



Planning ● 44933 Fern Avenue, Lancaster, California 93534 ● (661) 723-6100

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, September 12, 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, September 9, 2016, at the entrance to the Lancaster City Hall Council Chambers

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, September 16, 2016, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.

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 August 15, 2016

2. Conditional Use Permit No. 16-04

Applicant: Westside Plaza LLC (David Shamsian)

Location: 42015 10th Street 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

3. 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 52nd 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 55th Street West into two parcels; Tentative Parcel Map No. 70303 is the subdivision for the property east of 55th Street West into two parcels; both parcel maps are for financial purposes to allow the individual parcels to be sold

4. a. Tentative Tract Map No. 60367

Applicant: Royal Investors Group, LLC

Location: 30± gross acres located on the northeast corner of Lancaster Boulevard and 37th Street East

Request: A subdivision of 129 single-family lots in the R-7,000 and R-10,000 Zones

b. Tentative Tract Map No. 61678

Applicant: Royal Investors Group, LLC

Location: 15.14± gross acres located on the southeast corner of Avenue K and future 57th Street West

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

c. Tentative Tract Map No. 63365

Applicant: Royal Investors Group, LLC

Location: 28± gross acres located on the northwest corner of future 35th Street East and Avenue J

Request: Subdivision for 114 single-family lots in the R-7,000 Zone

5. Conditional Use Permit No. 89-47 Amended 2

Applicant: Life Source International Charter School (Debrae Culpepper)

Location: 44399 Beech Avenue

Request: Construction of a 5,850 square-foot gymnasium and four 960 square-foot modular classrooms at an existing public elementary charter school in the MDR (Medium Density Residential) Zone

6. Amendment of the Lancaster Municipal Code Alcoholic Beverage Establishments, and Repeal of Previously Adopted Ordinance No. 1013

Applicant: City of Lancaster

Location: City-wide

Request: Adoption of Ordinance No. XXXX to amend Chapter 17.42 of the Lancaster Municipal Code, Alcoholic Beverage Establishments, and Repeal of Previously Adopted Ordinance No. 1013

7. Potential Medical Cannabis Ordinance

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Planning Commission Regular Meeting on Monday, September 19, 2016, at 6 p.m., in the Lancaster City Hall Council Chambers.