

## **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, November 14, 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 Thursday, November 10, 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, November 18, 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 October 17, 2016, and Minutes from the Recessed Meeting of October 20, 2016**

**2. Conditional Use Permit No. 16-05**

Applicant: Ray Schneider

Location: 706 West Milling Street

Request: Construction of a two-story 8,000 square-foot commercial/office building, in the Mixed Use-Transit Oriented Development (MU-TOD) Zone

**3. Tentative Tract Map No. 62121**

Applicant: Royal Investors Group, LLC

Location: 30.3± gross acres located on the northwest corner of 40<sup>th</sup> Street West and Avenue K

Request: A subdivision for 82 single-family lots in the R-7,000 zone and one commercial lot in the CPD Zone (formerly a subdivision for 115 single-family lots in the R-7,000 Zone)

**4. Tentative Tract Map No. 70761**

Applicant: Melvin Morris

Location: 12.15± gross acres located at the northeast corner of 60<sup>th</sup> Street West and Avenue J-4

Request: A subdivision for 46 single-family lots in the R-7,000 Zone

**5. a. Tentative Tract Map No. 61535**

Applicant: Stantec Consulting Services, Inc.

Location: 57.6± gross acres located on the southeast corner of Avenue J and 45<sup>th</sup> Street West

Request: A subdivision for 240 single-family lots in the R-7,000 Zone

**b. Tentative Tract Map No. 61681**

Applicant: Royal Investors Group, LLC

Location: 15± gross acres located on the northeast corner of 36<sup>th</sup> Street West and Avenue J-12

Request: A subdivision for 57 single-family lots in the R-7,000 Zone

**c. Tentative Tract Map No. 62578**

Applicant: Civil Design and Drafting, Inc.

Location: 20.1± gross acres located on the west side of 40<sup>th</sup> Street West and Avenue J-12

Request: A subdivision for 83 single-family lots in the R-7,000 Zone

**d. Tentative Tract Map No. 62664**

Applicant: Royal Investors Group, LLC

Location: 17.87± gross acres located on the southeast corner of 40<sup>th</sup> Street West and future Avenue M-4

Request: A subdivision for 30 single-family lots in the SRR Zone

**e. Tentative Tract Map No. 62841**

Applicant: Royal Investors Group, LLC

Location: 14± gross acres located approximately 680 feet north of Avenue J on the west side of 40<sup>th</sup> Street West

Request: A subdivision for 61 single family lots in the R-7,000 Zone

**f. Tentative Tract Map No. 66396**

Applicant: Antelope Valley Engineering

Location: 5± gross acres located on the northwest corner of Avenue N and 42<sup>nd</sup> Street West

Request: A subdivision for 7 single-family lots in the SRR Zone

**g. Tentative Tract Map No. 69466**

Applicant: Antelope Valley Engineering

Location: 10± gross acres located on the southwest corner of 35<sup>th</sup> Street West and future Avenue M-4

Request: A subdivision for 17 single-family lots in the SRR Zone

**6. Zero Net Energy Standards Ordinance**

Applicant: City of Lancaster

Location: City-wide

Request: Consideration of an ordinance recommending to the City Council modification of Titles 15 and 17 of the Lancaster Municipal Code to establish requirements for construction of Zero Net Energy (ZNE) single-family residences

**COMMISSION DISCUSSION**

Rescheduling of the Planning Commission meetings of January 16 and February 20, 2017, due to the Martin Luther King, Jr., Day, and President's Day holidays, respectively.

**ADJOURNMENT**

The meeting is adjourned to the Regular Meeting on Monday, November 21, 2016, at 6:00 p.m., in the Lancaster City Hall Council Chambers.