

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, July 13, 2015
5:30 p.m.
City Council Conference Room
Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, July 10, 2015, 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, July 17, 2015, 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.

REVIEW/DISCUSSION

Planning Commission Review of the Proposed Copper Square Project

Applicant: Inland Construction

Location: West side of 30th Street West, approximately 1,300 feet north of Avenue I

Action: Review Proposed plan and provide staff/applicant with feedback and comments on the design of the proposed project

AGENDA REVIEW ITEMS

- 1. Minutes from the Regular Meeting of June 22, 2015**
- 2. General Plan Amendment No. 14-02, Zone Change, 14-02, Conditional Use Permit Nos. 14-10a, 14-10b, 14-10c, 14-10d, 14-10e**

Applicant: Sustainable Power (sPower) Group, LLC

Location: The proposed solar project would occupy approximately 1,191± gross acres generally bounded by Avenue K, 80th Street West, 105th Street West, and the California Aqueduct (APNs 3248-009-001 thru -002, 3248-010-002, 3248-010-005 thru -007, 3248-010-012, 3248-010-063, 3248-011-002, 3248-011-004 thru -007, 3248-011-016 thru -019, 3248-011-025 thru -026, 3248-011-032 thru -035, 3248-012-001 thru -002, 3248-012-004, 3248-012-007 thru -015, 3248-012-018 thru -023, 3248-012-025 thru -027, 3248-013-001 thru -003, 3248-021-001 thru -009, 3248-021-011, 3248-021-013 thru -016, 3248-021-019 thru -021, 3248-021-025 thru -027, 3248-021-031 thru -038, 3248-021-040, 3248-021-045 thru -049, 3248-021-051 thru -053, and 3248-022-001)

The solar facility will be constructed in “phases” which are described below:

- **CUP 14-10a:** 104 acres bounded by Avenue K, Avenue K-8, 90th Street West, and 100th Street West (APNs 3248-010-002, 005, 006, 007, 012, 063);
- **CUP 14-10b:** 62.5 acres bounded by Avenue K-8, 280 feet north of Avenue K-12, 95th Street West, and 100th Street West (3248-011-033, 3248-011-035);
- **CUP 14-10c:** 607 acres broken down as follows. 65 acres bounded by Avenue L, 280 feet north of Avenue K-12, 95th Street West and 100th Street West; 57.5 acres bounded by Avenue K-12, Avenue L, 90th Street West, and 95th Street West; and 484.5 acres

bounded by Avenue L, Quarry Ridge Road, 90th Street West and 700 feet west of 105th Street West (APNs 3248-011-002, 004 thru 007, 016 thru 019, 025, 026, 032, 034; 3248-009-001, 002; 3248-012-001, 002, 004, 007 thru 015, 018 thru 023, 025 thru 027, 3248-013-001 thru 003);

- **CUP 14-10d:** 322 acres bounded by Avenue L, Quarry Ridge Road, 80th Street West, and 90th Street West (APNs 3248-021-001 thru 009, 011, 013 thru 016, 019, 020, 021, 025, 026, 031 thru 033, 046, 047, 051 thru 053; 3248-022-001);
- **CUP 14-10e:** 95.5 acres bounded by Avenue L, Avenue L-8, 80th Street West, and 85th Street West (APNs 3248-021-027, 033 thru 038, 040, 045, 048, 049, 051)

- Request:
1. Amendment of the General Plan land use designation for the subject properties from NU (Non-Urban Residential), UR (Urban Residential), and C (Commercial) to NU;
 2. Rezoning of subject properties from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) and SP (Specific Plan) to RR-2.5;
 3. Construction of a 150-megawatt (MW) photovoltaic solar generating facility in the RR-2.5 Zone

3. Map Extensions

a. Tentative Tract Map No. 60885

Applicant: Royal Investors Group, LLC

Location: 12.51± gross acres located on the west side of 60th Street West approximately 290 feet south of Avenue J-8

Request: Subdivision into 49 single family lots in the R-7,000 Zone

b. Tentative Tract Map No. 61574

Applicant: United Engineering Group

Location: 26.6± gross acres located on the southwest corner of Avenue K and 30th Street East

Request: Subdivision into 45 single family lots in the R-10,000 Zone

c. Tentative Tract Map No. 61734

Applicant: Royal Investors Group, LLC

Location: 5± gross acres located 663 feet north of Avenue J-12 and approximately 658 feet west of 60th Street West

Request: Subdivision into 19 single family lots in the R-7,000 Zone

d. Tentative Tract Map No. 62485

Applicant: Royal Investors Group, LLC

Location: 10.09± gross acres located on the southwest corner of 30th Street East and future Nugent Street

Request: Subdivision into 39 single family lots in the R-7,000 Zone

4. Tentative Tract Map No. 72648

Applicant: Global Investments and Development, LLC

Location: 6± gross acres at the northeast corner of Newgrove Street and 65th Street West

Request: Subdivision into 24 single family lots, including 22 lots for single-family homes and 2 lots for a retention basin, in the R-7,000 Zone

5. Tentative Tract Map No. 72649

Applicant: Global Investments and Development, LLC

Location: 3.27± gross acres at the northeast corner of Newgrove Street and Tahoe Way

Request: Subdivision into 12 single family lots for single-family homes, in the R-7,000 Zone

6. Notice of Availability of a Draft Environmental Impact Report for the Del Sur Solar Project (SCH No. 2015021016)

7. Proposed Revisions to the Alcohol Ordinance

COMMISSION DISCUSSION

ADJOURNMENT

This meeting is adjourned to the Planning Commission Regular Meeting on Monday, July 20, 2015, at 6 p.m., in the Lancaster City Hall Council Chambers.