



Planning ● 44933 Fern Avenue, Lancaster, California 93534 ● (661) 723-6100

LANCASTER PLANNING COMMISSION

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

AGENDA RECAP

REGULAR MEETING

Monday
August 18, 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, August 15, 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 public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. 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-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

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 Community Development Division at (661) 723-6100.

CALL TO ORDER

INVOCATION

Pastor John Meadors, Christian Life Assembly

PLEDGE OF ALLEGIANCE

ROLL CALL

Introduction of newly seated Planning Commissioner Miguel Coronado

Commissioners Cook, Coronado, 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 July 21, 2014](#)
APPROVED (4-0-0-3) (ABSENT: Malhi, Terracciano, Vose) to continue to September 22, 2014, Regular Meeting

CONTINUED PUBLIC HEARING

2. **Transit-Oriented Development (TOD) Zones**
APPROVED (4-0-0-3) (ABSENT: Malhi, Terracciano, Vose) to continue to September 22, 2014, Regular Meeting

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

NEW PUBLIC HEARINGS

3. **Conditional Use Permit No. 14-07**
APPROVED (4-0-0-3) (ABSENT: Malhi, Terracciano, Vose)

Applicant: Margareth Rico and Carlos Pineda

Location: 1122 West Avenue L-12, Suites 107 and 108

Request: A banquet facility for private catered events, and to allow alcohol (beer, wine, and spirits) to be provided on the premises, in the Light Industrial Zone

Recommendation: Adopt Resolution No. 14-10 approving Conditional Use Permit No. 14-07

4. **Conditional Use Permit No. 14-09**
APPROVED (4-0-0-3) (ABSENT: Malhi, Terracciano, Vose)

Applicant: 99 Cents Only Store #325

Location: 1030 East Avenue J

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 grocery and consumer goods store in the Commercial Planned Development (CPD) zone

Recommendation: Adopt Resolution No. 14-11 approving Conditional Use Permit No. 14-09

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, September 8, 2014, at 5:30 p.m., in the Public Safety Conference Room, City Hall. **Regular Meeting in September rescheduled to September 22, 2014, in the Council Chambers.**