

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
December 14, 2015
6:00 p.m.

Council Chambers, Lancaster City Hall

View this Meeting on the web:

www.cityoflancasterca.org/PublicMeetings

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, December 11, 2015, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR

None.

UNCONTESTED PUBLIC HEARING

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of November 16, 2015](#)
APPROVED (5-0-0-0-1) (ABSENT: Harvey)

CONTINUED PUBLIC HEARING

2. **One-Year Extensions**

- a. [Tentative Tract Map No. 61535](#)
APPROVED (5-0-0-0-1) (ABSENT: Harvey)

Applicant: Stantec Consulting, 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

Recommendation: Grant a 60-day time extension, for a future public hearing at the February 22, 2016 Planning Commission meeting

NEW PUBLIC HEARING

3. **One-Year Extensions**

- a. [Tentative Parcel Map No. 66627](#)
APPROVED (5-0-0-0-1) (ABSENT: Harvey)

Applicant: Antelope Valley Engineering

Location: 1.28± gross acres located on the east side of Sierra Vista Way approximately 215 feet south of Paddock Way

Request: A subdivision for two lots: Lot No. 1 at 0.63± gross acres and Lot No. 2 at 0.63± gross acres in the SRR Zone

Recommendation: Grant a one-year extension to December 18, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-88

**b. Tentative Tract Map No. 61314
APPROVED (5-0-0-0-1) (ABSENT: Harvey)**

Applicant: Andrew Hsu

Location: 30± gross acres located at the south side of Avenue K and approximately 660 feet east of 25th Street East

Request: A subdivision for 84 single-family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-82

**c. Tentative Tract Map No. 61989
APPROVED (5-0-0-0-1) (ABSENT: Harvey)**

Applicant: Stantec Consulting, Inc.

Location: 20.25± gross acres located on the southwest corner of Avenue L and future 67th Street West

Request: A subdivision for 56 single-family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-87

**d. Tentative Tract Map No. 62207
APPROVED (5-0-0-0-1) (ABSENT: Harvey)**

Applicant: Antelope Valley Engineering

Location: 7.5± gross acres located on the northeast corner of 25th Street East and Avenue J-6

Request: A subdivision for 26 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-88

e. [Tentative Tract Map No. 62409](#)
APPROVED (5-0-0-0-1) (ABSENT: Harvey)

Applicant: Bayshore, LLC

Location: 10± gross acres located on the northeast corner of Avenue K and 65th Street West

Request: A subdivision for 37 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-92

f. [Tentative Tract Map No. 62841](#)
APPROVED (5-0-0-0-1) (ABSENT: Harvey)

Applicant: Royal Investors Group, LLC

Location: 14± gross acres located approximately 680 feet north of Avenue J on the west side of 40th Street West

Request: A subdivision for 61 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-93

g. [Vesting Tentative Tract Map No. 62215](#)
APPROVED (5-0-0-0-1) (ABSENT: Harvey)

Applicant: Pacific Communities, Inc.

Location: 13± gross acres located on the northeast corner of 40th Street West and Avenue L-8

Request: A subdivision for 23 single-family lots in the SRR Zone

Recommendation: Grant a one-year extension to December 19, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-89

4. [Conditional Use Permit No. 15-20](#)
APPROVED (5-0-0-0-1) (ABSENT: Harvey)

Applicant: AVI MMK Management Inc. (Best Western Plus)

Location: 2038 West Avenue I

Request: Alcoholic Beverage Control (ABC) Type 70 (On-Sale General-Restrictive Service) License for an existing hotel (Best Western Plus), allowing the sale of beer and wine for on-site consumption by hotel guests and their invitees, in the CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 15-37 approving Conditional Use Permit No. 15-20

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

None.

ADJOURNMENT

Adjourned to the Special Meeting for Agenda Review on Monday, January 11, 2016, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.