

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

SPECIAL MEETING - AGENDA REVIEW

Monday, November 9, 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, November 6, 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, November 13, 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, Terracciano, Vice Chair Hall, Chairman Vose.

AGENDA REVIEW ITEMS

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

2. One-Year Extensions (Continued)

a. Tentative Tract Map No. 60397

Applicant: Royal Investors Group, LLC

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

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

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

3. One-Year Extensions (New)

a. Tentative Tract Map No. 61535

Applicant: Stantec Consulting Services, Inc.

Location: 57.6± gross acres located on the southeast corner of Avenue J and 45th Street West

Request: A subdivision for 240 single-family lots in the R-7,000 Zone

b. Tentative Tract Map No. 61681

Applicant: Royal Investors Group, LLC

Location: 15± gross acres located on the northeast corner of 36th Street West and Avenue J-12

Request: A subdivision for 57 single-family lots in the R-7,000 Zone

c. Tentative Tract Map No. 62578

Applicant: Civil Design and Drafting, Inc.
Location: 20.1± gross acres located on the west side of 40th Street West at Avenue J-12
Request: A subdivision for 83 single-family lots in the R-7,000 Zone

d. Tentative Tract Map No. 62664

Applicant: Royal Investors Group, LLC
Location: 17.87± gross acres located on the southeast corner of 40th Street West and future Avenue M-4
Request: A subdivision for 30 single-family lots in the SRR Zone

e. Tentative Parcel Map No. 72266

Applicant: Dennis Pursley
Location: 5± gross acres located on the northeast corner of 26th Street West and Avenue L-8
Request: A subdivision for four single-family lots in the RR-1 Zone

4. Conditional Use Permit No. 15-11

Applicant: David Shamsian
Location: 1752 West Avenue K
Request: Type 21 (Off Sale General for beer, wine, and distilled spirits) for the primary off-sale of alcoholic beverages at an existing mini-mart with gasoline sales, car wash, and quick lube in the C (Commercial) Zone

5. Conditional Use Permit No. 15-12

Applicant: Hyungi Yoon (Goldfish Restaurant)

Location: 2010 West Avenue J-8, Suite 113

Request: Type 41 (on-sale beer and wine for a bona fide eating place) Alcoholic Beverage Control (ABC) license in conjunction with a 1,830 square-foot restaurant (Goldfish Restaurant), within a commercial center, in the Commercial Planned Development (CPD) Zone

6. Conditional Use Permit No. 15-13

Applicant: Lusine and Harout Mkrthchian (Olives Mediterranean Café)

Location: 518 West Lancaster Boulevard

Request: Type 41 (on-sale beer and wine for a bona fide eating place) Alcoholic Beverage Control (ABC) license and live entertainment in conjunction with an existing 859 square-foot restaurant (Olives Mediterranean Cafe), future 859 square-foot expansion into an adjacent unit, future 214 square-foot addition, future 996 square feet for outdoor dining (located at the rear of the building), and future sidewalk outdoor dining, in the SP 08-01 (Downtown Specific Plan) Zone

7. Conditional Use Permit No. 15-14

Applicant: Bruce Burch (Coruce Vineyards & Winery)

Location: 1055 West Columbia Way, Suite E

Request: Type 02 Winegrower (Winery) Alcoholic Beverage Control (ABC) license and live entertainment, in the LI (Light Industrial) Zone

COMMISSION DISCUSSION

ADJOURNMENT

This meeting is adjourned to the Planning Commission Regular Meeting on Monday, November 16, 2015, at 6 p.m., in the Lancaster City Hall Council Chambers.