

## 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

## **AGENDA RECAP**

### REGULAR MEETING

**Monday**  
**July 17, 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, July 14, 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 June 19, 2017](#)  
**APPROVED (5-0-0-0-2)** (ABSENT: Coronado and Mercy)

**CONTINUED PUBLIC HEARINGS**

2. **General Plan Amendment 17-04, Draft Master Plan of Complete Streets, Amendment of Chapter 16.20 (Subdivision Ordinance)**  
**Continued to August 14, 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)

**NEW PUBLIC HEARINGS**

3. **One-Year Extensions**

a. **Tentative Tract Map No. 60489**  
**APPROVED (4-1-0-0-2) (NOES: Vose, ABSENT: Coronado and Mercy)**

Applicant: Civil Design and Drafting, Inc.

Location: 15.0± gross acres located on the southwest corner of 22<sup>nd</sup> Street East and Avenue J-2

Request: A subdivision for 65 single-family lots in the R-7,000 Zone

Recommendation: Grant a time extension to June 18, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-25

b. **Tentative Tract Map No. 61574**  
**APPROVED (5-0-0-0-2) (ABSENT: Coronado and Mercy)**

Applicant: United Engineering Group

Location: 26.6± gross acres located on the southwest corner of Avenue K and 30<sup>th</sup> Street East

Request: A subdivision for 45 single-family lots in the R-10,000 Zone and one remainder parcel in the CPD Zone

Recommendation: Continue to the August 14, 2017, regular meeting to provide the applicant additional time to post the public hearing notice on the project site

c. [Tentative Tract Map No. 66620](#)  
**APPROVED (5-0-0-0-2) (ABSENT: Coronado and Mercy)**

Applicant: Antelope Valley Engineering

Location: 8.45± gross acres located on the northwest corner of Avenue M and 23<sup>rd</sup> Street West

Request: A subdivision for 9 single-family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to July 16, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-32

d. [Tentative Tract Map No. 67582](#)  
**APPROVED (5-0-0-0-2) (ABSENT: Coronado and Mercy)**

Applicant: Stratham Properties

Location: 1.71± gross acres located on the northeast corner of 52<sup>nd</sup> Street West and Avenue J-8

Request: A subdivision for 8 single-family lots in the R-7,000 Zone

Recommendation: Grant a time extension to June 18, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-30

4. [Conditional Use Permit No. 17-13](#)  
**APPROVED (5-0-0-0-2) (ABSENT: Coronado and Mercy)**

Applicant: High Desert Cultivation Center, LLC

Location: 44211 Yucca Avenue

Request: A conditional use permit to operate a medical cannabis cultivation facility within an existing building in the Light Industrial (LI) zone with a distance requirement waiver

Recommendation: Adopt Resolution No. 17-22 approving Conditional Use Permit No. 17-13

**NEW BUSINESS**

**5. Conditional Use Permits – Alcohol Sales**

At the regular meeting of June 19, 2017, the Commission requested information and statistics regarding requests filed for alcohol sales, including requests for distance waivers, under the current ordinance adopted in January 2008

**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, August 7, 2017, at 4:30 p.m., in the Lancaster City Hall Council Chambers.