

LANCASTER PLANNING COMMISSION

Chairman James D. Vose
Vice Chairman Thomas (Randy) Hall
Commissioner Diana Cook
Commissioner Cassandra D. Harvey
Commissioner Drew Mercy
Commissioner Sandy Smith

SPECIAL MEETING – AGENDA REVIEW

Monday
August 7, 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, August 4, 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, August 11, 2017, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.

CALL TO ORDER

ROLL CALL

Commissioners Cook, Harvey, Mercy, Smith, Vice Chair Hall, Chairman Vose.

AGENDA REVIEW ITEMS

- 1. Approval of Minutes from the Regular Meeting of July 17, 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. 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)

4. Tentative Tract Map No. 61574

Applicant: United Engineering Group

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

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

5. One-Year Extensions

a. Tentative Tract Map No. 62485

Applicant: Royal Investors Group, LLC

Location: 10.09± gross acres located on the southwest corner of 30th Street East and Nugent Street

Request: A subdivision for 39 single-family lots in the R-7,000 Zone

b. Tentative Tract Map No. 63031

Applicant: Westpalm Development Corporation

Location: 10.0± gross acres located on the southwest corner of Lancaster Boulevard and future 32nd Street East

Request: A subdivision for 25 single-family lots in the R-7,000 Zone

c. Tentative Tract Map No. 63112

Applicant: Bayshore, LLC

Location: 32.0± gross acres located on the southeast corner of 15th Street East and Avenue H-8

Request: A subdivision for 126 single-family lots in the R-7,000 Zone

d. Tentative Tract Map No. 64877

Applicant: Royal Investors Group, LLC

Location: 9.42± gross acres located on the northeast corner of 20th Street East and Nugent Street

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

e. Tentative Tract Map No. 66680, Tentative Parcel Map Nos. 69747 and 70303

Applicant: STG Stoneridge Ranch, LLC

Location: 72.9± gross acres located on the southwest corner of 52nd Street West and Avenue K-8

Request: A subdivision for 39 Tentative Tract Map No. 66680 is a subdivision for 238 single-family lots, (128 lots within the R-7,000 Zone, 89 lots within the R-10,000 Zone, and 21 lots within the R-15,000 Zone); Tentative Parcel Map No. 69747 is the subdivision for property west of 55th Street West into two parcels; Tentative Parcel Map No. 70303 is the subdivision for the property east of 55th Street West into two parcels; both parcel maps are for financial purposes to allow the individual parcels to be sold

6. Conditional Use Permit No. 17-20

Applicant: Charles Worth

Location: 547 West Lancaster Boulevard

Request: A conditional use permit for a gaming arena in the Specific Plan (SP) 08-01 Zone

7. Conditional Use Permit No. 17-16

Applicant: Fox Field Industrial Center

Location: 32± acres at the southeast corner of William J. Barnes Avenue and 47th Street West (Assessor’s Parcel No. 3105-001-042)

Request: Construction and operation of 583,000 square feet of cultivation and manufacturing facilities for medical cannabis in the Specific Plan 95-02 (SP 95-02) Zone

8. Conditional Use Permit No. 17-17

Applicant: Master Collective, Inc.

Location: 9.2± acres located at the southeast corner of West Avenue H-6 and Trevor Avenue, extending to Division Street to the east along West Avenue H-6 and approximately 855 feet south of West Avenue H-6 on Trevor Avenue (Assessor’s Parcel Nos. 3137-009-050, 051, and 3137-012-034, -035, -036, -041, -042, -043, -044, -045, and -046)

Request: Construction of four 30,000-square-foot buildings, one 23,821-square-foot building, and three 2,597-square-foot storage buildings for a total of 151,612 square feet of floor area for the operation of medical cannabis cultivation and manufacturing facilities in the Heavy Industrial (HI) Zone

9. Conditional Use Permit No. 17-18

Applicant: Master Collective, Inc.

Location: 220 West Avenue H-6 (Assessor’s Parcel No.: 3137-012-065)

Request: Tenant improvements to an existing building and new construction, resulting in 108,442 square feet of floor area between two buildings for the operation of a medical cannabis cultivation and manufacturing facility in the Heavy Industrial (HI) Zone

COMMISSION DISCUSSION

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, August 14, 2017, at 5:00 p.m., in the Lancaster City Hall Council Chambers.