

## **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**  
**September 21, 2015**  
**6:00 p.m.**

**Council Chambers, Lancaster City Hall**

View this Meeting on the web:

[www.cityoflancasterca.org/PublicMeetings](http://www.cityoflancasterca.org/PublicMeetings)

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, September 18, 2015, at the entrance to the Lancaster City Hall Council Chambers

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### **CALL TO ORDER**

### **INVOCATION**

Pastor John Meadors, Christian Life Assembly.

### **PLEDGE OF ALLEGIANCE**

Cook.

### **ROLL CALL**

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

### **PUBLIC BUSINESS FROM THE FLOOR**

None.

### **UNCONTESTED PUBLIC HEARING**

**CONSENT CALENDAR**

1. [Approval of Minutes from the Regular Meeting of August 17, 2015](#)  
**APPROVED (4-0-2-0-1)** (ABSTAIN: Harvey, Malhi; ABSENT: Coronado)

**NEW PUBLIC HEARINGS**

2. **One-Year Extensions**

- a. [Conditional Use Permit No. 11-05](#)  
**APPROVED (6-0-0-0-1)** (ABSENT: Coronado)

Applicant: Sustainable Power (sPower) Group, LLC

Location: 80± gross acres located on the east side of 80th Street West between Avenue J-4 and Avenue J-8

Request: Construction of a 20 megawatt (MW) photovoltaic solar generating facility in the Rural Residential 2.5 (RR-2.5) Zone

Recommendation: Grant a one-year extension to September 19, 2016, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 11-16

- b. [Conditional Use Permit No. 12-09](#)  
**APPROVED (6-0-0-0-1)** (ABSENT: Coronado)

Applicant: Sustainable Power (sPower) Group, LLC

Location: 158± gross acres located at the southwest corner of Avenue H and 100<sup>th</sup> Street West

Request: Construction of a 40 megawatt (MW) photovoltaic solar generating facility in the Rural Residential 2.5 (RR-2.5) Zone

Recommendation: Grant a one-year extension to December 13, 2016, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 12-23

- c. [Tentative Tract Map No. 60367](#)  
**APPROVED (5-1-0-0-1)** (NOES: Cook; ABSENT: Coronado) for a 60-day continuance to the November 16, 2015, meeting

Applicant: Royal Investors Group, LLC

Location: 30± gross acres located at the northeast corner of Lancaster Boulevard and 37th Street East

Request: Subdivision for 129 single family lots in the R-7,000 and R-10,000 Zones

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

**d. Tentative Tract Map No. 60870  
**APPROVED (6-0-0-0-1) (ABSENT: Coronado) for denial****

Applicant: Civil Design and Drafting, Inc.

Location: 12± gross acres located on the east side of 20<sup>th</sup> Street West approximately 660 feet south of Avenue I

Request: Subdivision for 44 single family lots in the R-7,000 Zone

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

**e. Tentative Tract Map No. 61677  
**APPROVED (6-0-0-0-1) (ABSENT: Coronado)****

Applicant: JemStreet Properties, Inc.

Location: 15± gross acres located on the southwest corner of Avenue K and future 57<sup>th</sup> Street West

Request: Subdivision for 58 residential lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to August 15, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-47

**f. Tentative Tract Map No. 61678  
**APPROVED (6-0-0-0-1) (ABSENT: Coronado)****

Applicant: Royal Investors Group, LLC

Location: 15.14± gross acres located on the southeast corner of Avenue K and future 57<sup>th</sup> Street West

Request: Subdivision for 58 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 18, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-67

**g. [Tentative Tract Map No. 62349](#)  
**WITHDRAWN BY THE APPLICANT**; map to expire**

Applicant: United Engineering Group  
Location: 20.56± acres located on the northeast corner of 20th Street East and Avenue H-12  
Request: A subdivision for 78 single family lots in the R-7,000 Zone

**h. [Tentative Tract Map No. 63282](#)  
**APPROVED (6-0-0-0-1) (ABSENT: Coronado) for denial****

Applicant: Civil Design and Drafting, Inc.  
Location: 47.2± gross acres located on the northwest corner of Avenue I and 40<sup>th</sup> Street West  
Request: Subdivision for 177 single family lots in the MU-N (Mixed Use-Neighborhood) Zone  
Recommendation: Deny the request for a one-year extension, based on the findings contained in the staff report

**i. [Tentative Tract Map No. 63283](#)  
**APPROVED (6-0-0-0-1) (ABSENT: Coronado) for denial****

Applicant: Civil Design and Drafting, Inc.  
Location: 20.3± gross acres located on the northeast corner of 42<sup>nd</sup> Street West and Avenue I  
Request: Subdivision for 85 single family lots in the MU-N (Mixed Use-Neighborhood) Zone  
Recommendation: Deny the request for a one-year extension, based on the findings contained in the staff report

**j. [Tentative Tract Map No. 64877](#)  
**APPROVED (6-0-0-0-1) (ABSENT: Coronado)****

Applicant: Royal Investors Group, LLC  
Location: 9.42± gross acres located on the northeast corner of 20<sup>th</sup> Street East and Nugent Street  
Request: A subdivision for 41 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to August 21, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-63

**k. Tentative Tract Map No. 65186  
**APPROVED (6-0-0-0-1)** (ABSENT: Coronado) for denial**

Applicant: Stantec Consulting

Location: 17.7± gross acres located at the northeast corner of Avenue J and future 42<sup>nd</sup> Street West

Request: Subdivision for 73 single family lots in the R-7,000 Zone

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

**l. Tentative Parcel Map No. 72266  
**APPROVED (5-0-0-1-1)** (ABSENT: Coronado; RECUSED: Malhi) 60-day extension to November 16, 2015**

Applicant: Dennis Pursley

Location: 5± gross acres located on the northeast corner of 26<sup>th</sup> Street West and Avenue L-8

Request: A subdivision into four single-family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to August 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 13-13

**3. General Plan Amendment No. 14-03, Zone Change, 14-03, Conditional Use Permit Nos. 14-15a, 14-15b, 14-15c, 14-15d, 14-15e, 14-15f, 14-16a, and 14-16b**

Applicant: Sustainable Power (sPower) Group, LLC

Location: The proposed solar project would occupy approximately 725± gross acres generally bounded by Avenue G, Avenue H, 93<sup>rd</sup> Street West, and 107<sup>th</sup> Street West (APNs 3219-016-027, 3219-016-030, 3219-016-031, 3219-017-020, 3265-005-001, 3265-007-002, 3265-007-008, 3265-007-023, thru -027)

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

- **CUP 14-15a:** 129.542 gross acres – Parcel 1 of Tentative Administrative Parcel Map 73501;

- **CUP 14-15b:** 75.072 gross acres - Parcel 5 of Tentative Administrative Parcel Map 73501;
- **CUP 14-15c:** 232.952 gross acres - Parcel 4 of Tentative Administrative Parcel Map 73501;
- **CUP 14-15d:** 83.215 gross acres – Parcel 2 of Tentative Administrative Parcel Map 73501;
- **CUP 14-15e:** 1.176 gross acres – remainder parcel of Tentative Administrative Parcel Map 73501;
- **CUP 14-15f:** 111.801 gross acres – Parcel 3 of Tentative Administrative Parcel Map 73501;
- **CUP 14-16a:** 40 gross acres (APN 3265-007-002);
- **CUP 14-16b:** 40 gross acres (APN 3265-007-008)

Request:

1. Amendment of the General Plan land use designation for the subject properties from UR (Urban Residential), to (Non-Urban Residential);
2. Rezoning of subject properties from R-7,000 (single family residential, minimum lot size 7,000 square feet), R-10,000 (single family residential, minimum lot size 10,000 square feet), and R-15,000 (single family residential, minimum lot size 15,000 square feet) to RR-2.5 (Rural Residential, minimum lot size 2.5 acres);
3. Construction of a 100-megawatt (MW) photovoltaic solar generating facility

Recommendation:

1. Adopt **Resolution No. 15-19** 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. 14-03** and **Zone Change No. 14-03**;  
**APPROVED (6-0-0-0-1)** (ABSENT: Coronado)
2. Adopt **Resolution No. 15-20** approving **Conditional Use Permit No. 14-15a**;  
**APPROVED (6-0-0-0-1)** (ABSENT: Coronado)
3. Adopt **Resolution No. 15-21** approving **Conditional Use Permit No. 14-15b**;  
**APPROVED (6-0-0-0-1)** (ABSENT: Coronado)
4. Adopt **Resolution No. 15-22** approving **Conditional Use Permit No. 14-15c**;

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

5. Adopt **Resolution No. 15-23** approving **Conditional Use Permit No. 14-15d**;

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

6. Adopt **Resolution No. 15-24** approving **Conditional Use Permit No. 14-15e**;

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

7. Adopt **Resolution No. 15-25** approving **Conditional Use Permit No. 14-15f**;

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

8. Adopt **Resolution No. 15-26** approving **Conditional Use Permit No. 14-16a**. The approval of CUP No. 14-16a is not valid until the effective date of General Plan Amendment No. 14-03 and Zone Change No. 14-03;

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

9. Adopt **Resolution No. 15-27** approving **Conditional Use Permit No. 14-16b**. The approval of CUP No. 14-16b is not valid until the effective date of General Plan Amendment No. 14-03 and Zone Change No. 14-03

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

#### **NEW BUSINESS**

4. **[Adoption of Standard Conditions for Conditional Use Permits for Onsite Sale and Offsite Sale of Alcohol](#)**

Applicant: City of Lancaster

Location: City-wide

Request: Approve standardized conditions for onsite and offsite sale of alcohol

Recommendation: 1. Adopt **Resolution No. 15-28** approving standardized conditions to be incorporated by reference in approving conditional use permits for **onsite sale of alcohol**;

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

2. Adopt **Resolution No. 15-29** approving standardized conditions to be incorporated by reference in approving conditional use permits for **offsite sale of alcohol**

**APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

**DIRECTOR'S ANNOUNCEMENT**

**COMMISSION AGENDA**

**APPROVED (6-0-0-1) (ABSENT: Coronado)**

Planning Commission regular meetings of January and February 2016 rescheduled to January 25 and February 22, 2016, respectively due to the Martin Luther King, Jr., Day and President's Day holidays.

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

None.

**ADJOURNMENT**

Adjourned to the Special Meeting for Agenda Review on Monday, October 12, 2015, at 5:30 p.m., in the Parks, Recreation & Arts Conference Room, Lancaster City Hall.