

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Thomas (Randy) Hall
Commissioner Diana Cook
Commissioner Miguel S. Coronado
Commissioner Cassandra D. Harvey
Commissioner Drew Mercy
Commissioner Sandy Smith

AGENDA RECAP REGULAR MEETING

Monday
January 17, 2017
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, January 14, 2017, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, Coronado, Harvey, Mercy, 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 December 19, 2016](#)
APPROVED (6-0-0-0-1) (ABSENT: Coronado)

CONTINUED PUBLIC HEARINGS

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

APPROVED (6-1-0-0-0) (NOES: Harvey)

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

- Recommendation:
1. Adopt Resolution No. 16-12 approving Conditional Use Permit No. 16-02a
 2. Adopt Resolution No. 16-13 approving Conditional Use Permit No. 16-02b

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

APPROVED (6-1-0-0-0) (NOES: Harvey)

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)

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

- Recommendation:
1. Adopt Resolution No. 16-14 approving Conditional Use Permit No. 16-07a
 2. Adopt Resolution No. 16-15 approving Conditional Use Permit No. 16-07b

NEW PUBLIC HEARINGS

4. One-Year Extensions

**a. Vesting Tentative Tract Map No. 60664
APPROVED (7-0-0-0-0)**

Applicant: Royal Investors Group, LLC

Location: 8± gross acres located between Avenue K and Avenue K-4, approximately 200 feet east of Buena Vista Way

Request: A subdivision for 39 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to January 16, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-90

**b. Tentative Tract Map No. 61314
APPROVED (7-0-0-0-0)**

Applicant: Andrew Hsu

Location: 30± gross acres located at the south side of Avenue K and approximately 660 feet east of 25th Street East

Request: A subdivision for 84 single family lots in the R-10,000 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. 05-82

**c. Tentative Tract Map No. 61989
APPROVED (7-0-0-0-0)**

Applicant: SoCal Portfolio I GP LP

Location: 20.25± gross acres located on the southwest corner of Avenue L and future 67th Street West

Request: A subdivision for 56 single family lots in the R-10,000 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. 05-87

5. [Conditional Use Permit No. 16-06](#)
APPROVED (4-3-0-0-0) (NOES: Cook, Hall, Harvey) with amended Condition No. 1 and added Condition Nos. 3 & 4.

Applicant: Tim Hadaya c/o Extram LLC

Location: Northwest Corner of 20th Street West & Avenue J (3122-038-041)

Request: Construction of a 2,500 square-foot Circle K mini-mart and a 3,047 square-foot gas island canopy; allowing sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control [ABC] License), and a waiver from distance requirements, in the Commercial Planned Development (CPD) Zone

Recommendation: Adopt Resolution No. 17-01 approving Conditional Use Permit No. 16-06

NEW BUSINESS

6. [Notice of Availability of a Draft Environmental Impact Report for the Avanti North Specific Plan Project and Tentative Tract Map No. 73507 \(Sch No. 2015111056\)](#)
NO ORAL COMMENTS RECEIVED
7. [Modification of Building Placement and Setback Requirements in the City's Commercial Zones](#)
CONSENSUS IN FAVOR OF THE RECOMMENDATION

Applicant: City of Lancaster

Location: City-wide

Request: Initiation of an amendment to the Lancaster Municipal Code modify building placement and setback requirements in the City's Commercial Zones

Recommendation: Direct Staff to prepare an ordinance establishing revised requirements for building placement and setbacks in the City's commercial zones, with the intent of reducing required street setback

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

ADJOURNMENT

Adjourned to the Special Meeting for Agenda Review on Monday, February 13, 2017, at 5:30 p.m., in the Council Chambers, Lancaster City Hall.