

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

February 22, 2016

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, February 19, 2016, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR

None.

UNCONTESTED PUBLIC HEARING

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of January 25, 2016](#)
APPROVED (5-0-0-0-1) (ABSENT: Coronado)

NEW PUBLIC HEARINGS

2. [Conditional Use Permit No. 15-21](#)
DENIED (0-5-0-0-1)
(NOES: Cook, Hall, Harvey, Terracciano, Vose; ABSENT: Coronado)

Applicant: SADAD ANF Inc. (Antoun Abdullatif)

Location: 710 West Avenue L (Ben's Corner)

Request: Change an Alcohol Beverage Control Type 20 license to an Alcohol Beverage Control Type 21 license (primary off-sale alcoholic beverage establishment), plus waiver from distance requirements, at an existing business in the Light Industrial (LI) Zone

Recommendation: Adopt Resolution No. 16-02 approving Conditional Use Permit No. 15-21

3. **One-Year Extensions**

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

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

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. 05-67

**b. [Tentative Tract Map No. 61554](#)
APPROVED (5-0-0-0-1) (ABSENT: Coronado)**

Applicant: Somis Investments, LLC

Location: 5± gross acres located at the northeast corner of 55th Street West and Avenue J-4

Request: A subdivision for 20 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to February 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-15

**c. [Tentative Tract Map No. 62643](#)
APPROVED (5-0-0-0-1) (ABSENT: Coronado)**

Applicant: Pacific Communities, Inc.

Location: 24.92± gross acres located on the northwest corner of 45th Street West and Avenue J-8

Request: A subdivision for 93 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to February 20, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-03

**d. [Tentative Tract Map No. 62979](#)
APPROVED (5-0-0-0-1) (ABSENT: Coronado)**

Applicant: Somis Investments, LLC

Location: 20.24± gross acres located on the southwest corner of 45th Street West and Jackman Street

Request: A subdivision for 87 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to February 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-18

e. **Vesting Tentative Tract Map No. 62925**
 APPROVED (5-0-0-0-1) (ABSENT: Coronado)

Applicant: Civil Design and Drafting, Inc.

Location: 63.4± gross acres located on the northeast corner of future 85th
 Street West and future Avenue M

Request: A subdivision for 183 single-family lots in the R-10,000 Zone

Recommendation: Grant a 60-day time extension, for a future public hearing at the
 April 18, 2016, Planning Commission meeting

f. **Vesting Tentative Tract Map No. 66062**
 APPROVED (5-0-0-0-1) (ABSENT: Coronado)

Applicant: Civil Design and Drafting, Inc.

Location: 56.4± gross acres located on the southeast corner of future 85th
 Street West and future Avenue L-8

Request: A subdivision for 111 single-family lots, one lot approximately 13
 acres for a potential school site, and one lot for a detention basin
 and utility easement in the R-10,000 Zone

Recommendation: Grant a one-year extension to February 17, 2017, based on the
 findings contained in the staff report and subject to the Revised
 Conditions List, Attachment to Resolution No. 07-09

DIRECTOR’S ANNOUNCEMENT

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, March 14, 2016, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.