

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
June 19, 2017
5:00 p.m.
Council Chambers, Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted by 4:00 p.m. on Friday, June 16, 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 May 15, 2017](#)
APPROVED (4-0-2-0-1) (ABSTAIN: Harvey and Smith, ABSENT: Coronado) with modification to Item No. 10 stating Commissioner Cook left the dais

CONTINUED PUBLIC HEARINGS

2. **Environmental Impact Report 15-02, Specific Plan 15-01, Tentative Tract Map No. 73507**
APPROVED (6-0-0-0-1) (ABSENT: Coronado)

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

Recommendation: Adopt Resolution No. 17-15 certifying the Final Environmental Impact Report (EIR No. 15-02) (SCH #2015111056), approving Tentative Tract Map No. 73507, and recommending to the City Council approval of Specific Plan No. 15-01. The approval of Tentative Tract Map No. 73507 is not valid until the effective date of Specific Plan No. 15-01

3. **Conditional Use Permit No. 15-08, Tentative Tract Map No. 72534**
Continued to the August 21, 2017, regular meeting

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: Continue the public hearing to the August 21, 2017, Planning Commission meeting to give the applicant more time complete the final modifications

CONTINUED NEW BUSINESS

4. **General Plan Amendment and Zone Change Initiation**
APPROVED (5-0-0-1-1) (RECUSED: Cook, ABSENT: Coronado)

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

NEW PUBLIC HEARINGS

5. One-Year Extensions

**a. Conditional Use Permit No. 14-12
APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

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

Recommendation: Grant a one-year extension to June 22, 2018, based on the findings contained in the staff report and previously approved conditions

**b. Tentative Tract Map No. 63095
APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

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

Recommendation: Grant a one-year extension to June 18, 2018, based on the findings contained in the staff report

**c. Vesting Tentative Tract Map No. 64249
APPROVED (6-0-0-0-1) (ABSENT: Coronado)**

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

Recommendation: Grant a one-year extension to June 19, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-54

6. **Conditional Use Permit No. 17-02**

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

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

Recommendation: Adopt Resolution No. 17-18 approving Conditional Use Permit No. 17-02

7. **Conditional Use Permit No. 17-06**

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

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

Recommendation: Adopt Resolution No. 17-19 approving Conditional Use Permit No. 17-06

8. [Conditional Use Permit No. 16-03](#)
DENIED (0-6-0-0-1) (ABSENT: Coronado)

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

Recommendation: Adopt Resolution No. 17-20 approving Conditional Use Permit No. 16-03

9. [General Plan Amendment 17-04, Draft Master Plan of Complete Streets, Amendment of Chapter 16.20 \(Subdivision Ordinance\)](#)
Continued to the July 17, 2017, regular meeting

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)

Recommendation: Adopt Resolution No. 17-21, recommending to the City Council approval of General Plan Amendment No. 17-04, the adoption of the City of Lancaster Master Plan of Complete Streets, and an ordinance to amend Chapter 16.20 of the City of Lancaster Municipal Code (Subdivision Ordinance)

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, July 10, 2017, at 4:30 p.m., in the Lancaster City Hall Council Chambers.