

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Thomas (Randy) Hall
Commissioner Diana Cook
Commissioner Miguel S. Coronado
Commissioner Cassandra D. Harvey
Commissioner Fabian Terracciano

AGENDA RECAP

REGULAR MEETING

Monday
October 19, 2015
6:00 p.m.

Council Chambers, Lancaster City Hall

View this Meeting on the web:

www.cityoflancasterca.org/PublicMeetings

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, October 16, 2015, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

Vice Chair Hall.

PLEDGE OF ALLEGIANCE

Commissioner Harvey.

ROLL CALL

Commissioners Cook, Coronado, Harvey, Terracciano, Vice Chair Hall, Chairman Vose.
Former Commissioner Raj Malhi appointed to City Council on October 13, 2015.

PUBLIC BUSINESS FROM THE FLOOR

None.

UNCONTESTED PUBLIC HEARING

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of September 21, 2015](#)
APPROVED (6-0-0-0-0)

NEW PUBLIC HEARING

2. **One-Year Extensions**

a. [Tentative Tract Map No. 53229](#)

APPROVED (6-0-0-0-0)

Applicant: Royal Investors Group, LLC

Location: 483± gross acres bounded by Avenue K, 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

Recommendation: Grant a one-year extension to October 17, 2016, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 05-64

b. [Tentative Tract Map No. 61480](#)

APPROVED (6-0-0-0-0) for a 30-day continuance to November 16, 2015

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

Recommendation: Continue the public hearing to the November 16, 2015 Planning Commission meeting

c. [Tentative Tract Map No. 61977](#)

APPROVED (6-0-0-0-0)

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

Recommendation: Grant a one-year extension to October 17, 2016, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 05-70

**d. [Tentative Tract Map No. 62121](#)
APPROVED (5-0-0-1-0) (RECUSED: Cook) for denial**

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

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

**e. [Tentative Tract Map No. 63786](#)
APPROVED (6-0-0-0-0)**

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

Recommendation: Grant a one-year extension to October 16, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-77

**f. [Tentative Tract Map No. 66408](#)
APPROVED (6-0-0-0-0)**

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

Recommendation: Grant a one-year extension to October 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 09-28

3. **Conditional Use Permit No. 15-06**

APPROVED (6-0-0-0-0)

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

Recommendation: Adopt Resolution No. 15-30 approving Conditional Use Permit No. 15-06

4. **Conditional Use Permit No. 15-07**

APPROVED (6-0-0-0-0)

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 RR-2.5 (Rural Residential 2.5) Zone

Recommendation: Adopt Resolution No. 15-31 approving Conditional Use Permit No. 15-07

5. **Conditional Use Permit No. 15-09**

APPROVED (6-0-0-0-0)

Applicant: Sustainable Power (sPower) Group, LLC

Location: 352± gross acres generally bounded by Avenue J, future Avenue K-4, 110th Street West, and 90th Street West

Request: Construction of a 60 megawatt (MW) photovoltaic solar facility in the RR-2.5 (Rural Residential 2.5) Zone

Recommendation: Adopt Resolution No. 15-32 approving Conditional Use Permit No. 15-09

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

APPROVED (6-0-0-0-0)

December Planning Commission Regular meeting rescheduled to December 14, 2015;
Special Meeting for Agenda Review rescheduled to December 7, 2015.

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

None.

ADJOURNMENT

Adjourned to the Special Meeting for Agenda Review on Monday, November 9, 2015, at 5:30 p.m., in the Parks, Recreation & Arts Conference Room, City Hall.