

## **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**  
**January 25, 2016**  
**6:00 p.m.**  
**Council Chambers, Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, January 22, 2016, at the entrance to the Lancaster City Hall Council Chambers

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### **MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

### **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 Community Development Division counter, and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Community Development Division at (661) 723-6100.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**PUBLIC BUSINESS FROM THE FLOOR**

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.

Any person who would like to address the Planning Commission on any agenda item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

**UNCONTESTED PUBLIC HEARING**

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.

**CONSENT CALENDAR**

1. [Approval of Minutes from the Regular Meeting of December 14, 2015](#)  
**APPROVED (5-0-1-0-0)** (ABSTAIN: Harvey)

**NEW PUBLIC HEARINGS**

2. **Lancaster Municipal Code Amendment: Prohibition of Medical Marijuana Dispensaries and the Cultivation And/Or Delivery of Marijuana**  
**APPROVED (6-0-0-0-0)**

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to Title 17 of the Lancaster Municipal Code (“Zoning”) by adding a new section, 17.04.235 to Chapter 17.04 (“General Provisions”), relating to the prohibition of medical marijuana dispensaries and the cultivation and/or delivery of marijuana (the “Medical Marijuana Urgency Ordinance”)

Recommendation: Adopt Resolution No. 16-01 recommending to the City Council an amendment to Title 17 (“Zoning”) of the Lancaster Municipal Code, by adding a new section, 17.04.235 to Chapter 17.04 (“General Provisions”), relating to the prohibition of medical marijuana dispensaries, the indoor/outdoor cultivation, and/or delivery of marijuana (the “Medical Marijuana Urgency Ordinance”)

3. **One-Year Extensions**

a. **Tentative Tract Map No. 61970**  
**APPROVED (6-0-0-0-0)**

Applicant: Somis Investments, LLC

Location: 2.43± gross acres located on the southeast corner of East Avenue K-6 and Carol Drive

Request: A subdivision for 9 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to January 17, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-06

**b. Tentative Tract Map No. 62403  
**APPROVED (6-0-0-0-0)****

Applicant: Stantec Consulting, Inc.

Location: 64.22± gross acres located on the southeast corner of Avenue L and future 80<sup>th</sup> Street West

Request: A subdivision for 204 single-family lots in the R-10,000 Zone

Recommendation: Grant a 60-day time extension, for a future public hearing at the March 21, 2016, Planning Commission meeting

**c. Tentative Tract Map No. 62793  
**APPROVED (6-0-0-0-0)****

Applicant: Somis Investments, LLC

Location: 42± gross acres located on the southeast corner of future 40<sup>th</sup> Street West and future Avenue H-8

Request: A subdivision for 153 single-family lots in the R-7,000 Zone

Recommendation: Grant a 60-day time extension, for a future public hearing at the March 21, 2016, Planning Commission meeting

**d. Vesting Tentative Tract Map No. 60291  
**APPROVED (4-2-0-0-0) (NOES: Coronado and Harvey)****

Applicant: Royal Investors Group, LLC

Location: 20± gross acres located on the south side of Avenue K-4, approximately 325 feet west of 35<sup>th</sup> Street West

Request: A subdivision for 66 single-family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to January 16, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-89

e. [Vesting Tentative Tract Map No. 60664](#)  
**APPROVED (6-0-0-0-0)**

Applicant: Royal Investors Group, LLC

Location: 8± gross acres located between Avenue K and Avenue K-4, approximately 200 feet east of Buena Vista Way

Request: A subdivision for 39 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to January 16, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-90

f. [Vesting Tentative Tract Map No. 61817](#)  
**APPROVED (6-0-0-0-0)**

Applicant: Pacific Communities, Inc.

Location: 40± gross acres located on the northeast corner of future Avenue H-8 and future 15<sup>th</sup> Street East

Request: A subdivision for 151 single-family lots in the R-7,000 Zone

Recommendation: Grant a 60-day time extension, for a future public hearing at the March 21, 2016, Planning Commission meeting

**DIRECTOR'S ANNOUNCEMENT**

**COMMISSION AGENDA**

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

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, February 8, 2016, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.