

## **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**

**August 15, 2016**

**6:00 p.m.**

**Council Chambers, Lancaster City Hall**

View this Meeting on the web:

[www.cityoflancasterca.org/PublicMeetings](http://www.cityoflancasterca.org/PublicMeetings)

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, August 12, 2016, at the entrance to the Lancaster City Hall Council Chambers

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### **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 July 18, 2016](#)  
**APPROVED (4-0-2-0-0) (ABSTAIN: Coronado and Harvey)**

**NEW PUBLIC HEARINGS**

2. **One-Year Extensions**

- a. [Conditional Use Permit No. 12-06](#)  
**APPROVED (6-0-0-0-0)**

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

Recommendation: Grant the final one-year extension to August 20, 2017, based on the findings contained in the staff report, and subject to the conditions list, attachment to Resolution No. 12-15

- b. [Tentative Tract Map No. 61600](#)  
**APPROVED (6-0-0-0-0)**

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

Recommendation: Grant a time 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. 05-34

c. [Tentative Tract Map No. 61677](#)  
**APPROVED (6-0-0-0-0)**

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

Recommendation: Grant a one-year extension to August 15, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-47

d. [Tentative Tract Map No. 61920](#)  
**APPROVED (6-0-0-0-0) (Time extension to July 18, 2017)**

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

Recommendation: Grant a time extension to July 18, 2016, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-43

e. [Tentative Tract Map No. 64877](#)  
**APPROVED (6-0-0-0-0)**

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

Recommendation: Grant a one-year extension to August 21, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-63

f. **Tentative Tract Map No. 66680, Tentative Parcel Map Nos. 69747 and 70303**  
**APPROVED (6-0-0-0-0)**

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

Recommendation: Continue the public hearing to the September 19, 2016, Planning Commission meeting

3. **Conditional Use Permit No. 16-04**  
**APPROVED (5-1-0-0-0) (NOES: HALL) To continue to the September 19, 2016, Planning Commission Meeting**

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

Recommendation: Adopt Resolution No. 16-05 approving Conditional Use Permit No. 16-04

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](#)

**APPROVED (6-0-0-0-0)**

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

Recommendation: Receive public testimony and adopt Resolution No. 16-06, recommending to the City Council approval and amendment to Title 17 of the Lancaster Municipal Code (Exhibit "A"), removing minimum parking requirements in the C (Commercial) and CPD (Commercial Planned Development) zones

**NEW BUSINESS**

5. [Time Extension Requirements for Tentative Tract Maps](#)

**CONTINUED BUSINESS**

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

7. **Alcohol Ordinance Working Group**

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

**DIRECTOR'S ANNOUNCEMENT**

**COMMISSION AGENDA**

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

None.

**ADJOURNMENT**

This meeting is adjourned to the Special Meeting for Agenda Review on Monday, September 12, 2016, at 5:30 p.m., in the Parks, Recreation and Arts Conference Room, City Hall.