

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
September 19, 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, September 16, 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 August 15, 2016](#)
APPROVED (6-0-0-0-0)

CONTINUED PUBLIC HEARINGS

2. [Conditional Use Permit No. 16-04](#)
VOTE (3-3-0-0-0) (NOES: Coronado, Hall, Vose) Motion failed to approve

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

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

3. [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 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

Recommendation: Grant a time extension to August 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-54

NEW PUBLIC HEARINGS

4. One-Year Extensions

a. Tentative Tract Map No. 60367

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

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

Recommendation: Grant a one-year extension to September 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-66

b. Tentative Tract Map No. 61678

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

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

Recommendation: Grant a one-year extension to September 18, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-67

c. Tentative Tract Map No. 63365

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

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

Recommendation: Grant a one-year extension to September 17, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-40

5. **Conditional Use Permit No. 89-47 Amended 2**
APPROVED (5-1-0-0-0) (NOES: Coronado)

Applicant: Life Source International Charter School (Deberae 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

Recommendation: Adopt Resolution No. 16-07 approving Conditional Use Permit No. 89-47 Amended 2

6. **Amendment of the Lancaster Municipal Code Alcoholic Beverage Establishments, and Repeal of Previously Adopted Ordinance No. 1013**
APPROVED (6-0-0-0-0)

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

Recommendation: Adopt Resolution No. 16-08, recommending to the City Council adoption of Ordinance No. XXXX, and repeal of Ordinance No. 1013

7. **Potential Medical Cannabis Ordinance**
Continued to a Special PC Meeting, October 3, 2016

Applicant: City of Lancaster

Location: City-wide

Recommendation: Receive input and provide direction to staff on potential regulatory option for medical cannabis

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

None.

ADJOURNMENT

The meeting is adjourned at 8:20 p.m., to a Special Meeting on Monday, October 3, 2016, at 5:00 p.m., Lancaster City Hall Council Chambers.