

## **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

## **SPECIAL MEETING - AGENDA REVIEW**

**Monday, August 8, 2016**

**5:30 p.m.**

**Parks, Recreation & Arts Conference Room  
Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, August 5, 2016, at the entrance to the Lancaster City Hall Council Chambers

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**The Planning Commission Agenda Review is to provide Commissioners with the opportunity to review upcoming regular meeting agenda items with Staff. No public testimony will be taken on the items until the formal public hearing. Final agenda will be posted by 5:00 p.m. on Friday, August 12, 2016, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.**

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### **CALL TO ORDER**

### **ROLL CALL**

Commissioners Cook, Coronado, Harvey, Smith, Vice Chair Hall, Chairman Vose

**AGENDA REVIEW ITEMS**

**1. Minutes from the Regular Meeting of July 18, 2016**

**2. One-Year Extensions**

**a. Conditional Use Permit No. 12-06**

Applicant: Antelope Valley Christian Center

Location: 20.2± acres of an 80± gross acre site located on the southwest corner of 30<sup>th</sup> Street East and Avenue K-8

Request: Construction and operation of a church facility totaling 32,524± square feet, including a 9,527± auditorium, 8,230± square-foot multi-purpose room, and 14,400± square feet of miscellaneous office space and restrooms, and a one acre drainage basin in the RR-1 (Rural Residential, one dwelling unit per 40,000 square-foot lot minimum) Zone

**b. Tentative Tract Map No. 61600**

Applicant: Siew Huat Ng (Anthony)

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

Request: A subdivision for 33 single-family lots in the R-7,000 Zone

**c. Tentative Tract Map No. 61677**

Applicant: JemStreet Properties, Inc.

Location: 15± gross acres located on the southwest corner of Avenue K and future 57<sup>th</sup> Street West

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

**d. Tentative Tract Map No. 61920**

Applicant: Siew Huat Ng (Anthony)

Location: 40± gross acres located on the northeast corner of future 55<sup>th</sup> Street West and Avenue K

Request: A subdivision for 108 single-family lots in the R-10,000 and R-15,000 Zones

**e. Tentative Tract Map No. 64877**

Applicant: Royal Investors Group, LLC

Location: 9.42± gross acres located on the northeast corner of 20<sup>th</sup> Street East and Nugent Street

Request: A subdivision for 41 single-family lots in the R-7,000 Zone

**f. Tentative Tract Map No. 66680, Tentative Parcel Map Nos. 69747 and 70303**

Applicant: STG Stoneridge Ranch, Inc.

Location: 72.9± gross acres located on the southwest corner of 52<sup>nd</sup> Street West and Avenue K-8

Request: Tentative Tract Map No. 66680 is a subdivision for 238 single-family lots, (128 lots within the R-7,000 Zone, 89 lots within the R-10,000 Zone, and 21 lots within the R-15,000 Zone); Tentative Parcel Map No. 69747 is the subdivision for property west of 55<sup>th</sup> Street West into two parcels; Tentative Parcel Map No. 70303 is the subdivision for the property east of 55<sup>th</sup> Street West into two parcels; both parcel maps are for financial purposes to allow the individual parcels to be sold

**3. Conditional Use Permit No. 16-04**

Applicant: Westside Plaza LLC (David Shamsian)

Location: 42015 10<sup>th</sup> St West (South portion of Westside Plaza)

Request: Operation of a Chevron Extra Mile mini-mart with an Alcohol Beverage Control Type 20 license (off-sale beer and wine) in an existing building and construction of a gas station with waiver from distance requirements in an existing shopping center in the Commercial Planned Development (CPD) Zone

**4. Amendment to Lancaster Municipal Code (Title 17) for the Removal of Minimum Parking Requirements in the C (Commercial) and CPD (Commercial Planned Development) Zones**

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to the Lancaster Municipal Code (Title 17) to remove minimum parking requirements in the C (Commercial) and CPD (Commercial Planned Development) zones

**5. Time Extension Requirements for Tentative Tract Maps**

**6. Zero Net Energy (ZNE) House**

**7. Alcohol Ordinance Working Group**

**8. Land Use Implications of Recreational Marijuana**

**COMMISSION DISCUSSION**

**ADJOURNMENT**

The meeting is adjourned to the Planning Commission Regular Meeting on Monday, August 15, 2016, at 6 p.m., in the Lancaster City Hall Council Chambers.