

## **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

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## **SPECIAL MEETING - AGENDA REVIEW**

**Monday, September 14, 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, September 11, 2015, at the entrance to the Lancaster City Hall Council Chambers

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**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, September 18, 2015, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.**

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### **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 August 17, 2015**

**2. One-Year Extensions**

**a. Conditional Use Permit No. 11-05**

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

**b. Conditional Use Permit No. 12-09**

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

**c. Tentative Tract Map No. 60367**

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

**d. Tentative Tract Map No. 60870**

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

**e. Tentative Tract Map No. 61677**

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

**f. Tentative Tract Map No. 61678**

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

**g. Tentative Tract Map No. 62349**

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  
**(REQUEST WITHDRAWN BY APPLICANT)**

**h. Tentative Tract Map No. 63282**

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

**i. Tentative Tract Map No. 63283**

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

**j. Tentative Tract Map No. 64877**

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

**k. Tentative Tract Map No. 65186**

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

**l. Tentative Parcel Map No. 72266**

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

**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

**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

**COMMISSION DISCUSSION**

**ADJOURNMENT**

This meeting is adjourned to the Planning Commission Regular Meeting on Monday, September 21, 2015, at 6 p.m., in the Lancaster City Hall Council Chambers.