

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 R E C A P REGULAR MEETING

Monday

March 20, 2017

5:00 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 4:00 p.m. on Friday, March 17, 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 February 21, 2017](#)

APPROVED (5-0-1-0-1) (ABSTAIN: Cook; ABSENT: Coronado)

CONTINUED PUBLIC HEARINGS

2. **Modification of Building Placement and Setback Requirements in the City's Commercial Zones**

Continued to the April 17, 2017, regular meeting

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 provide any additional comments and direction on this matter, and then continue the matter to the April 17, 2017, regular meeting to allow time for staff to complete the evaluation of alternative approaches

3. **Safe Routes To School**

Continued to the April 17, 2017, regular meeting

Applicant: City of Lancaster
Location: City-wide
Request: Review of and recommendation on the City of Lancaster Draft Safe Routes To School Master Plan
Recommendation: Receive public testimony and adopt Resolution No. 17-05, recommending to the City Council approval of the City of the Lancaster Safe Routes To School Master Plan

NEW PUBLIC HEARINGS

4. **Conditional Use Permit 16-08**

DENIED (0-6-0-0-1) (ABSENT: Coronado)

Applicant: HRES Lancaster, LLC (Lori Gafner)
Location: 1.85± acres located at the southeast corner of Avenue K and Division Street
Request: Construction of a 4,968 square-foot Circle K mini-mart, 6,515 square-foot fuel service canopy, 1,127 square-foot car wash, and to allow the sale of alcohol with an Alcoholic Beverage Control Type 20 license (off-sale beer and wine) with waiver from distance requirements in the SP 80-02 zone
Recommendation: Adopt Resolution No. 17-07 approving Conditional Use Permit No. 16-08

5. [Conditional Use Permit 17-01](#)
APPROVED (6-0-0-0-1) (ABSENT: Coronado)

Applicant: Simone Delgado (The Elm Cuisine)

Location: 44844 Elm Avenue

Request: Type 41 (on-sale beer and wine for a bona fide eating place) Alcoholic Beverage Control (ABC) license in an existing 3,330 square-foot restaurant (The Elm Cuisine), in the Boulevard District of the Downtown Specific Plan (SP 08-01) Zone

Recommendation: Adopt Resolution No. 17-08 approving Conditional Use Permit No. 17-01

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, April 10, 2017, at 4:30 p.m., in the Lancaster City Hall Council Chambers.