

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

A G E N D A R E C A P REGULAR MEETING

Monday

March 21, 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, March 18, 2016, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR

None.

UNCONTESTED PUBLIC HEARING

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of February 22, 2016](#)
APPROVED (5-0-1-0-0) (ABSTAIN: Coronado)

NEW PUBLIC HEARINGS

2. Map Extensions

a. **Tentative Tract Map No. 60430**
APPROVED (6-0-0-0-0)

Applicant: Royal Investors Group, LLC

Location: 23± gross acres located on the northwest corner of Avenue K and 36th Street West

Request: A subdivision for 82 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to March 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-11

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

Applicant: Sherry Saleh

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

Request: A subdivision for 204 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. 05-91

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 40th Street West and future Avenue H-8

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

Recommendation: Grant a time extension to April 2016, Planning Commission meeting

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

Applicant: Pacific Communities Builder, Inc.

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

Request: A subdivision for 151 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. 05-83

e. [Tentative Parcel Map No. 69578](#)
APPROVED (6-0-0-0-0)

Applicant: Chikkiah and Vasantha Padmanabhan

Location: 2.55± gross acres located on the northwest corner of 37th Street West and Avenue L-6

Request: A subdivision for 4 single-family lots in the SRR Zone

Recommendation: Grant a one-year extension to March 15, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 10-07

3. [Conditional Use Permit No. 16-01](#)
APPROVED (6-0-0-0-0)

Applicant: Gino's Italian Restaurant

Location: 44960 Valley Central Way, Suites 103 & 108

Request: Modification of the existing Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine – Eating Place) License to an ABC Type 47 (On-Sale General – Eating Place) License to have on-site consumption of beer, wine, and distilled spirits in conjunction with a bona-fide eating place (restaurant) with live entertainment and a banquet facility, in the Commercial Planned Development Zone; existing Conditional Use Permit No. 14-06 would be replaced with Conditional Use Permit No. 16-01

Recommendation: Adopt Resolution No. 16-03 approving Conditional Use Permit No. 16-01

NEW BUSINESS

4. [Presentation – City’s Minimum Parking Requirements](#)
5. [Initiation of an amendment to the Lancaster Municipal Code to add the following as a use subject to a conditional use permit in the RR-2.5 Zone only: “Energy storage facility, stand-alone”](#)

DIRECTOR’S ANNOUNCEMENT

COMMISSION AGENDA

April Planning Commission Regular meeting **rescheduled** to April 25, 2016.

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, April 11, 2016, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.