

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

A G E N D A R E C A P

REGULAR MEETING

Monday
October 16, 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, October 13, 2017, at the entrance to the Lancaster City Hall Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, 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 September 18, 2017](#)
APPROVED (6-0-0-0-0)

CONTINUED PUBLIC HEARINGS

2. **Tentative Tract Map No. 66680, Tentative Parcel Map Nos. 69747 and 70303**
APPROVED (6-0-0-0-0)

Applicant: STG Stoneridge Ranch, Inc.

Location: 72.9± gross acres located on the southwest corner of 52nd 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 55th Street West into two parcels, and Tentative Parcel Map No. 70303 would subdivide 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

Recommendation: Grant a two-year extension to August 18, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-54

3. **Conditional Use Permit No. 17-23**
APPROVED (4-2-0-0-0) (NOES: Cook and Hall)

Applicant: Mildred House, Doreen Lopez

Location: 42630 10th 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

Recommendation: Adopt Resolution No. 17-29 approving Conditional Use Permit No. 17-23

NEW PUBLIC HEARINGS

4. One-Year Extensions

**a. Tentative Tract Map No. 62121
APPROVED (5-0-0-1-0) (RECUSED: Cook)**

Applicant: Royal Investors Group, LLC

Location: 30.3± gross acres located on the northwest corner of 40th 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)

Recommendation: Grant a one-year extension to October 16, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 05-71

**b. Tentative Tract Map No. 72875, Conditional Use Permit No. 14-08
APPROVED (6-0-0-0-0)**

Applicant: Imagine Development (Bruno Barbieri)

Location: 10.15± gross acres on the northeast corner of 25th 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

Recommendation: Grant a one-year extension to September 22, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 14-13

**5. Conditional Use Permit No. 17-22
APPROVED (6-0-0-0-0)**

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

Recommendation: Adopt Resolution No. 17-28 approving Conditional Use Permit No. 17-22

6. [Conditional Use Permit No. 17-25](#)
APPROVED (6-0-0-0-0) to withdraw the request

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

Recommendation: Applicant has requested withdrawal of the request at this time. No Commission action necessary

NEW BUSINESS

7. [New Housing Laws](#)
Discussion about new State housing laws

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

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.

The Planning Commission meetings will be held on January 22, 2018, and February 26, 2018

Update on community benefit agreement working group.

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, November 13, 2017, at 4:30 p.m., in the Lancaster City Hall Council Chambers.