

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
June 12, 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, June 9, 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, June 16, 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 May 15, 2017**

2. Environmental Impact Report 15-02, Specific Plan 15-01, Tentative Tract Map No. 73507

Applicant: CV Communities, LLC

Location: 237.25 gross acres south of Avenue K, north of Avenue K-8, east of 70th Street West, and west of 60th Street West

Request: Certification of Environmental Impact Report (EIR) No. 15-02 (SCH #2015111056); approval of the Avanti North Specific Plan (SP No. 15-01); and approval of Tentative Tract Map No. 73507 to subdivide 237.25 gross acres into 753 single-family lots, two neighborhood park sites, and an open space area serving storm water detention and water quality filtration purposes

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

4. General Plan Amendment and Zone Change Initiation

Applicant: City of Lancaster

Location: Former Lancaster Community Hospital site

Request: Initiation of a general plan amendment and zone change for the former Lancaster Community Hospital site to reflect the change in circumstances

5. One-Year Extensions

a. Conditional Use Permit No. 14-12

Applicant: Abbey Road, Inc.

Location: 2.4± gross acres located approximately 270 feet south of Avenue K on the west side of Sahuayo Street

Request: Construction of a mixed-use 3-story building totaling 78,737 square feet, including 73,200 square feet for 75 multi-family housing units and common areas, and 5,537 square feet for office uses and support services, in the Specific Plan (SP) 08-02 Zone

b. Tentative Tract Map No. 63095

Applicant: Royal Investors Group, LLC

Location: 12.66± gross acres located on the northwest corner of Avenue J and 35th Street West

Request: A subdivision for 41 single-family lots in the R-7,000 Zone

c. Vesting Tentative Tract Map No. 64249

Applicant: Yigal Hassid

Location: 5± acres on the southwest corner of Avenue M-4 and 32nd Street West

Request: A subdivision for nine single-family lots in the SRR zone

6. Conditional Use Permit No. 17-02

Applicant: Challenger Tap House, Inc. (Carlo Shihady)

Location: 1048 East Avenue K (north end of Challenger Plaza)

Request: A restaurant with an Alcoholic Beverage Control Type 47 license (On Sale General-Eating Place) and live entertainment in an existing building in an existing shopping center in the Commercial Planned Development (CPD) Zone

7. Conditional Use Permit No. 17-06

Applicant: Duane and Dale DeBlauw

Location: 6.05± acres approximately 330 feet west of 20th Street West between Avenue J-8 and Avenue J-13 (APN 3129-017-031)

Request: Construction of a self-storage facility in two phases on a 6.05± acre parcel in the CPD (Commercial Planned Development) zone. The first phase will consist of development of the site, plus construction of one 1,300-square-foot office, and approximately 98,450 square-feet of enclosed storage within two buildings. The second phase will consist of either: the construction of 56,100 square-feet of enclosed storage within three buildings, or occupying the same footprint as the storage buildings, the construction of freestanding canopies for outdoor vehicle storage, or a combination of the two

8. Conditional Use Permit No. 16-03

Applicant: Tim Hadaya

Location: 45201 Sierra Highway, 515, 521, and 529 West Avenue I, and 45222 Beech Avenue (Assessor Parcel Nos. 3135-027-007, -008, -025, and -027)

Request: Construction of a 2,400-square-foot 7-Eleven, two gas island canopies totaling 3,420 square feet, a 1,150-square-foot car wash, to allow the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) License), and to approve a waiver from distance requirements, in the Commercial (C) Zone

9. General Plan Amendment 17-04, Draft Master Plan of Complete Streets, Amendment of Chapter 16.20 (Subdivision Ordinance)

Applicant: City of Lancaster

Location: City-wide

Request: Approval of the City of Lancaster Draft Master Plan of Complete Streets, associated general plan amendment (GPA 17-04), and ordinance amending Chapter 16.20 of the Lancaster Municipal Code (Subdivision Ordinance)

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, June 19, 2017, at 5:00 p.m., in the Lancaster City Hall Council Chambers.