

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

July 16, 2007

7:00 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue, Lancaster, California 93534

Agenda Review

July 9, 2007

5:30 P.M.

Planning Conference Room - Large

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, June 8, 2007, 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.

<p>CALL TO ORDER</p> <p>INVOCATION</p> <p>PLEDGE OF ALLEGIANCE</p> <p>ROLL CALL</p> <p>PUBLIC BUSINESS FROM THE FLOOR</p> <p>UNCONTESTED PUBLIC HEARING</p>	<p>Chairman Mann</p> <p>Commissioner Faux</p> <p>Vice Chairman Troth</p> <p>Commissioners: Faux, MacPherson, Salazar, Vice Chairman Troth, Chairman Mann</p> <p>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.</p> <p>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.</p>
<p>Approved (5-0-0)</p>	<p><u>CONSENT CALENDAR</u></p> <p>1. <u>APPROVAL OF MINUTES</u></p> <p>Minutes from the Regular Meeting of June 18, 2007.</p>

NEW PUBLIC HEARINGS

2. ONE-YEAR EXTENSIONS:

Approved (5-0-0)

**a. CONDITIONAL USE PERMIT 02-04 /
TENTATIVE TRACT MAP NO. 47771**

Applicant: Forecast Homes, a K. Hovnanian Company

Location: 80± gross acres located at the northeast corner of 90th Street West and Avenue I

Request: Residential Planned Development of 288 single family lots and 3 open space lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 19, 2008, based on the findings contained in the staff report and subject to added Condition Nos. 18-21 and all other previously approved conditions

Approved (5-0-0)

b. VESTING TENTATIVE TRACT MAP NO. 60057

Applicant: Pacific Communities

Location: 120± gross acres located on the southeast corner of Avenue L-8 and 80th Street West

Request: Subdivide 302 single family lots in the R-10,000 Zone

Recommendation: Grant an extension to June 21, 2008, based on the findings listed below and subject to the attachment to Resolution No. 04-33

Approved (5-0-0)

c. TENTATIVE TRACT MAP NO. 61040

Applicant: Lafferty Homes

Location: 15.1± gross acres located on the northwest corner of future 55th Street West and future Avenue K-14

Request: Subdivide 58 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 20, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-28

Approved (5-0-0)

d. TENTATIVE TRACT MAP NO. 61041

Applicant: Lafferty Homes

Location: 15.1± gross acres located on the northwest corner of future 55th Street West and future Avenue L

Request: Subdivide 40 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 20, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-29

Approved (5-0-0)

e. TENTATIVE TRACT MAP NO. 61600

Applicant: Taft Corporation

Location: 7.5± gross acres located approximately 640 feet east of 60th Street West on the south side of future Avenue K-12

Request: Subdivide 33 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 20, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-34

<p>Approved (5-0-0) To continue to the 08-20-2007 Planning Commission Meeting</p>	<p>f. <u>TENTATIVE TRACT MAP NO. 61875</u></p> <p>Applicant: Alfalfa Development, LLC</p> <p>Location: 10± gross acres located on the north side of Avenue K and approximately 330 feet east of 36th Street West</p> <p>Request: Subdivide 39 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to June 20, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-35</p>
<p>Approved (4-0-1) Vice Chairman Troth Abstained To continue to the 08-20-2007 Planning Commission Meeting</p>	<p>3. <u>CONDITIONAL USE PERMIT NO. 80-24</u></p> <p>Applicant: Greek Orthodox Church of St. Constantine</p> <p>Location: 43404 30th Street West in the R-10,000 Zone</p> <p>Request: Six-month review of conditions for use of the social hall facilities</p> <p>Status: The project is being continued to the August Planning Commission to allow adequate time for proper notification</p>
<p>Approved (5-0-0) To continue to the 09-10-2007 Planning Commission Special Study Session to discuss Draft Ordinance and receive public input</p>	<p>4. <u>AMENDMENT TO TITLE 17 – LANCASTER MUNICIPAL CODE – ALCOHOL SALES ESTABLISHMENTS</u></p> <p>Applicant: City of Lancaster</p> <p>Recommendation: Amendment of Title 17 of the City of Lancaster Municipal Code (Zoning Ordinance) revising the requirements for alcohol sales establishments through the addition of Chapter 17.42 and associated amendments within Chapters 17.12 and 17.16</p>

<p>Approved (5-0-0)</p>	<p>5. <u>TENTATIVE TRACT MAP NO. 66620</u></p> <p>Applicant: Shin II Lee</p> <p>Location: 8.45± gross acres located on the northwest corner of Columbia Way/Avenue M and 23rd Street West</p> <p>Request: Subdivide 9 single family lots in the RR-1 Zone</p> <p>Recommendation: Adopt Resolution No. 07-32 approving Tentative Tract Map No. 66620</p>
<p>Approved (5-0-0) Planning Commission directed staff to work with the developer on a final design</p>	<p><u>NEW BUSINESS</u></p> <p>6. <u>CONDITIONAL USE PERMIT 04-12 - AMENDED</u></p> <p>Applicant: Developers Diversified Realty</p> <p>Location: 32.0± acres bounded by Lancaster Boulevard to the north, Central Court to the south, Valley Central Way to the east, and 25th Street West to the west</p> <p>Request: Review of Condition No. 29 (70-foot high freeway identification sign at Valley Central Shopping Center Sign) in the CPD Zone</p> <p>Recommendation: Approve a 70-foot high freeway identification as proposed in elevation "C"</p>
<p>DIRECTOR'S ANNOUNCEMENTS</p> <p>COMMISSION AGENDA</p>	<ul style="list-style-type: none">■ Planning Commission Special Meeting for the Amargosa Creek Specific Plan is scheduled for Monday, July 30, 2007.■ The Valley Central Shopping Center is receiving extremely heavy tenant interest largely as a result of the construction of Super Wal-Mart.■ Status of a potential ordinance to regulate the conversion of mobilehome parks from senior to family – a council member expressed interest in drafting a letter to the mobilehome park management to convey the desires of the City that the proposed conversion do not take place. The City Attorney’s office is researching the City’s legal boundaries on this issue.■ City’s requirements on low-income housing stock

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

- Tentative Tract Map 60430 approved for an extension at the May 21, 2007, PC Meeting, with added condition for a signage to be posted on site with the developer contact information for dust control issues. Staff to follow up on the status of the signage.
- Commission requested for a General Plan Update presentation by staff at the next study session
- Four speakers in opposition to mobilehome park conversions from senior to family
- Six speakers in opposition to the development of a Super Wal-Mart on 60th Street West and Avenue L.

ADJOURNMENT

The meeting is adjourned to Monday, July 30, 2007, at 7 p.m., in the Planning Conference Room, Lancaster City Hall.