

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
July 20, 2015
6:00 p.m.

Council Chambers, Lancaster City Hall

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www.cityoflancasterca.org/PublicMeetings

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, July 17, 2015, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

Hall.

PLEDGE OF ALLEGIANCE

Harvey.

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR

None.

UNCONTESTED PUBLIC HEARING

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of June 22, 2015](#)
APPROVED (4-0-2-0-1) (ABSTAIN: Harvey, Terracciano; ABSENT: Cook)

NEW PUBLIC HEARINGS

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 through 007, 016 through 019, 025, 026, 032, 034; 3248-009-001, 002; 3248-012-001, 002, 004, 007 through 015, 018 through 023, 025 through 027, 3248-013-001 through 003);
- **CUP 14-10d:** 322 acres bounded by Avenue L, Quarry Ridge Road, 80th Street West, and 90th Street West (APNs 3248-021-001 through 009, 011, 013 through 016, 019, 020, 021, 025,

026, 031 through 033, 046, 047, 051 through 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 through 038, 040, 045, 048, 049, 051)

Request:

1. Amendment of the General Plan land use designation for the subject properties from a combination of NU (Non-Urban Residential), UR (Urban Residential), and C (Commercial), with an SP (Specific Plan) overlay, 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

Recommendation:

1. Adopt **Resolution No. 15-12** certifying the Final Environmental Impact Report (EIR), adopting the necessary environmental findings, and recommending to the City Council approval of an amendment to the adopted General Plan of the City and an amendment to the adopted Zoning Plan for the City, known as **General Plan Amendment No. 14-02** and **Zone Change No. 14-02**;

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

2. Adopt **Resolution No. 15-13** approving **Conditional Use Permit No. 14-10a**. The approval of CUP No. 14-10a is not valid until the effective date of General Plan Amendment No. 14-02 and Zone Change No. 14-02;

APPROVED (6-0-0-0-1) (ABSENT: Cook) with added **Condition No. 17 for decommissioning**

3. Adopt **Resolution No. 15-14** approving **Conditional Use Permit No. 14-10b**. The approval of CUP No. 14-10b is not valid until the effective date of General Plan Amendment No. 14-02 and Zone Change No. 14-02;

APPROVED (6-0-0-0-1) (ABSENT: Cook) with added **Condition No. 17 for decommissioning**

4. Adopt **Resolution No. 15-15** approving **Conditional Use Permit No. 14-10c**. The approval of CUP No. 14-10c is not valid until the effective date of General Plan Amendment No. 14-02 and Zone Change No. 14-02;

APPROVED (6-0-0-0-1) (ABSENT: Cook) with added **Condition No. 17 for decommissioning**

5. Adopt **Resolution No. 15-16** approving **Conditional Use Permit No. 14-10d**. The approval of CUP No. 14-10d is not valid until the effective date of General Plan Amendment No. 14-02 and Zone Change No. 14-02;

APPROVED (6-0-0-0-1) (ABSENT: Cook) with added Condition No. 17 for decommissioning

6. Adopt **Resolution No. 15-17** approving **Conditional Use Permit No. 14-10e**. The approval of CUP No. 14-10e is not valid until the effective date of General Plan Amendment No. 14-02 and Zone Change No. 14-02

APPROVED (6-0-0-0-1) (ABSENT: Cook) with added Condition No. 17 for decommissioning

3. Map Extensions

a. **Tentative Tract Map No. 60885**

APPROVED (6-0-0-0-1) (ABSENT: Cook) to continue to the August 17, 2015, Meeting

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

Recommendation: Grant a one-year extension to July 18, 2016, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 05-38

b. **Tentative Tract Map No. 61574**

APPROVED (6-0-0-0-1) (ABSENT: Cook) to continue to the August 17, 2015, Meeting

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

Recommendation: Deny the request for a one-year extension, based on the lack of findings contained in the staff report

c. Tentative Tract Map No. 61734

APPROVED (6-0-0-0-1) (ABSENT: Cook) to continue to the August 17, 2015, Meeting

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

Recommendation: Grant a one-year extension to July 18, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-42

d. Tentative Tract Map No. 62485

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

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

Recommendation: Grant a one-year extension to July 17, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-58

4. Tentative Tract Map No. 72648

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

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

Recommendation: Adopt Resolution No. 15-10 approving Tentative Tract Map No. 72648

5. [Tentative Tract Map No. 72649](#)
APPROVED (6-0-0-0-1) (ABSENT: Cook)

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

Recommendation: Adopt Resolution No. 15-11 approving Tentative Tract Map No. 72649

NEW BUSINESS

6. [Public Comments on the Draft Environmental Impact Report for the Del Sur Solar Project \(SCH No. 2015021016\)](#)

Presenter: Jocelyn Swain, Associate Planner Environmental

7. [Proposed Revisions to the Alcohol Ordinance](#)

Presenters: Brian Ludicke, Planning Director; Jocelyn Corbett, Assistant City Attorney; Randie Davis, Assistant Planner

Consensus to prepare draft ordinance for hearing at the August 17, 2015, regular meeting.

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, August 10, 2015, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.