

## **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**

**November 16, 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, November 13, 2015, at the entrance to the Lancaster City Hall Council Chambers

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### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **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 October 19, 2015](#)  
**APPROVED (6-0-0-0-0)**

**CONTINUED PUBLIC HEARINGS**

2. **One-Year Extensions**

- a. [Tentative Tract Map No. 60367](#)  
**APPROVED (6-0-0-0-0)**

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

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. 06-66

- b. [Tentative Tract Map No. 61480](#)  
**APPROVED (6-0-0-0-0)**

Applicant: Royal Investors Group, LLC

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

Request: A subdivision for 130 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. 05-65

**NEW PUBLIC HEARINGS**

**3. One-Year Extensions**

**a. Tentative Tract Map No. 61535**

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

Applicant: Stantec Consulting Services, Inc.

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

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

Recommendation: Continue the public hearing to the December 14, 2015 Planning Commission meeting

**b. Tentative Tract Map No. 61681**

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

Applicant: Royal Investors Group, LLC

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

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

Recommendation: Grant a one-year extension to November 21, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-77

**c. Tentative Tract Map No. 62578**

**APPROVED (5-1-0-0-0) (NOES: Terracciano)**

Applicant: Civil Design and Drafting, Inc.

Location: 20.1± gross acres located on the west side of 40<sup>th</sup> Street West at Avenue J-12

Request: A subdivision for 83 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to November 21, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-78

d. **Tentative Tract Map No. 62664**  
**APPROVED (6-0-0-0-0)**

Applicant: Royal Investors Group, LLC

Location: 17.87± gross acres located on the southeast corner of 40<sup>th</sup> Street West and future Avenue M-4

Request: A subdivision for 30 single-family lots in the SRR Zone

Recommendation: Grant a one-year extension to November 21, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-80

e. **Tentative Parcel Map No. 72266**  
**APPROVED (6-0-0-0-0)**

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 for 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

4. **Conditional Use Permit No. 15-11**  
**APPROVED (6-0-0-0-0)**

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

Recommendation: Adopt Resolution No. 15-33 denying Conditional Use Permit No. 15-11

5. **Conditional Use Permit No. 15-12**

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

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

Recommendation: Adopt Resolution No. 15-34 approving Conditional Use Permit No. 15-12

6. **Conditional Use Permit No. 15-13**

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

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

Recommendation: Adopt Resolution No. 15-35 approving Conditional Use Permit No. 15-13

7. **Conditional Use Permit No. 15-14**

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

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

Recommendation: Adopt Resolution No. 15-36 approving Conditional Use Permit No. 15-14

**DIRECTOR'S ANNOUNCEMENT**

California Transportation Commission Awards City of Lancaster Two Active Transportation Program Grants

**COMMISSION AGENDA**

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

None.

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, December 7, 2015, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.