

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

November 21, 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, November 18, 2016, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

Pastor John Meadors, Christian Life Assembly

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 October 17, 2016, and Recessed Meeting of October 20, 2016](#)
APPROVED (5-0-0-0-1) (ABSENT: Smith)

CONTINUED PUBLIC HEARINGS

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

APPROVED (4-1-0-0-1) (NOES: Coronado; ABSENT: Smith)

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

Recommendation: Adopt Resolution No. 16-09 approving Conditional Use Permit No. 16-05

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

APPROVED (5-0-0-0-1) (ABSENT: Smith)

Applicant: Royal Investors Group, LLC

Location: 30.3± gross acres located on the northwest corner of 40th 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)

Recommendation: Grant a one-year extension to October 16, 2017, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-71

NEW PUBLIC HEARINGS

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

APPROVED (5-0-0-0-1) (ABSENT: Smith)

Applicant: Melvin Morris

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

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

Recommendation: Adopt Resolution No. 16-10 approving Tentative Tract Map No. 70761

5. One-Year Extensions

a. Tentative Tract Map No. 61535

APPROVED (5-0-0-0-1) (ABSENT: Smith)

Applicant: Stantec Consulting Services, Inc.

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

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

Recommendation: Grant a one-year extension to October 17, 2017, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 05-67

b. Tentative Tract Map No. 61681

APPROVED (5-0-0-0-1) (ABSENT: Smith)

Applicant: Royal Investors Group, LLC

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

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

Recommendation: Grant a one-year extension to November 21, 2017, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 05-77

c. Tentative Tract Map No. 62578

APPROVED (5-0-0-0-1) (ABSENT: Smith)

Applicant: Civil Design and Drafting, Inc.

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

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

Recommendation: Grant a one-year extension to November 21, 2017, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 05-78

d. Tentative Tract Map No. 62664

APPROVED (4-0-0-1-1) (RECUSED: Harvey; ABSENT: Smith)

Applicant: Royal Investors Group, LLC

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

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

Recommendation: Grant a one-year extension to November 21, 2017, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 05-80

**e. [Tentative Tract Map No. 62841](#)
APPROVED (5-0-0-0-1) (ABSENT: Smith)**

Applicant: Royal Investors Group, LLC

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

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

Recommendation: Grant a one-year extension to December 19, 2017, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 05-92

**f. [Tentative Tract Map No. 66396](#)
APPROVED (4-0-0-1-1) (RECUSED: Harvey; ABSENT: Smith)**

Applicant: Antelope Valley Engineering

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

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

Recommendation: Grant a one-year extension to October 21, 2017, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 07-37

**g. [Tentative Tract Map No. 69466](#)
APPROVED (5-0-0-0-1) (ABSENT: Smith)**

Applicant: Antelope Valley Engineering

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

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

Recommendation: Grant a one-year extension to December 19, 2017, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 07-58

6. [Amendment to Lancaster Municipal Code \(Titles 15 and 17\) Zero Net Energy Standards for New Single-Family Residential Development](#)
Continued to December 19, 2016, PC Meeting

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

Recommendation: Receive public testimony and adopt Resolution No. 16-11, 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, requiring detached single-family homes built to Zero Net Energy (ZNE) standard with a minimum of two watts of solar installed per square-foot of each home built starting in 2017, in anticipation of the State's mandatory ZNE requirement

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

The Planning Commission meetings of January 16 and February 20, 2017, rescheduled to January 17 and February 21, 2017, respectively, due to the Martin Luther King, Jr., Day, and President's Day holidays.

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

None.

ADJOURNMENT

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