



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 S. Coronado
Commissioner Cassandra D. Harvey
Commissioner Raj Malhi
Commissioner Fabian Terracciano

AGENDA RECAP

REGULAR MEETING

Monday
September 22, 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, September 19, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, Coronado, Malhi, Terracciano, Vice Chair Hall, Chairman Vose;
Absent: Commissioner Harvey

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.

CONSENT CALENDAR

1. Approval of **Minutes from the Regular Meeting of July 21, 2014**, and **APPROVED (5-0-1-1) (ABSTAIN: Cook; ABSENT: Harvey)**

Approval of **Minutes from the Regular Meeting of August 18, 2014**
APPROVED (4-0-2-1) (ABSTAIN: Terracciano, Vose; ABSENT: Harvey)

CONTINUED PUBLIC HEARING

2. **Transit-Overlay Development Zones**
APPROVED (6-0-0-1) (ABSENT: Harvey)

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, 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

Recommendation: Adopt Resolution No. 14-12, recommending to the City Council approval of the overall request

NEW PUBLIC HEARINGS

3. **Conditional Use Permit No. 11-05**
APPROVED (6-0-0-1) (ABSENT: Harvey) One-year Extension to September 2015

Applicant: Sustainable Power Group (sPower)

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, 2015, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 11-16

4. **Conditional Use Permit No. 12-09**
APPROVED (6-0-0-1) (ABSENT: Harvey) One-year Extension to December 2015

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

Recommendation: Grant a one-year extension to December 13, 2015, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 12-23

5. **Conditional Use Permit No. 14-08, Tentative Tract Map No. 72875**
APPROVED (6-0-0-1) (ABSENT: Harvey)

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

Recommendation: Adopt Resolution No. 14-13 approving Conditional Use Permit No. 14- 08 and Tentative Tract Map No. 72875

6. **Conditional Use Permit No. 14-11**
APPROVED (6-0-0-1) (ABSENT: Harvey)

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

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

CONTINUED BUSINESS

7. **Temporary Promotional Signs/Banners**

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

APPROVED (6-0-0-1) (ABSENT: Harvey)

Planning Commission regular meetings of January and February 2015 rescheduled to January 26 and February 23, 2015, respectively due to the Martin Luther King, Jr., Day and President's Day holidays.

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

None.

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, October 13, 2014, at 5:30 p.m., in the **Parks, Recreation and Arts Conference Room**, City Hall.