

# **A G E N D A R E C A P**

## **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**May 21, 2007**

**7:00 p.m.**

Council Chambers - Lancaster City Hall  
44933 North Fern Avenue, Lancaster, California 93534

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### **Agenda Review**

May 14, 2007

5:30 P.M.

Planning Conference Room - Large

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The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, May 11, 2007, 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 48 hours 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 City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners: Faux, Salazar, Troth,  
Vice Chairman MacPherson, Chairman Mann

**REORGANIZATION OF THE  
PLANNING COMMISSION**

**Election of Chairman:** Open Nominations for Chairman of  
the Planning Commission

Ken Mann re-elected as Chairman of  
the Planning Commission

**Election of Vice Chairman:** Open Nominations for Vice Chairman  
of the Planning Commission

Mark Troth elected as Vice Chairman  
of the Planning Commission

**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.

**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**

Approved (5-0-0)

**1. APPROVAL OF MINUTES**

Minutes from the Regular Meeting of April 16, 2007.

**NEW PUBLIC HEARINGS**

Approved (5-0-0)

**2. ONE-YEAR EXTENSIONS**

**a. CONDITIONAL USE PERMIT 04-10 and TENTATIVE PARCEL MAP NO. 61937**

Applicant: Rob Martin, Martin Associates

Location: 15± gross acres located on the southwest corner of 20<sup>th</sup> Street West and Avenue J-8

Request: To construct a 177,830 square-foot commercial retail center with a 4-story hotel, and to subdivide the property into 11 parcels in the CPD Zone

Recommendation: Grant a one-year extension to April 18, 2008, based on the findings in the staff report and subject to the Revised Attachment to Resolution No. 05-10

Approved (5-0-0)

**b. TENTATIVE TRACT MAP NO. 60108**

Applicant: Pacific Communities Builder, Inc.

Location: 10.58± gross acres located on the northeast corner of 35<sup>th</sup> Street West and Avenue M-6

Request: Subdivide 18 single family lots in the SRR Zone

Recommendation: Grant a one-year extension to March 15, 2008, based on the findings in the staff report and subject to the Revised Attachment to Resolution No. 04-03

**Approved (5-0-0)**

**c. VESTING TENTATIVE TRACT MAP NO. 60241**

Applicant: Matthews Homes

Location: 20± gross acres located on the southwest corner of 30<sup>th</sup> Street West and Jackman Street

Request: Subdivide 84 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to March 21, 2008, based on the findings in the staff report and subject to the Revised Attachment to Resolution No. 05-10

**d. TENTATIVE TRACT MAP NO. 60430**

Applicant: American Premiere Homes

Location: 23± gross acres located on the northwest corner of Avenue K and 36<sup>th</sup> Street West

Request: Subdivide 82 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to March 21, 2008, based on the findings in the staff report and subject to the Revised Attachment to Resolution No. 05-11

**e. TENTATIVE TRACT MAP NO. 60573**

Applicant: First Pacifica Housing Corp.

Location: 20± gross acres located on the south side of Avenue I, approximately 320 feet west of 30<sup>th</sup> Street West

Request: Subdivide 81 single family lots in the R-7,000 Zone

Recommendation: Grant an extension to April 19, 2008, based on the findings in the staff report and subject to the Revised Attachment to Resolution No. 04-17

**Approved (5-0-0)**

Grant a 90-day extension based on the findings in the staff report and subject to the Revised Attachment to Resolution No. 05-11. With the following added conditions: no. 9 - Silt fence to be installed around perimeter; no. 10 - Signage indicating developer's name and phone number to be posted in a conspicuous location for residents' reference.

**Approved (5-0-0)**

<p><b>Approved (5-0-0)</b></p>	<p><b>3. <u>CONDITIONAL USE PERMIT 96-06 (AMENDED)</u></b></p> <p>Applicant: Desert Christian Schools</p> <p>Location: 2340 West Avenue J-8</p> <p>Request: Amend Condition No. 5 of Conditional Use Permit No. 96-06 (Amended) to allow the existing modular units used for Desert Christian School to remain on the site for an additional 25 years (to be removed by March 2032)</p> <p>Recommendation: Adopt Resolution No. 07-23 approving Conditional Use Permit 96-06 (Amended), including the amendment of Condition No. 5</p>
<p><b>Approved (5-0-0)</b></p>	<p><b>4. <u>CONDITIONAL USE PERMIT NO. 05-26 and TENTATIVE TRACT MAP 63215</u></b></p> <p>Applicant: Taft Corporation</p> <p>Location: 20± gross acres located on the south side of Avenue H and approximately 330 feet west of future 42<sup>nd</sup> Street West</p> <p>Request: A Residential Planned Community of 115 single family lots with one common lot for open space recreation facilities in the MDR and R-7,000 Zones</p> <p>Recommendation: Adopt Resolution No. 07-21 approving Tentative Tract Map No. 63215 and Conditional Use Permit 05-26</p>
<p><b>Approved (5-0-0)</b>                  Added the following conditions:                  no. 26 – Graffiti on the premises shall be removed within 72 hours;                  no. 27 - At the discretion of the Planning Director, determine whether or not on-site security will be required in the future.</p>	<p><b>5. <u>CONDITIONAL USE PERMIT NO. 07-02</u></b></p> <p>Applicant: 10K Properties II, LLC</p> <p>Location: 3.49± gross acres located west of Challenger Way on the north side of Avenue K</p> <p>Request: Construct a 42,019 square-foot grocery store, located within an existing commercial shopping center in the CPD Zone</p> <p>Recommendation: Adopt Resolution No. 07-22 approving Conditional Use Permit No. 07-02</p>

<p>Approved (5-0-0)</p>	<p><b><u>NEW BUSINESS</u></b></p> <p><b>6. <u>VACATION OF RIGHT-OF-WAY ON LINE DRIVE</u></b></p> <p>Applicant: Lancaster Economic Development/ Redevelopment Agency</p> <p>Location: 50,300 square feet of Line Drive located between Valley Central Way and 27<sup>th</sup> Street West</p> <p>Request: Redevelopment Agency has requested the vacation of excess road right-of-way on Line Drive</p> <p>Recommendation: Find that the vacation of the excess right-of- way on Line Drive is in conformance with the Lancaster General Plan</p>
<p><b>DIRECTOR'S ANNOUNCEMENTS</b></p> <p><b>COMMISSION AGENDA</b></p> <p><b>PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS</b></p> <p><b>ADJOURNMENT</b></p>	<ul style="list-style-type: none"> <li>■ Draft EIR of Amargosa Creek Specific Plan – public hearing slated on June 18, 2007</li> <li>■ Downtown Specific Plan – community meeting scheduled on June 5, 2007</li> </ul> <p>None.</p> <p>This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, <b><u>no action can be taken on non-agenda items.</u></b> Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda.</p> <p>Michael Wilson addressed the commission regarding the following:</p> <ul style="list-style-type: none"> <li>■ Graffiti removal neighborhood watch</li> <li>■ Copy of Draft EIR of Amargosa Creek Specific Plan requested</li> </ul> <p>The meeting is adjourned to Monday, June 11, 2007, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall.</p>