

# **A G E N D A R E C A P**

## **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**August 20, 2007**

**7:00 p.m.**

Council Chambers - Lancaster City Hall  
44933 North Fern Avenue, Lancaster, California 93534

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### **Agenda Review**

August 13, 2007

5:30 P.M.

Planning Conference Room - Large

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The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, June 8, 2007, at the entrance to the Lancaster City Hall Council Chambers.

### **MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **AGENDA ADDENDUM INFORMATION**

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

<p><b>CALL TO ORDER</b></p> <p><b>INVOCATION</b></p> <p><b>PLEDGE OF ALLEGIANCE</b></p> <p><b>ROLL CALL</b></p> <p><b>PUBLIC BUSINESS FROM THE FLOOR</b></p> <p><b>UNCONTESTED PUBLIC HEARING</b></p>	<p>Commissioners: Faux, MacPherson, Salazar, Vice Chairman Troth, Chairman Mann</p> <p>If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.</p> <p>The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.</p>
<p><b>Approved (5-0-0)</b></p>	<p><b><u>CONSENT CALENDAR</u></b></p> <p><b>1. <u>APPROVAL OF MINUTES</u></b></p> <p>Minutes from the Regular Meeting of July 16, 2007, and from the Special Meeting of July 30, 2007.</p>

**CONTINUED PUBLIC HEARINGS**

**2. ONE-YEAR EXTENSIONS:**

**Approved (4-0-1)  
Vice Chairman Troth  
Abstained**

Continued to the 09-17-07 PC Meeting to give residents and church representatives the opportunity to meet and discuss issues.

**Approved (5-0-0)**  
With amendment to Modified Condition No. 6, second sentence to read, "The city will allow credit against the Traffic Impact Fees to pay up to 75 percent of the off-site median improvements not to exceed the total traffic impact fees paid by the tract."

**a. CONDITIONAL USE PERMIT 80-24 (Conditions)**

**Applicant:** Greek Orthodox Church of St. Constantine  
**Location:** 43404 30<sup>th</sup> Street West in the R-10,000 Zone  
**Request:** Six-month review of conditions for use of the social hall facilities  
**Status:** On February 18, 2003, the Planning Commission approved CUP 80-24 Amended for the construction of an 814 square-foot addition to the existing church building and the construction of a 14,378 square-foot church social hall with 118 total parking spaces. At that time, the Planning Commission modified Condition No. 10 to read, "The use shall be subject to review by the Planning Commission six months from the date of occupancy." The Greek Orthodox Church was granted occupancy on January 30, 2007

**b. TENTATIVE TRACT MAP NO. 61875**

**Applicant:** Alfa Development, LLC  
**Location:** 10± gross acres located on the north side of Avenue K and approximately 330 feet east of 36<sup>th</sup> Street West  
**Request:** Subdivide 39 single family lots in the R-7,000 Zone  
**Recommendation:** Grant a one-year extension to June 20, 2008, based on the findings contained in the staff report and subject to Resolution No. 06-11

**NEW PUBLIC HEARINGS**

**3. ONE-YEAR EXTENSIONS:**

**Approved (5-0-0)**

**a. TENTATIVE TRACT MAP 52719**

Applicant: Pacific Communities Builders, Inc.  
 Location: 20± gross acres located on the northeast corner of Avenue K and 50<sup>th</sup> Street West  
 Request: A subdivision for 80 single family lots in the R-7,000 Zone  
 Recommendation: Grant a seven-month extension to March 21, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-09

**Approved (5-0-0)**  
 Continued to the 09-17-07 PC Meeting

**b. TENTATIVE TRACT MAP NO. 53642**

Applicant: Pacific Communities  
 Location: 40± gross acres located on the northeast corner of 60<sup>th</sup> Street West and Avenue K-8  
 Request: Subdivide 156 single family lots in the R-7,000 Zone  
 Recommendation: Grant an extension to April 16, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 04-19

**Approved (5-0-0)**

**c. TENTATIVE TRACT MAP NO. 60430**

Applicant: American Premiere Homes  
 Location: 23± gross acres located on the northwest corner of Avenue K and 36<sup>th</sup> Street West  
 Request: Subdivide 82 single family lots in the R-7,000 Zone  
 Recommendation: Grant an extension to March 21, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-11

Approved (5-0-0)

**d. TENTATIVE TRACT MAP NO. 60574**

Applicant: Fahd Al-Soleiman

Location: 10.0± gross acres located on the southwest corner of 40<sup>th</sup> Street West and Avenue K-12

Request: Subdivide 29 single family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to July 18, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to PC Resolution No. 05-37

Approved (5-0-0)

**e. TENTATIVE TRACT MAP NO. 60885**

Applicant: Royal Investors Group

Location: 12.51± gross acres located on the west side of 60<sup>th</sup> Street West approximately 290 feet south of Avenue J-8

Request: Subdivide 49 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 18, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-38

Approved (5-0-0)

**f. TENTATIVE TRACT MAP NO. 61490**

Applicant: Hearthside Homes, Inc.

Location: 20± gross acres located on the northeast corner of future 55<sup>th</sup> Street West and future Avenue J-8

Request: Subdivide 73 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 18, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-40

**Approved (5-0-0)**

Deleted Condition Nos. 6 and 7.

**g. TENTATIVE TRACT MAP NO. 61733**

Applicant: Icon Properties

Location: 10± gross acres located on the northeast corner of 27<sup>th</sup> Street West and Avenue L-4

Request: Subdivide 18 single family lots in the SRR Zone

Recommendation: Grant an extension to July 18, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-41

**Approved (5-0-0)**

**h. TENTATIVE TRACT MAP NO. 61734**

Applicant: Royal Investors Group

Location: 5± gross acres located approximately 663 feet north of Avenue J-12, and approximately 658 feet west of 60<sup>th</sup> Street West

Request: Subdivide 19 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 18, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to PC Resolution No. 05-42

**Approved (5-0-0)**

**i. TENTATIVE TRACT MAP NO. 61920**

Applicant: Richmond American Homes

Location: 40± gross acres located on the northeast corner of future 55<sup>th</sup> Street West and Avenue K

Request: Subdivide 108 single family lots in the R-10,000 and R-15,000 Zones

Recommendation: Grant a one-year extension to July 18, 2008, based on the findings contained in the staff report and subject to Revised Attachment to Resolution No. 05-43

<p><b>Approved (5-0-0)</b></p>	<p><b>4. <u>CONDITIONAL USE PERMIT NO. 05-11 / TENTATIVE PARCEL MAP NO. 64924</u></b></p> <p>Applicant: AVI MMK Management</p> <p>Location: 3.39± gross acres located on the south side of Avenue I and approximately 260 feet west of 20<sup>th</sup> Street West</p> <p>Request: Construct a three-story 88-room hotel, an 8,400 square-foot multi-tenant retail building, and a 5,241 square-foot restaurant, and to subdivide the property into three parcels in the CPD Zone.</p> <p>Recommendation: Adopt Resolution No. 07-35 approving Conditional Use Permit No. 05-11 and Tentative Parcel Map No. 64924</p>
<p><b>Approved (4-0-1) Vice Chairman Troth Abstained</b></p>	<p><b>5. <u>VESTING TENTATIVE TRACT MAP NO. 62520</u></b></p> <p>Applicant: Blue Bay LLC</p> <p>Location: 6.8± gross acres located at northeast corner of future 37<sup>th</sup> Street West and Avenue M</p> <p>Request: Subdivide 11 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 07-36 approving Vesting Tentative Tract Map No. 62520</p>
<p><b>Approved (5-0-0)</b></p>	<p><b>6. <u>TENTATIVE TRACT MAP NO. 66396</u></b></p> <p>Applicant: Kenneth Berglund</p> <p>Location: 5± gross acres located at the northwest corner of Avenue N and 42<sup>nd</sup> Street West</p> <p>Request: Subdivide 7 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 07-37 approving Tentative Tract Map No. 66396</p>

**DIRECTOR'S  
ANNOUNCEMENTS**

- September 10, 2007, at 6:30 p.m. in the Council Chambers: Planning Commission Workshop on the Draft Alcohol Ordinance scheduled following the Study Session.
- September 13, 2007: Tour of residential properties conducted jointly by the Council Members and Commissioners, and representative from the General Plan Citizens Advisory Committee, BIA, GAVAR, and City Staff.
- October 29, 2007 (tentative): Planning Commission Special Meeting to hear the General Plan Amendment and Zone Change for 30<sup>th</sup> Street West and Avenue K.
- Planning Commission meetings will ultimately be broadcasted.

**COMMISSION AGENDA**

- Commission requested for staff to highlight changes on the amended copies of staff reports.

**PUBLIC BUSINESS  
FROM THE FLOOR –  
NON-AGENDA ITEMS**

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, **no action can be taken on non-agenda items.** Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda.

**ADJOURNMENT**

The meeting is adjourned to Monday, September 10, 2007, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall.