

A G E N D A R E C A P

May 8, 2006

Agenda Review 5:30 p.m.
Community Development Conference Room

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

May 22, 2006

7:00 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. by Friday, May 5, 2006, 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.

Commissioner Mann @
7:02 p.m.

CALL TO ORDER

Commissioner MacPherson

INVOCATION

Commissioner Troth

PLEDGE OF ALLEGIANCE

Commissioner Salazar
absent; all other
Commissioners present.

ROLL CALL

Commissioners: MacPherson, Salazar and Troth, Commissioner
Mann, Commissioner Faux

Commissioner Mann was
nominated and voted as
Chairman. No other
nominees were received.

REORGANIZATION OF THE PLANNING COMMISSION

ELECTION OF CHAIRMAN

Open nominations for Chairman of the Planning Commission

Commissioner MacPherson
was nominated and voted
as Vice Chairman. No
other nominees were
received.

ELECTION OF VICE CHAIRMAN

Open nominations for Vice Chairman of the Planning Commission

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.

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.

Minutes from the regular
meeting of April 17, 2006
(Approved)

1. CONSENT CALENDAR

APPROVAL OF MINUTES

Minutes from the Regular Meeting of April 17, 2006.

<p>Approved (4-0)</p>	<p><u>NEW PUBLIC HEARINGS</u></p> <p>2. <u>ONE YEAR EXTENSIONS</u></p> <p>a. <u>TENTATIVE TRACT MAP NO. 53710</u></p> <p>Applicant: West Palm Development Corp.</p> <p>Location: 10± acres at the northwest corner of future 22nd Street West and future Avenue K-4</p> <p>Request: Subdivision of 23 single family lots in the R-15,000 Zone</p> <p>Recommendation: Grant a one-year extension to March 17, 2007 based on the findings listed below and subject to the Revised Attachment to Resolution No. 02-05.</p>
<p>Approved (4-0) for 60-day limited extension, with direction to applicant to mitigate dust issue. Applicant to return before the Planning Commission on July 17, 2006 for consideration to further extend project for remaining 8 months.</p>	<p>b. <u>TENTATIVE TRACT MAP NO. 54025</u></p> <p>Applicant: First Pacifica Housing Corp.</p> <p>Location: 25± acres located on the southeast corner of Lancaster Boulevard and 20th Street East</p> <p>Request: Subdivision of 98 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to March 17, 2007 based on the findings listed below and subject to the Revised Attachment to Resolution No. 03-09.</p>

<p>Approved (4-0)</p>	<p>c. <u>TENTATIVE TRACT MAP NO. 060779</u></p> <p>Applicant: M.B.M. Developing, LLC</p> <p>Location: 5± gross acres located on the northwest corner of 32nd Street West and Avenue J-8</p> <p>Request: Subdivision for 18 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to March 15, 2007 based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-09.</p>
<p>Approved (4-0)</p>	<p>d. <u>TENTATIVE TRACT MAP NO. 060108</u></p> <p>Applicant: Pacific Communities Builder, Inc.</p> <p>Location: 10.58± gross acres located on the northeast corner of 35th Street West and Avenue M-6</p> <p>Request: Subdivision for 18 single family lots in the SRR Zone</p> <p>Recommendation: Grant a one-year extension to March 15, 2007 based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-03.</p>
<p>This item was taken off calendar and not heard.</p>	<p>3. <u>RECEIVE PUBLIC COMMENT FOR FIELDSTONE DRAFT ENVIRONMENTAL IMPACT REPORT RE VESTING TENTATIVE TRACT MAP NO. 060291 AND VESTING TENTATIVE TRACT MAP NO. 060664</u></p> <p>Subject: Public Hearing for Draft Environmental Impact Report prepared for Vesting Tentative Tract Map No. 060291, 20± gross acres located on the south side of Avenue K-4, approximately 325 feet west of 35th Street West; and Vesting Tentative Tract Map No. 060664, 8± acres located between Avenue K and Avenue K-4, approximately 200 feet east of Buena Vista Way.</p>

<p>Approved (4-0)</p>	<p>4. <u>CONDITIONAL USE PERMIT NO. 04-05 AND TENTATIVE TRACT MAP NO. 060348</u></p> <p>Applicant: Magnolia, LP</p> <p>Location: 82.12± gross acres on the northeast corner of 40th Street West and Avenue N</p> <p>Request: A residential planned development (RPD) allowing for a subdivision of 165 single family lots in the SRR Zone, with a neighborhood park and recreation center.</p> <p>Recommendation: Adopt Resolution No. 06-38 approving Conditional Use Permit No. 04-05 and Tentative Tract Map No. 060348.</p>
<p>Approved (4-0) with added Condition No. 6 to straighten out drive approach; applicant to work with staff regarding specifics.</p>	<p>5. <u>CONDITIONAL USE PERMIT NO. 05-05</u></p> <p>Applicant: International Church of the Four Square Gospel</p> <p>Location: 43454 20th Street West (located on the east side of 20th Street West, approximately 635 feet south of Avenue K)</p> <p>Request: A 5,825± square foot expansion of an existing church with administrative offices and appurtenant parking facilities in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-39 approving Conditional Use Permit No. 05-05.</p>

<p>Approved (4-0) with added Condition No. 5 to add an entry/front door to the housing development on the primary street.</p>	<p>6. <u>CONDITIONAL USE PERMIT NO. 06-01</u></p> <p>Applicant: North Downtown Renewal, LP</p> <p>Location: 1.78± acres located north of Lancaster Boulevard between Elm Avenue and Date Avenue</p> <p>Request: Construct a 93-unit housing development in the CBD Zone</p> <p>Recommendation: Adopt Resolution No. 06-40 approving Conditional Use Permit No. 06-01.</p>
<p>Approved (3-0-1) Commissioner Troth abstained.</p>	<p>7. <u>TENTATIVE TRACT MAP NO. 060949</u></p> <p>Applicant: Royal Investors Group, LLC</p> <p>Location: 26.2± gross acres located on the southeast corner of 30th Street East and future Nugent Street</p> <p>Request: Subdivision for 111 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-42 approving Tentative Tract Map No. 060949.</p>
<p>Approved (4-0)</p>	<p>8. <u>TENTATIVE TRACT MAP NO. 061573</u></p> <p>Applicant: United Engineering Group</p> <p>Location: 20.86± gross acres located on the southeast corner of 20th Street East and future Avenue H-8</p> <p>Request: Subdivision for 77 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-43 approving Tentative tract Map No. 061573.</p>

<p>Continued to June 19, 2006 Planning Commission meeting.</p>	<p>9. <u>TENTATIVE TRACT MAP NO. 061949</u></p> <p>Applicant: Rafael and Aida Torres</p> <p>Location: 10.08± gross acres to the southwest corner of Avenue K and future 106th Street West</p> <p>Request: Subdivision map to create 3 single family lots in the RR-2.5 Zone; Parcel 1 at 100,067 square feet, Parcel 2 at 100,515 square feet, and Parcel 3 at 179,335 square feet</p> <p>Recommendation: Adopt Resolution No. 06-44 approving Tentative Parcel Map No. 061949.</p>
<p>Approved (3-0-1) Commissioner Troth abstained.</p>	<p>10. <u>TENTATIVE TRACT MAP NO. 062120</u></p> <p>Applicant: Royal Investors Group, LLC</p> <p>Location: 82.6± gross acres located on the southeast corner of 40th Street west and Lancaster Boulevard</p> <p>Request: Subdivision map to create 316 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-33 approving Tentative Tract Map No. 062120.</p>
<p>Approved (3-0-1) Commissioner Faux abstained.</p>	<p>11. <u>TENTATIVE TRACT MAP NO. 062306</u></p> <p>Applicant: Woodbridge Apartments</p> <p>Location: 4.27± gross acres located on the southeast corner of Avenue J-8 and Bobby Jones Drive</p> <p>Request: The conversion of an existing apartment complex into 46 air space divisions and common open space on two lots in the MDR Zone</p> <p>Recommendation: Adopt Resolution No. 06-45 approving Tentative Tract Map No. 062306.</p>

<p>Approved (4-0)</p>	<p>12. <u>TENTATIVE TRACT MAP NO. 062998</u></p> <p>Applicant: Dennis Pursley</p> <p>Location: 10.6± gross acres located on the northeast corner of Avenue M and 32nd Street West</p> <p>Request: Subdivision for 15 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 06-46 approving Tentative Tract Map No. 062998.</p>
<p>Approved (4-0)</p>	<p><u>NEW BUSINESS</u></p> <p>13. <u>PROPOSED VACATION OF EXCESS ROAD RIGHT-OF-WAY ON CHALLENGER WAY IS IN CONFORMITY WITH LANCASTER GENERAL PLAN</u></p> <p>Location: 1,558 square feet located approximately 190 feet west of Challenger Way on the south side of Avenue J-14</p> <p>Request: 10K Properties II, LLC has requested the vacation of excess road right-of-way on Avenue J-14</p> <p>Recommendation: Find that the vacation of the excess right-of-way on Avenue J-14 is in conformance with the Lancaster General Plan.</p>
<p>Further discussion of College Banners will resume at the June 12, 2006 Commission Review</p>	<p>14. <u>DISCUSSION REGARDING COLLEGE BANNERS</u></p>
<p>Further discussion of Ad Hoc Design Committee recommendations will resume at the June 12, 2006 Commission Review</p>	<p>15. <u>DISCUSSION REGARDING AD HOC DESIGN COMMITTEE RECOMMENDATIONS</u></p>

Vice Chairman MacPherson would like staff to further research and discuss Traffic Calming techniques.

Chairman Mann will be absent from the 6/19/06 Planning Commission meeting.

Brian Ludicke will be absent from the 6/19/06 Planning Commission meeting.
Carlyle Workman will be absent from the 6/19/06 Planning Commission meeting.
Brian Ludicke welcomed Commissioners Faux and Troth.

None.

Adjourned at 9:20 p.m.

COMMISSION AGENDA

DIRECTOR'S ANNOUNCEMENTS

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA 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.

None.

ADJOURNMENT

The meeting is adjourned to Monday, June 12, 2006, 2006, at 5:00 p.m., in the Community Development Conference Room, Lancaster City Hall, 44933 Fern Avenue.