



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**  
**August 17, 2015**  
**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, August 7, 2015, at the entrance to the Lancaster City Hall Council Chambers

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### **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, Harvey, Malhi, Terracciano, Vice Chair Hall, Chairman Vose.

**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 20, 2015](#)  
**APPROVED (4-0-1-0-2)** (ABSTAIN: Cook; ABSENT: Harvey, Malhi)

**CONTINUED PUBLIC HEARINGS**

**2. Map Extensions**

**a. Tentative Tract Map No. 60885  
**APPROVED (5-0-0-0-2) (ABSENT: Harvey, Malhi)****

Applicant: Royal Investors Group, LLC

Location: 12.51± gross acres located on the west side of 60<sup>th</sup> 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 (5-0-0-0-2) (ABSENT: Harvey, Malhi)****

Applicant: United Engineering Group

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

Request: Subdivision into 45 single family lots in the R-10,000 Zone and one remainder parcel in the CPD 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. 06-56

**c. Tentative Tract Map No. 61734  
**APPROVED (5-0-0-0-2) (ABSENT: Harvey, Malhi)****

Applicant: Royal Investors Group, LLC

Location: 5± gross acres located 663 feet north of Avenue J-12 and approximately 658 feet west of 60<sup>th</sup> 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

**NEW PUBLIC HEARINGS**

**3. One Year Extensions**

**a. Conditional Use Permit No. 12-06**

**APPROVED (5-0-0-0-2) (ABSENT: Harvey, Malhi)**

Applicant: Antelope Valley Christian Center

Location: 20.2± acres of an 80± gross acre site located on the southwest corner of 30<sup>th</sup> Street East and Avenue K-8

Request: Construction and operation of a church facility totaling 32,524± square feet, including a 9,527± square-foot auditorium, 8,230± square-foot multi-purpose room, and 14,040± square feet of miscellaneous office space and restrooms, and a one acre drainage basin in the RR-1 (Rural Residential, one dwelling unit per 40,000 square-foot lot minimum) zone

Recommendation: Grant a one-year extension to August 20, 2016, based on the findings contained in the staff report, and subject to the revised conditions list, Attachment to Resolution No. 12-15

**b. Tentative Tract Map No. 61733**

**APPROVED (5-0-0-0-2) (ABSENT: Harvey, Malhi)**

Applicant: ICON Properties Inc.

Location: 10.00± gross acres located at the northeast corner of 27th Street West and Avenue L-4

Request: Subdivision for 18 single family lots in the SRR Zone

Recommendation: Grant a one-year extension to August 17, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-41

**c. Tentative Tract Map No. 70238 / Conditional Use Permit No. 07-19  
APPROVED (5-0-0-0-2) (ABSENT: Harvey, Malhi)**

Applicant: Jusdyco, Inc., LLC

Location: 14.3± acres located on the northeast corner of 50th Street West and Lancaster Boulevard

Request: Residential Planned Community of 160 individual detached airspace condominiums, with 1.7± acres of common open space in the MDR (Moderate Density Residential, 6.6 to 15 dwelling units per acre) Zone

Recommendation: Grant a one-year extension to July 20, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 09-13

**4. Lancaster Municipal Code Amendment (Title 17) - Amendment to the Alcohol Ordinance, Section 17.42.020 – Definitions and Minor Additions to the Mixed Use, General Commercial and Industrial Zones  
APPROVED (5-0-0-0-2) (ABSENT: Harvey, Malhi)**

Applicant: City of Lancaster

Location: City-wide

Request: Amendment of Title 17 (Zoning) of the Lancaster Municipal Code by amending Sections 17.10.050.B (Uses and Permit Requirements – Mixed Use – Uses Matrix), 17.12.080.D.11 (Uses Subject to Conditional Use Permits – General Commercial Zone), 17.16.070.A.5 (Uses Subject to Conditional Use permits – Industrial Zones) to require a conditional use permit for nightclubs without alcohol sales, and Section 17.42.020 (DEFINITIONS) related to provisions for convenience stores, sales floor area, and incidental sellers

Recommendation: Adopt Resolution No. 15-18 recommending to the City Council approval of an ordinance amendment as stated in the above request

**DIRECTOR'S ANNOUNCEMENT**

**COMMISSION AGENDA**

**PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS**

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, September 14, 2015, at 5:30 p.m., in the City Council Conference Room, City Hall.