Housing Element and adopt Resolution No. 13-14, recommending to the City Council approval of an update of the General Plan Housing Element

NEW PUBLIC HEARINGS

3. [Conditional Use Permit No. 11-03 \(Request for Extension\)](#)
APPROVED (6-0-0-0)

Applicant: Silverado Power, LLC

Location: 67± acres located at the southwest corner of Avenue H and 90th Street West

Request: Construction of a 10-megawatt (MW) photovoltaic solar generating facility in the Rural Residential 2.5 (RR-2.5) Zone

Recommendation: Grant a one-year extension to September 19, 2014, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 11-15

4. [Conditional Use Permit No. 11-05 \(Request for Extension\)](#)
APPROVED (6-0-0-0)

Applicant: Silverado Power, LLC

Location: 80± gross acres located on the east side of 80th Street West between Avenue J-4 and Avenue J-8

Request: Construction of a 20-megawatt (MW) photovoltaic solar generating facility in the Rural Residential 2.5 (RR-2.5) Zone

Recommendation: Grant a one-year extension to September 19, 2014, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 11-16

5. **Conditional Use Permit No. 13-09**
APPROVED (6-0-0-0)

Applicant: RKB Cafes, Inc., dba Camille's Sidewalk Cafe

Location: 44140 20th Street West, Suite 101

Request: A conditional use permit to allow on-sale beer and wine (Alcohol Beverage Control License Type 41) at Camille's Sidewalk Cafe in the MU-C (Mixed Use-Commercial) Zone

Recommendation: Adopt Resolution No. 13-15 approving Conditional Use Permit No. 13-09

DIRECTOR ANNOUNCEMENT

COMMISSION AGENDA

Reschedule the Planning Commission meetings of January 20 and February 17, 2014, due to the Martin Luther King, Jr., Day and President's Day holidays, respectively; and the Agenda Review Special Meeting of November 11, 2013 (Veteran's Day Holiday).

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, October 14, 2013, at 5:30 p.m., in the Planning Conference Room, City Hall.