

## **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**  
**October 9, 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, October 6, 2017, at the entrance to the Lancaster City Hall Council Chambers

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**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, October 13, 2017, at the entrance to the Lancaster City Hall Council Chambers and on the City's website.**

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### **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 September 18, 2017**

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

Applicant: STG Stoneridge Ranch, Inc.

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

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

**3. Conditional Use Permit No. 17-23**

Applicant: Mildred House, Doreen Lopez

Location: 42630 10<sup>th</sup> Street West, Unit 1

Request: Alcoholic Beverage Control Type 21 license (Off Sale General-Package Store) for a florist shop (Isla's Flower Boutique) in the Light Industrial (LI) Zone

**4. One-Year Extensions**

**a. Tentative Tract Map No. 62121**

Applicant: Royal Investors Group, LLC

Location: 30.3± gross acres located on the northwest corner of 40<sup>th</sup> Street West and Avenue K

Request: A subdivision for 82 single-family lots in the R-7,000 Zone and one commercial lot in the Commercial Planned Development (CPD) Zone (formerly a subdivision for 115 single-family lots in the R-7,000 Zone)

**b. Tentative Tract Map No. 72875, Conditional Use Permit No. 14-08**

Applicant: Imagine Development (Bruno Barbieri)

Location: 10.15± gross acres on the northeast corner of 25<sup>th</sup> Street East and Avenue J-8

Request: A subdivision for 65 single-family lots as a Residential Planned Development (RPD) in the R-7,000 Zone

**5. Conditional Use Permit No. 17-22**

Applicant: Lancaster Commerce, LLC (Sima Aghai)

Location: 1140 Commerce Center Drive

Request: A conditional use permit for a banquet facility for private events and to allow beer and wine (Type 58 California State Alcoholic Beverage Control (ABC) License) to be provided on the premises in the Commercial Planned Development (CPD) Zone

**6. Conditional Use Permit No. 17-25**

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 gas station and mini-mart, 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

**7. New Housing Laws**

**8. GAVEA Housing Presentation**

**COMMISSION DISCUSSION**

Reschedule the Planning Commission meetings of January 15 and February 19, 2018, due to the Martin Luther King, Jr., Day and President’s Day holidays, respectively.

Update on community benefit agreement working group.

**ADJOURNMENT**

The meeting is adjourned to the Regular Meeting on Monday, October 16, 2017, at 5:00 p.m., in the Lancaster City Hall Council Chambers.