

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, October 12, 2015

5:30 p.m.

**Parks, Recreation & Arts Conference Room
Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, October 9, 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, October 16, 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.

AGENDA REVIEW ITEMS

- 1. Minutes from the Regular Meeting of September 19, 2015**

2. One-Year Extensions

a. Tentative Tract Map No. 53229

Applicant: Royal Investors Group, LLC

Location: 483± gross acres bounded by Avenue K, future 62nd Street West, Avenue L, and 70th Street West

Request: A subdivision for 1,594 single-family lots, 1 school lot of 13.39 acres and 1 park lot of 28.05 acres in the SP (Specific Plan) Zone

b. Tentative Tract Map No. 61480

Applicant: Royal Investors Group, LLC

Location: 28.9± gross acres located on the northeast corner of Lancaster Boulevard and future 35th Street East

Request: A subdivision for 130 single-family lots in the R-7,000 Zone

c. Tentative Tract Map No. 61977

Applicant: Tiferet, LLC

Location: 3.75± gross acres located on the south side of Avenue K-4 and approximately 660 feet west of 15th Street East

Request: A subdivision for 16 single-family lots in the R-7,000 Zone

d. Tentative Tract Map No. 62121

Applicant: Royal Investors Group, LLC

Location: 30.3± gross acres located on the northwest corner of 40th Street West and Avenue K

Request: A subdivision for 115 single-family lots in the R-7,000 Zone

e. Tentative Tract Map No. 63786

Applicant: Antelope Valley Engineering

Location: 10± gross acres located on the northwest corner of 30th Street East and Avenue J-8

Request: A subdivision for 37 single-family lots in the R-7,000 Zone

f. Tentative Tract Map No. 66408

Applicant: Civil Design and Drafting, Inc.
Location: 4.77± gross acres located west of 22nd Street East and north of Avenue J-6
Request: A subdivision for 20 single-family lots in the R-7,000 Zone

3. Conditional Use Permit No. 15-06

Applicant: Lkhagua Tunden (Okami Sushi Restaurant)
Location: 2073 West Avenue K
Request: Type 41 (on-sale beer and wine for a bona fide eating place) Alcoholic Beverage Control (ABC) license in conjunction with a 2,432 square-foot restaurant (Okami Sushi Restaurant), within a commercial shopping center, in the Commercial Planned Development (CPD) Zone

4. Conditional Use Permit No. 15-07

Applicant: Sustainable Power (sPower) Group, LLC
Location: 51± gross acres generally bounded by Avenue J, future Avenue J-6, 100th Street West, and 105th Street West
Request: Construction of a 5 megawatt (MW) photovoltaic solar facility in the Rural Residential 2.5 (RR-2.5) Zone

5. Conditional Use Permit No. 15-09

Applicant: Sustainable Power (sPower) Group, LLC
Location: 352± gross acres generally bounded by Avenue J, future Avenue K-4, 90th Street West, and 110th Street West
Request: Construction of a 60 megawatt (MW) photovoltaic solar facility in the Rural Residential 2.5 (RR-2.5) Zone

COMMISSION DISCUSSION

ADJOURNMENT

This meeting is adjourned to the Planning Commission Regular Meeting on Monday, October 19, 2015, at 6 p.m., in the Lancaster City Hall Council Chambers.