



Planning ● 44933 Fern Avenue, Lancaster, California 93534 ● (661) 723-6100

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

A G E N D A **REGULAR MEETING**

Tuesday
February 21, 2017
6:00 p.m.
Council Chambers, Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, February 18, 2017, at the entrance to the Lancaster City Hall Council Chambers

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

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 Community Development Division counter, and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Community Development Division at (661) 723-6100.

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

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.

Any person who would like to address the Planning Commission on any agenda item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

UNCONTESTED PUBLIC HEARING

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.

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of January 18, 2017](#)

NEW PUBLIC HEARINGS

2. One-Year Extensions

a. [Tentative Tract Map No. 67239](#)

Applicant: Royal Investors Group, LLC

Location: 30.66± gross acres located on the northwest corner of 35th Street West and Avenue M-8

Request: A subdivision for 49 single family lots in the SRR Zone

Recommendation: Grant a one-year extension to February 19, 2018, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 08-04

b. [Tentative Tract Map No. 69992](#)

Applicant: Kimberly Juday

Location: 5.08± gross acres located on the east side of future 37th Street West between future Avenue L-10 and Avenue L-12

Request: A subdivision for 8 single family lots in the SRR Zone

Recommendation: Grant a one-year extension to January 24, 2018, based on the findings contained in the staff report, and subject to the Conditions List, Attachment to Resolution No. 11-02

c. [Vesting Tentative Tract Map No. 62925](#)

Applicant: Civil Design and Drafting, Inc.

Location: 63.4± gross acres located on the northeast corner of future 85th Street West and future Avenue M

Request: A subdivision for 183 single family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to January 17, 2018, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 07-08

d. [Vesting Tentative Tract Map No. 66062](#)

Applicant: Civil Design and Drafting, Inc.

Location: 56.4± gross acres located on the southeast corner of future 85th Street West and future Avenue L-8

Request: A subdivision for 111 single-family lots, one lot approximately 13 acres for a potential school site, and one lot for a detention basin and utility easement in the R-10,000 Zone

Recommendation: Grant a one-year extension to January 17, 2018, based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 07-09

3. [Conditional Use Permit No. 15-08, Tentative Tract Map No. 72534](#)

Applicant: GID Lancaster 80, LLC

Location: 20± gross acres located at the southeast corner of Avenue J-8 and future 67th Street West

Request: Residential Planned Development (RPD) for 109 single family lots, a 1.5-acre private park, and one drainage basin lot in the R-7,000 Zone; the streets within the subdivision would be private

Recommendation: Adopt Resolution No. 17-02 approving Conditional Use Permit No. 15-08 and Tentative Tract Map No. 72534

4. [Tentative Tract Map No. 73344](#)

Applicant: J6 and 37th Street, LLC

Location: 4.19± gross acres located at the northeast corner of 37th Street West and Avenue J-8

Request: A subdivision for 18 single-family lots in the R-7,000 Zone

Recommendation: Adopt Resolution No. 17-03 approving Tentative Tract Map No. 73344

5. [Modification of Building Placement and Setback Requirements in the City's Commercial Zones](#)

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to the Lancaster Municipal Code (Title 17) to modify the building setback requirements along street frontages in the C (Commercial) and OP (Office Professional) zones

Recommendation: Receive public testimony and adopt Resolution No.17-04, recommending to the City Council approval of an ordinance amending Title 17 of the Lancaster Municipal Code modifying building setback requirements in the C (Commercial) and OP (Office Professional) zones

6. [Safe Routes To School](#)

Applicant: City of Lancaster

Location: City-wide

Request: Adoption of City-wide Safe Routes to School Master Plan

Recommendation: Receive public testimony and adopt Resolution No. 17-05, recommending to the City Council adoption of the City of Lancaster Safe Routes to School Master Plan

NEW BUSINESS

7. **Medical Main Street**

Request: An update on the status of the Medical Main Street planning effort was provided to the Commission on February 13, 2017. Staff is requesting the Commission to provide a consensus agreement on the general scope and framework of the proposed plan to allow the initiation of the environmental review process.

8. [Street Light Pole Design](#)

Request: The City of Lancaster is evaluating a new design option for street light poles. Staff is requesting the Commission to discuss and provide comments on the proposed design option.

9. **Time Change for Lancaster Planning Commission Meetings**

Request: Consideration of time change for Lancaster Planning Commission meetings

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED 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. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, March 13, 2017, at 5:30 p.m., in the Lancaster City Hall Council Chambers.