

A G E N D A R E C A P

April 10, 2006

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

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

April 17, 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, April 7, 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.

Chairman Smith @
7:05 p.m.

CALL TO ORDER

Commissioner Salazar

INVOCATION

Vice Chairman Mann

PLEDGE OF ALLEGIANCE

All present

ROLL CALL

Commissioners: MacPherson and Salazar, Vice Chairman Mann,
and Chairman Smith

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 February, 21, 2006 (Approved)

1. CONSENT CALENDAR

Minutes from the regular meeting of March 20, 2006 (Approved)

APPROVAL OF MINUTES

Minutes from the Regular Meeting of February 21, 2006 and March 20, 2006.

<p>Commissioner MacPherson recused himself from this agenda item. Approved (3-0) with correction to Condition No. 13 to change the word "Parcel" to "Building" as follows: "...to allow rear signage on Building No. 3..."</p>	<p><u>NEW PUBLIC HEARINGS</u></p> <p>2. <u>CONDITIONAL USE PERMIT NO. 05-10 AND TENTATIVE PARCEL MAP NO. 063169</u></p> <p>Applicant: Scott Smith</p> <p>Location: 10± gross acres approximately located at the northeast corner of 20th Street West and Avenue J-12</p> <p>Request: To construct a 106,076 square foot commercial retail center with a 3-story hotel and to subdivide the property in seven parcels in the CPD Zone</p> <p>Recommendation: Adopt Resolution No. 06-28 approving Conditional Use Permit No. 05-10 and Tentative Parcel Map No. 063169.</p>
<p>Approved (4-0)</p>	<p>3. <u>CONDITIONAL USE PERMIT 05-13 AM</u></p> <p>Applicant: First Magnitude, dba Anytime Fitness</p> <p>Location: 820 W. Lancaster Boulevard</p> <p>Request: Modification to Condition No. 3 of approved Conditional Use Permit No. 05-13 to remove the requirement for on-site staffing during all hours of operation.</p> <p>Recommendation: Approve modification to Condition No. 3 of Conditional Use Permit No. 05-13 as stated in the staff report.</p>

Approved (3-1-0)

**4. CONDITIONAL USE PERMIT NO. 05-15 AND
TENTATIVE TRACT MAP NO. 061555**

Applicant: Ben Kwon

Location: 18.25± gross acres located on the northeast and southeast corners of 40th Street West and Avenue M

Request: A residential planned development (RPD) allowing for a subdivision of 39 single family lots in the SRR Zone, with a density transfer that would create 36 lots north of Avenue M with R-7,000 development standards and 3 lots south of Avenue M with SRR development standards. The RPD would preserve scenic hillside open space at the south end of the project

Recommendation: Adopt Resolution No. 06-29 approving Conditional Use Permit No. 05-15 and Tentative Tract Map No. 061555.

Approved (4-0) with modification to Condition Nos. 7 and 18 as follows:

Condition No. 7:
 “Comply with all development requirements of the R-7,000, CPD, and O Zones and the Design Guidelines (“Attachment A”), except where modified by the provisions of Development Agreement No. 89-01 or the conditions of approval. Where conflicts exist between the requirements of the Design Guidelines and a zoning clarification, the provisions of the Design Guidelines shall have precedence. (Modified Condition No. 5 of Resolution No. 06-11.)”

Condition No. 18:
 “Avenue G shall be improved from 60th Street West to 90th Street West. The required improvements shall consist of patching and repairing of the existing edges to daylight, and applying a tack coat and petromat and 2 inch C2 AR4000 in winter, or 2 inch C2A R8000 in the summer AC cap for a minimum of two travel lanes, not to exceed 30 feet in width within the existing public right of way. The developer shall be granted a credit of \$250.00 for each dwelling unit against the City’s traffic impact fee. Installation of these improvements shall be completed upon issuance of a certificate of occupancy for the 200th unit.”

5. CONDITIONAL USE PERMIT NO. 05-16 AND VESTING TENTATIVE TRACT MAP NO. 066241

- Applicant: Standard Pacific Corp.
- Location: 645± gross acres approximately located between Avenues G and H and between 92nd Street west and 105th Street West
- Request: A subdivision for a 645-acre residential planned development (RPD) to include 1,925 residential lots in the R-7,000 and R-10,000 Zones, a 9.4± acre commercial lot, an 18.0± acre park site, two lots designated for school sites totaling 20 acres, 10± acres for private recreational area, a lake lot, fire station, city facility, and drainage and water facilities.
- Recommendation: Adopt Resolution No. 06-30 approving Conditional Use Permit No. 05-16 and Tentative Tract Map No. 066241.

<p>Chairman Smith recused from this agenda item. Approved (3-0) with modification to Condition No. 10 to read "...40th Street West (1-72" RCP's) with all ..."; and modification to Condition No. 12, paragraph 4, adding the words "Applicant shall comply with any permitting requirements for jurisdictional wetlands." at the end of the paragraph.</p>	<p>6. <u>TENTATIVE TRACT MAP NO. 061921</u></p> <p>Applicant: Royal Investors Group, LLC</p> <p>Location: 20.0± gross acres located on the northeast corner of Avenue J and 40th Street West</p> <p>Request: A subdivision for 75 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-31 approving Tentative Tract Map No. 061921.</p>
<p>Approved (4-0)</p>	<p>7. <u>TENTATIVE TRACT MAP NO. 062075</u></p> <p>Applicant: Tomohiro Sawada</p> <p>Location: 5.13± gross acres located on the northwest corner of 22nd Street East and Nugent Street</p> <p>Request: A subdivision for 20 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-32 approving Tentative Tract Map No. 062075.</p>
<p>Chairman Smith recused from this agenda item. This agenda item was referred back to staff to meet with applicant regarding redesign of street layout.</p>	<p>8. <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: A subdivision for 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 (4-0)</p>	<p>9. <u>TENTATIVE TRACT MAP NO. 062492</u></p> <p>Applicant: Pacific Communities Builders, Inc.</p> <p>Location: 10± gross acres located on the northwest corner of future Avenue M-8 and future 35th Street West</p> <p>Request: A subdivision for 15 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 06-34 approving Tentative Tract Map No. 062492.</p>
<p>Chairman Smith recused from this agenda item. Approved (3-0)</p>	<p>10. <u>TENTATIVE TRACT MAP NO. 063346</u></p> <p>Applicant: Steve Fine</p> <p>Location: 10± gross acres located on the southwest corner of Avenue J-4 and 37th Street West</p> <p>Request: A subdivision for 36 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-35 approving Tentative Tract Map No. 063346.</p>
<p>Approved (4-0)</p>	<p>11. <u>TENTATIVE TRACT MAP NO. 063595</u></p> <p>Applicant: Dennis Pursley</p> <p>Location: 1.31± gross acres located on the northwest corner Avenue J-6 and 37th Street West</p> <p>Request: A subdivision for 5 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-36 approving Tentative Tract Map No. 063595.</p>

Chairman Smith recused from this agenda item.
Approved (3-0)

12. AMEND ZONING ORDINANCE TO ALLOW VINEYARDS IN THE RURAL RESIDENTIAL ZONES

Request: Amendment to Title 17 (Zoning Ordinance) of the Lancaster Municipal Code to allow the addition of wineries in Rural Residential Zones

Recommendation: Adopt Resolution No. 06-27, a resolution of the Planning Commission of the City of Lancaster, California, recommending to the City Council adoption of an ordinance amending Title 17 (Zoning Ordinance) of the Lancaster Municipal code with the addition of Section 17.08.070.EE to allow wineries, subject to a conditional use permit, in the Rural Residential Zone.

- 1. Discussion regarding college banners: Doug Jensen of AV College presented information concerning the use of college banners. The Commission requested staff to further research other cities use of banners and their current Ordinance concerning same. Chairman Smith recused from this discussion item. Commissioner MacPherson recused from this agenda item.
- 2. The Commission requested a workshop with staff to review and establish design layout guidelines for future development.
- 3. The Commission requested discussion of the Ad Hoc Committee recommendations be placed on the May 22, 2006 Planning Commission Agenda.

COMMISSION AGENDA

Discussion regarding rescheduling May 15, 2006 Planning Commission meeting.

4. The May Planning Commission meeting is changed from May 15, to May 22, 2006.

None.

DIRECTOR'S ANNOUNCEMENTS

None.

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.

Adjourned 9:55 p.m.

ADJOURNMENT

The meeting is adjourned to Monday, May 8, 2006, at 5:30 p.m., in the Community Development Conference Room, Lancaster City Hall, 44933 Fern Avenue.