

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Thomas (Randy) Hall
Commissioner Diana Cook
Commissioner Ryan Crist
Commissioner Cassandra D. Harvey
Commissioner Raj Malhi
Commissioner Fabian Terracciano

AGENDA RECAP

REGULAR MEETING

Monday
May 19, 2014
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, May 16, 2014, at the entrance to the Lancaster City Hall Council Chambers

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; 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. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days' notice is strongly recommended. For additional information, please contact the Community Development Division at (661) 723-6100.

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 Community Development Division counter and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Planning Section at (661) 723-6100.

CALL TO ORDER

INVOCATION

Robert Enos, Greater Works Christian Center.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, Crist, Harvey, Malhi, Terracciano, Vice Chair Hall, Chairman Vose.

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 April 21, 2014](#)
APPROVED (6-0-1-0) (ABSTAIN: Harvey)

NEW PUBLIC HEARINGS

2. [Conditional Use Permit No. 14-02](#)
APPROVED (7-0-0-0) Condition No. 1 amended to not exclude Standard Condition No. 7a.

Applicant: Bhupinder S. Grewal

Location: 767 West Avenue I

Request: Addition of Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license for the incidental off-sale of alcoholic beverages at a convenience market in the Commercial (C) zone

Recommendation: Adopt Resolution No. 14-02 approving Conditional Use Permit No. 14-02

3. **Conditional Use Permit No. 14-04**
APPROVED (6-1-0-0) (NOES: Crist)

Applicant: Liamont Carr (My Lounge Inc)

Location: 42035 10th Street West, Suite 105

Request: Allow a cocktail lounge with live entertainment with on-sale beer, wine, and distilled spirits (Alcohol Beverage Control license Type 48) in the Commercial Planned Development (CPD) Zone

Recommendation: Adopt Resolution No. 14-03 approving Conditional Use Permit No. 14-04

4. **Tentative Parcel Map No. 72532**
APPROVED (7-0-0-0)

Applicant: George Lane

Location: 40.26± gross acres on the southeast corner of Ave L and 60th Street West

Request: A subdivision for 10 commercial parcels in the CPD zone

Recommendation: Adopt Resolution No. 14-04 approving Tentative Parcel Map No. 72532

5. **Tentative Tract Map No. 72565**
APPROVED (7-0-0-0)

Applicant: Del Sur Ranch, LLC

Location: 10± gross acres on the southwest corner of 65th Street West and Avenue J-8

Request: A subdivision for 36 single family lots in the R-7,000 Zone

Recommendation: Adopt Resolution No. 14-05 approving Tentative Tract Map No. 72565

NEW BUSINESS

6. **Transit-Oriented Development (TOD) Zones**

No testimony received. First public hearing to be held at the next regular meeting of June 16, 2014. Project consultant David Sargent will conduct a focused study session and discussion of the project.

[Click to review the Lancaster TOD Zones \(www.cityoflanasterca.org/TOD\)](http://www.cityoflanasterca.org/TOD)

Applicant: City of Lancaster

Location: Planning Area 1 is approximately 84 acres in size and is located northeast of the Metrolink Station between Avenue I and Milling Street, and between Sierra Highway and Division Street. Planning Area 2 is approximately 102 acres in size and is located southeast of the Metrolink Station and south of Downtown Lancaster between Milling Street and Newgrove Street from Fern Avenue to Date Avenue, and between Newgrove Street and Avenue J from Fern Avenue to Sierra Highway

Request: Adoption of regulatory changes that support transit oriented development by: amending the General Plan to extend the existing boundary of the Downtown Lancaster Transit Village District; updating the General Plan Land Use Map and Zoning Map; creating new TOD Zones for the identified Planning Areas; and updating Title 17 (Zoning Code) of the Lancaster Municipal Code

Recommendation: Receive public testimony on the Transit Oriented Development (TOD) Zones, and provide comments, questions, and direction to staff

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, June 9, 2014, at 5:30 p.m., in the Public Safety Conference Room, City Hall.