

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

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

Monday

July 18, 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, July 15, 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 June 20, 2016](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

CONTINUED PUBLIC HEARING

2. **One-Year Extension:**

- a. [Tentative Tract Map No. 67582](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

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: Grant a time 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. 07-30

NEW PUBLIC HEARINGS

3. **One-Year Extensions:**

- a. [Tentative Tract Map No. 60489](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

Applicant: Civil Design and Drafting, Inc.

Location: 15± gross acres located on the southwest corner of 22nd Street East and Avenue J-2

Request: A subdivision for 65 single-family lots in the R-7,000 Zone

Recommendation: Grant a time 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. 07-25

b. [Tentative Tract Map No. 60885](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

Applicant: Royal Investors Group, LLC

Location: 12.5± gross acres located on the west side of 60th Street West and approximately 290 feet south of Avenue J-8

Request: A subdivision for 49 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-38

c. [Tentative Tract Map No. 61574](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

Applicant: United Engineering Group

Location: 26.6± gross acres located on the southwest corner of Avenue K and 30th Street East

Request: A subdivision into 45 single-family lots in the R-10,000 Zone and one remainder parcel in the CPD Zone

Recommendation: Grant a one-year extension to July 17, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-56

d. [Tentative Tract Map No. 61734](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

Applicant: Royal Investors Group, LLC

Location: 5± gross acres located 663 feet north of Avenue J-12 and approximately 658 feet west of 60th Street West

Request: A subdivision for 19 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-42

e. [Tentative Tract Map No. 62485](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

Applicant: Royal Investors Group, LLC

Location: 10.09± gross acres located on the southwest corner of 30th Street East and future Nugent Street

Request: A subdivision for 39 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-58

f. [Tentative Tract Map No. 63031](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

Applicant: Westpalm Development Corporation

Location: 10.0± gross acres located on the southwest corner of Lancaster Boulevard and future 32nd Street West

Request: A subdivision for 25 single-family lots in the R-7,000 Zone

Recommendation: Grant a time 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. 06-50

g. [Tentative Tract Map No. 63112](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)

Applicant: Bayshore, LLC

Location: 32.0± gross acres located on the southeast corner of 15th Street East and Avenue H-8

Request: A subdivision for 126 single-family lots in the R-7,000 Zone

Recommendation: Grant a time 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. 06-51

**h. [Tentative Tract Map No. 63201](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)**

Applicant: Antelope Valley Engineering

Location: 4.7± gross acres located on the north side of Avenue J-8 and approximately 660 feet west of 20th Street West

Request: A subdivision for 19 single-family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 17, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-52

**i. [Tentative Tract Map No. 66620](#)
APPROVED (4-0-0-0-2) (ABSENT: Coronado and Harvey)**

Applicant: Antelope Valley Engineering

Location: 8.45± gross acres located on the northwest corner of Avenue M and 23rd Street West

Request: A subdivision for 9 single-family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to July 16, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-32

NEW BUSINESS

4. [Draft Climate Action Plan](#)
5. Presentation – Zero Net Energy
6. Report on Alcohol Working Group Discussion
7. Discussion of Land Use Implications of Recreational Marijuana

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, August 8, 2016, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.