

LANCASTER PLANNING COMMISSION

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

SPECIAL MEETING - AGENDA REVIEW

Monday, September 8, 2014
5:30 p.m.
Planning Conference Room
Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, September 5, 2014, at the entrance to the Lancaster City Hall Council Chambers

The Planning Commission Agenda Review is to provide Commissioners with the opportunity to review upcoming regular meeting agenda items with Staff. No public testimony will be taken on the items until the formal public hearing. Final agenda will be posted by 5:00 p.m. on Friday, September 19, 2014, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.

CALL TO ORDER

ROLL CALL

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

AGENDA REVIEW ITEMS

- 1. Minutes from the Regular Meetings of July 21, 2014, and August 18, 2014**

2. Transit-Overlay Development Zones

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, as follows:

- Amend the General Plan to revise the existing boundary of the Downtown Lancaster Transit Village District;
- Amend the General Plan to revise the text of Table VIII-1, General Plan Land Categories, related to the MU (Mixed Use) land use designation;
- Amend the General Plan land use map to designate the area generally bounded by Milling Street, Sierra Highway, Avenue J, and the west side of Fern Avenue, as a combination of MU and PK (Park);
- Amend Title 17 of the Lancaster Municipal Code to incorporate by reference the Lancaster TOD Zones as the development and land use regulations for the defined area, and amend the zoning map to MU-TOD to be co-terminus with the Lancaster TOD Zones

3. Conditional Use Permit No. 11-05

Applicant: Sustainable Power Group (sPower)

Location: 80± gross acres located on the east side of 80th Street East 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

4. Conditional Use Permit No. 12-09

Applicant: Sustainable Power Group (sPower)

Location: 158± gross acres located at the southwest corner of Avenue H and 100th Street West

Request: Construction of a 40-megawatt (MW) photovoltaic solar generating facility in the Rural Residential 2.5 (RR-2.5) Zone

5. Conditional Use Permit No. 14-08, Tentative Tract Map No. 72875

Applicant: Bruno Barbieri

Location: 10.15± gross acres on the northeast corner of 25th Street East and Avenue J-8

Request: A subdivision for 65 single family lots as a Residential Planned Development (RPD) in the R-7,000 Zone

6. Conditional Use Permit No. 14-11

Applicant: Curlyn S. Arnold (Wholesome Caribbean Restaurant and Bar)

Location: 42101 Sierra Highway

Request: To allow on-sale beer and wine (Alcohol Beverage Control License Type 41) for a bona fide restaurant as well as live entertainment, in the LI (Light Industrial) Zone

7. Temporary Promotional Signs/Banners

COMMISSION DISCUSSION

Rescheduling the Planning Commission meetings of January 19 and February 16, 2015, due to the Martin Luther King, Jr., Day and President's Day holidays, respectively.

ADJOURNMENT

This meeting is adjourned to the Planning Commission Regular Meeting on Monday, September 22, 2014, at 6 p.m., in the Lancaster City Hall Council Chambers.