

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, December 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, December 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, December 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 November 21, 2016**

2. Amendment to Lancaster Municipal Code (Titles 15 and 17) Zero Net Energy Standards for New Single-Family Residential Development

Applicant: City of Lancaster

Location: City-wide

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

3. Conditional Use Permit Nos. 16-02a and 16-02b

Applicant: Sustainable Power Group, LLC (sPower)

Location: The proposed solar project would occupy 307± gross acres generally bounded by Avenue F, Avenue G, 95th Street West, and 100th Street West and 105th Street West (Assessor Parcel Numbers [APNs] 3219-001-027 through -058 and 3219-027-018 through -049)

The solar facility will be constructed in two “phases” which are described below:

- **CUP 16-02a:** 149 gross acres (APNs 3219-001-027 thru -032, -037 thru -048; -052 thru -57, 3219-027-034, -035, -036, and -044 thru -049)
- **CUP 16-02b:** 158 gross acres (APNs 3219-001-033 thru -036, -049, -050, -051, -058; 3219-027-018 thru -033, and -037 thru -043)

Request: Construction and of a 50 megawatt photovoltaic solar generating facility in the RR-2.5 (Rural Residential 2.5) Zone

4. Conditional Use Permit Nos. 16-07a and 16-07b

Applicant: Sustainable Power Group, LLC (sPower)

Location: The proposed solar project would occupy 107± gross acres generally bounded by Avenue F, Avenue F-8, 100th Street West and 105th Street West (Assessor Parcel Numbers [APNs] 3265-003-014 and 3265-003-015)

The solar facility will be constructed in two “phases” which are described below:

- **CUP 16-07a:** 71.768 gross acres (APN 3265-003-014)
- **CUP 16-07b:** 34.653 gross acres (APN 3265-003-015)

CITY OF LANCASTER, CALIFORNIA
Planning Commission Regular Meeting Agenda
December 19, 2016

Request: Construction and of a 15 megawatt photovoltaic solar generating facility in the RR-2.5 (Rural Residential 2.5) Zone

5. Conditional Use Permit No. 15-09

Applicant: Sustainable Power Group, LLC (sPower)

Location: 352± gross acres generally bounded by Avenue J, future Avenue K-4, 110th Street West, and 90th Street West

- **CUP 15-09a:** 178 gross acres (Assessor Parcel Numbers [APNs] 3203-034-031, -032; 3203-021-062 thru -065, -067, -069, -070, -072 thru -074, -085 thru -088; and 3267-010-010)
- **CUP 15-09b:** 174 gross acres (APNs 3248-003-017, -008, -021; 3267-013-017, -018, -007; 3267-012-001, -002, -005, -007 thru -010, 3267-009-044, -045, -052; 3267-010-006, -007, -010, -034, -035, -037; 3267-007-046, -047, -036, -037; 3267-008-026, -027; and 3267-009-051)

Request: Renumber existing Conditional Use Permit (CUP) No. 15-09 into CUP No. 15-09a and CUP 15-09b

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, December 19, 2016, at 6:00 p.m., in the Lancaster City Hall Council Chambers.