

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

SPECIAL MEETING - AGENDA REVIEW

Monday

April 10, 2017

4:30 p.m.

Council Chambers, Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 3:00 p.m. on Friday, April 7, 2017, 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 4:00 p.m. on Friday, April 14, 2017, 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, Mercy, Smith, Vice Chair Hall, Chairman Vose.

AGENDA REVIEW ITEMS

1. **Approval of Minutes from the Regular Meeting of March 20, 2017**

2. 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

3. 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

4. Safe Routes To School

Applicant: City of Lancaster

Location: City-wide

Request: Review of and recommendation on the City of Lancaster Draft Safe Routes To School Master Plan

5. One-Year Extensions

a. Conditional Use Permit No. 06-08, Tentative Parcel Map No. 72532

Applicant: Antelope Valley Engineering

Location: 40.26± gross acres located on the southeast corner of Avenue L and 60th Street West

Request: A subdivision for 10 commercial parcels and the construction of a 395,355 square-foot commercial shopping center, with off-site sales of alcoholic beverages for the Anchor 1 building and the Drug Store, in the Commercial Planned Development (CPD) zone

b. Tentative Parcel Map No. 69578

Applicant: Chickkiah and Vasantha Padmanabhan

Location: 2.55± gross acres located on the northwest corner of 37th Street West and Avenue L-6

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

c. Tentative Tract Map No. 61921

Applicant: Royal Investors Group, LLC

Location: 20± gross acres located on the northeast corner of 40th Street West and Avenue J

Request: A subdivision for 74 single-family lots in the R-7,000 Zone

d. Tentative Tract Map No. 62120

Applicant: Royal Investors Group, LLC

Location: 82.6± gross acres on the southeast corner of 35th Street West and Lancaster Boulevard

Request: A subdivision for 316 single-family lots in the R-7,000 Zone

6. Conditional Use Permit No. 17-05

Applicant: Mario Flores

Location: 44950 Valley Central Way, Suite 112

Request: Type 41 (on-sale beer and wine for a bona fide eating place) Alcoholic Beverage Control (ABC) license in a proposed banquet hall facility for private catered events in the Lancaster Market Place

7. Conditional Use Permit No. 17-09

Applicant: Stillwaters Food Service, Inc. (Texas Cattle Company Steak House)

Location: 44206 10th Street West

Request: Type 47 (on-sale beer, wine, and distilled spirits for a bona fide eating place) Alcoholic Beverage Control (ABC) license in an existing, approximately 7,100 square-foot restaurant including patio (Texas Cattle Company Steak House), in the Commercial (C) Zone

8. Amendment to Lancaster Municipal Code (Title 16) to Allow Approval of Multi-Year Extension Requests for Tentative Maps

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to the Lancaster Municipal Code (Title 16) to modify the extension provisions for approved tentative parcel and tract maps

9. Amendment to Lancaster Municipal Code (Title 17) Providing Regulations for Grazing of Animals

Applicant: City of Lancaster

Location: Rural Residential Zones (RR-2.5 and RR-1)

Request: Amendment to the Lancaster Municipal Code (Title 17) to provide regulations for grazing of animals

10. Alcohol Convenience and Necessity

Request: Staff is seeking clarification on the information that the Commission would like to see in staff reports for alcohol conditional use permits

11. Residential Planned Development (RPD) Requirements

Request: Discussion of the City's RPD requirements per the request of the Planning Commission

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, April 17, 2017, at 5:00 p.m., in the Lancaster City Hall Council Chambers.