

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Thomas (Randy) Hall
Commissioner Diana Cook
Commissioner Miguel S. Coronado
Commissioner Cassandra D. Harvey
Commissioner Sandy Smith

AGENDA RECAP

REGULAR MEETING

Monday

June 20, 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, June 17, 2016, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, Coronado, Harvey, Smith, 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 May 16, 2016](#)
APPROVED (6-0-0-0-0) as amended

NEW PUBLIC HEARINGS

2. [Conditional Use Permit No. 15-22](#)
APPROVED (6-0-0-0-0)

Applicant: Sustainable Power (sPower) Group, LLC

Location: 89± gross acres generally bounded by Avenue I-4, Avenue J, 102nd Street West and 105th Street West

Request: Construction and operation of a 10 megawatt (MW) photovoltaic solar electric generating facility in the RR-2.5 (Rural Residential 2.5) Zone

Recommendation: Adopt Resolution No. 16-04 approving Conditional Use Permit No. 15-22

3. **One-Year Extensions**

- a. [Conditional Use Permit No. 05-26 / Tentative Tract Map No. 63215](#)
APPROVED (6-0-0-0-0)

Applicant: SOMIS Investments

Location: 20± gross acres located on the south side of Avenue H and approximately 300 feet west of future 42nd Street West

Request: A Residential Planned Community of 115 single-family lots with one common lot for open space/recreation facilities in the MDR and R-7,000 Zones

Recommendation: Grant a time extension to May 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-21

**b. [Tentative Tract Map No. 61040](#)
APPROVED (6-0-0-0-0)**

Applicant: Royal Investors Group, LLC

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

Request: A subdivision for 58 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 20, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-28

**c. [Tentative Tract Map No. 61041](#)
APPROVED (6-0-0-0-0)**

Applicant: Royal Investors Group, LLC

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

Request: A subdivision for 40 single-family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to June 20, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-29

**d. [Tentative Tract Map No. 63095](#)
APPROVED (6-0-0-0-0)**

Applicant: Royal Investors Group, LLC

Location: 12.66± gross acres located on the northwest corner of Avenue J and 35th Street West

Request: A subdivision for 41 single-family lots in the R-7000 Zone

Recommendation: Grant a one-year extension to June 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-26

e. [Tentative Tract Map No. 67582](#)
 APPROVED (6-0-0-0-0)

Applicant: Stratham Montecito West, Inc.

Location: 1.71± gross acres located on the northeast corner of 52nd Street
 West and Avenue J-8

Request: A subdivision for 8 single-family lots in the R-7,000 Zone

Recommendation: Continue the public hearing to the July 18, 2016 Planning
 Commission meeting

f. [Vesting Tentative Tract Map No. 64249](#)
 APPROVED (6-0-0-0-0)

Applicant: Yigal Hassid

Location: 5.0± gross acres located on the southwest corner of Avenue M-4
 and 32nd Street West

Request: A subdivision for 9 single-family lots in the SRR Zone

Recommendation: Grant a one-year extension to June 19, 2017, based on the findings
 contained in the staff report and subject to the Revised Conditions
 List, Attachment to Resolution No. 06-54

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

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