

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

June 18, 2007

7:00 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue, Lancaster, California 93534

Agenda Review

June 11, 2007

5:30 P.M.

Planning Conference Room - Large

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, June 8, 2007, at the entrance to the Lancaster City Hall Council Chambers.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

<p>CALL TO ORDER</p> <p>INVOCATION</p> <p>PLEDGE OF ALLEGIANCE</p> <p>ROLL CALL</p> <p>PUBLIC BUSINESS FROM THE FLOOR</p> <p>UNCONTESTED PUBLIC HEARING</p>	<p>Commissioners: Faux, MacPherson, Salazar, Vice Chairman Troth, Chairman Mann</p> <p>If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.</p> <p>The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.</p>
<p>Approved (5-0-0)</p>	<p><u>CONSENT CALENDAR</u></p> <p>1. <u>APPROVAL OF MINUTES</u></p> <p>Minutes from the Regular Meeting of May 21, 2007.</p>

NEW PUBLIC HEARINGS

Approved (5-0-0)

2. ONE-YEAR EXTENSIONS

a. TENTATIVE TRACT MAP NO. 52719

Applicant: Pacific Communities Builders, Inc.

Location: 20± gross acres located on the northeast corner of Avenue K and 50th Street West

Request: Subdivide 80 single family lots in the R-7,000 Zone

Recommendation: Grant an additional two-month extension to August 20, 2007, in order to review the Traffic Impact Study

Approved (5-0-0)

b. TENTATIVE TRACT MAP NO. 53642

Applicant: Pacific Communities

Location: 40± gross acres located on the northeast corner of 60th Street West and Avenue K-8

Request: Subdivide 156 single family lots in the R-7,000 Zone

Recommendation: Grant a two-month extension to August 20, 2007, in order for the revised map to be reviewed

Approved (5-0-0)

c. TENTATIVE TRACT MAP NO. 60878

Applicant: Larwin Company

Location: 40± gross acres located on the northeast corner of future 85th Street West and future Avenue G-8

Request: Subdivide 156 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 17, 2008, based on the findings contained in the staff report and subject to modified Condition No. 2 and all other previously approved conditions

Approved (5-0-0)

d. TENTATIVE TRACT MAP NO. 60879

Applicant: Larwin Company

Location: 17.7± gross acres located on the northeast corner of future 80th Street West and future Avenue G-8

Request: Subdivide 63 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 17, 2008, based on the findings contained in the staff report and subject to modified Condition No. 2 and added Conditions Nos. 16-20 and all other previously approved conditions

<p>Approved (5-0-0) With amendment to Condition No. 8 - revised plans to be resubmitted to the Planning Commission for approval; and Condition No. 12 - the manager of the restaurant shall ensure that no consumption of alcoholic beverages occurs outside of the premises or designated outdoor seating area.</p>	<p>3. <u>CONDITIONAL USE PERMIT 07-08</u></p> <p>Applicant: Insite Development, LLC</p> <p>Location: 4.27 acres bounded by Lancaster Boulevard, Elm Avenue, Milling Street, and Fig Avenue</p> <p>Request: Develop a mixed-use project consisting of a maximum of 140 new dwelling units, and re-use of existing commercial building for restaurant and entertainment/lounge purposes, including on-site sale of alcoholic beverages</p> <p>Recommendation: Adopt Resolution No. 07-24 approving Conditional Use Permit No. 07-08</p>
<p>Approved (5-0-0)</p>	<p>4. <u>TENTATIVE TRACT MAP 60489</u></p> <p>Applicant: Antelope Valley Land, LLC</p> <p>Location: 15± gross acres located on the northwest corner of 22nd Street East and Avenue J-6</p> <p>Request: Subdivide 65 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 07-25 approving Tentative Tract Map No. 60489</p>
<p>Approved (5-0-0)</p>	<p>5. <u>TENTATIVE TRACT MAP 63095</u></p> <p>Applicant: Royal Investors Group LLC</p> <p>Location: 12.66± gross acres located at the northwest corner of Avenue J and 35th Street West</p> <p>Request: Subdivide 41 single family lots ranging in size from 7,070 square feet to 14,519 square feet</p> <p>Recommendation: Adopt Resolution No. 07-26 approving Tentative Tract Map No. 63095</p>

<p>Approved (5-0-0)</p>	<p>6. <u>TENTATIVE TRACT MAP 66209</u></p> <p>Applicant: Royal and Aframian, LLC</p> <p>Location: 10.11± gross acres located on the southwest corner of Lancaster Boulevard and 25th Street East</p> <p>Request: Subdivide 35 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 07-31 approving Tentative Tract Map No. 66209</p>
<p>Approved (5-0-0)</p>	<p>7. <u>VESTING TENTATIVE TRACT MAP 66353</u></p> <p>Applicant: So. Cal Homes</p> <p>Location: 11.5± gross acres located on the southeast corner of Division and Avenue J-i</p> <p>Request: Subdivide 39 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 07-27 approving Vesting Tentative Tract Map No. 66353</p>
<p>Approved (5-0-0) With amended Condition No. 2 - undergrounding of utilities along the east property line shall not be required.</p>	<p>8. <u>TENTATIVE TRACT MAP 66607</u></p> <p>Applicant: Wendy Betton</p> <p>Location: 1.02± gross acres located on the northeast corner of 3rd Street East and Lightcap Street</p> <p>Request: Subdivide 5 single family lots in the R-7,000 Zone ranging in size from 9,257 to 10,037 square feet</p> <p>Recommendation: Adopt Resolution No. 07-28 approving Tentative Tract Map No. 66607</p>

<p>Approved (5-0-0)</p>	<p>9. <u>TENTATIVE PARCEL MAP 67518</u></p> <p>Applicant: George and Sharon Runner</p> <p>Location: 2.56± gross acres located on the southwest corner of Avenue L-8 and 15th Street West</p> <p>Request: Subdivide 2 single family lots in the RR-1 Zone</p> <p>Recommendation: Adopt Resolution No. 07-29 approving Tentative Parcel Map No. 67518</p>
<p>Approved (5-0-0)</p>	<p>10. <u>TENTATIVE TRACT MAP 67582</u></p> <p>Applicant: Stratham Properties</p> <p>Location: 1.71± gross acres located on the northeast corner of future 52nd Street West and Avenue J-8</p> <p>Request: Subdivide 8 single family lots in the R-7,000 Zone ranging in size from 8,058 square feet to 12,545 square feet</p> <p>Recommendation: Adopt Resolution No. 07-30 approving Tentative Tract Map No. 67582</p>
<p>Speakers:</p> <ul style="list-style-type: none">1. Scott Smith2. Dean Webb <p>Review period remains open until July 2, 2007, and written comments can be submitted until that date.</p>	<p><u>NEW BUSINESS</u></p> <p>11. <u>AMARGOSA CREEK SPECIFIC PLAN</u> <u>DRAFT ENVIRONMENTAL IMPACT REPORT</u></p>

**DIRECTOR'S
ANNOUNCEMENTS**

- Planning Commission Special Meeting set for July 30, 2007, in consideration of the Amargosa Creek Specific Plan.
- A residential field trip will be scheduled sometime in July or August to include Council Members, Commissioners, and the members of the Citizen Advisory Committee.

COMMISSION AGENDA

- Sherwood Mobile Home Park – concerns on the conversion of the park from senior to family park.
- Letter to Sherwood Management urging not to do the conversion.
- Letter regarding the Greek Orthodox Church.

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

- Ray Chavira – needs in mobile home parks
- Jason Smith (Protective Science Dynamics, a non-profit criminal justice research and development organization) – sex offender issues at Sherwood Mobile Home Park

ADJOURNMENT

The meeting is adjourned to Monday, July 9, 2007, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall.