

# **A G E N D A R E C A P**

## **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**September 17, 2007**

**7:00 p.m.**

Council Chambers - Lancaster City Hall  
44933 North Fern Avenue, Lancaster, California 93534

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### **Agenda Review**

September 10, 2007

5:30 P.M.

Planning Conference Room – Large

Commission Workshop – Proposed Alcohol Ordinance

6:30 P.M.

Council Chambers

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The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, September 7, 2007, at the entrance to the Lancaster City Hall Council Chambers.

### **MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **AGENDA ADDENDUM INFORMATION**

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

<p><b>CALL TO ORDER</b></p> <p><b>INVOCATION</b></p> <p><b>PLEDGE OF ALLEGIANCE</b></p> <p><b>ROLL CALL</b></p> <p><b>PUBLIC BUSINESS FROM THE FLOOR</b></p> <p><b>UNCONTESTED PUBLIC HEARING</b></p>	<p>Commissioners: Faux, MacPherson, Salazar, Vice Chairman Troth, Chairman Mann</p> <p>If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.</p> <p>The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.</p>
<p><b>Approved (5-0-0)</b></p>	<p><b><u>CONSENT CALENDAR</u></b></p> <p>1. <b><u>APPROVAL OF MINUTES</u></b></p> <p>Minutes from the Regular Meeting of August 20, 2007.</p>
<p><b>Approved (5-0-0)</b></p>	<p><b><u>PRESENTATION TO THE PLANNING COMMISSION</u></b></p> <p>2. <b><u>MASTER PLAN OF PARKS</u></b></p>

**CONTINUED PUBLIC HEARINGS**

**3. ONE-YEAR EXTENSIONS:**

**Approved (4-0-1)**

**Vice Chairman Troth abstained**

With four added conditions, including review of the Conditional Use Permit in six months.

Planning Commission also reiterated Condition No. 16 from the 02-18-03 PC Meeting.

**a. CONDITIONAL USE PERMIT 80-24 (Conditions)**

**Applicant:** Greek Orthodox Church of St. Constantine

**Location:** 43404 30<sup>th</sup> Street West in the R-10,000 Zone

**Request:** Six-month review of conditions for use of the social hall facilities

**Status:** On February 18, 2003, the Planning Commission approved CUP 80-24 Amended for the construction of an 814 square-foot addition to the existing church building and the construction of a 14,378 square-foot church social hall with 118 total parking spaces. At that time, the Planning Commission modified Condition No. 10 to read, "The use shall be subject to review by the Planning Commission six months from the date of occupancy." The Greek Orthodox Church was granted occupancy on January 30, 2007

**b. TENTATIVE TRACT MAP NO. 53642**

**Applicant:** Pacific Communities

**Location:** 40± gross acres located on the northeast corner of 60<sup>th</sup> Street West and Avenue K-8

**Request:** Subdivide 156 single family lots in the R-7,000 Zone

**Recommendation:** Grant an extension to April 16, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 04-19

**Approved (5-0-0)**

**To extend to the 11-19-2007, PC Meeting**

**NEW PUBLIC HEARINGS**

**4. ONE-YEAR EXTENSIONS:**

Approved (5-0-0)

**a. TENTATIVE TRACT MAP 48699**

Applicant: Lance Johnson

Location: 8± gross acres located on the southeast corner of 27<sup>th</sup> Street West and Avenue L-8

Request: A subdivision for 7 single family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to August 16, 2008, based on the findings contained in the staff report, subject to deleted Condition No. 9, and added Condition No. 10 and all other previously approved conditions.

Approved (5-0-0)

**b. TENTATIVE TRACT MAP NO. 60818  
TENTATIVE PARCEL MAP NO. 61341**

Applicant: David Horne, Agent for Horne and Granz

Location: 15.27± gross acres located on the southwest corner of Avenue H and 20<sup>th</sup> Street West

Request: Request for a tentative parcel map to divide the overall site into two parcels that correspond with the land use and zoning designations of the site. Parcel 1 at 3.88± acres in the CPD zone to be developed in the future, and Parcel 2 at 11.34± acres in the R-7,000 zone, which includes a request for a tentative tract map for the creation of 46 single family lots

Recommendation: Grant a one year extension to August 15, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-45

Approved (5-0-0)

**c. TENTATIVE TRACT MAP NO. 61677**

Applicant: Security Pacific Bank

Location: 15± gross acres located on the southwest corner of Avenue K future 57<sup>th</sup> Street West

Request: Subdivide 58 single family lots in the R-7,000 Zone

Recommendation: Grant a one year extension to August 15, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-47

Approved (5-0-0)

**d. TENTATIVE TRACT MAP NO. 61973**

Applicant: Cambridge Homes

Location: 4.76± gross acres located on the north side of Avenue J-8 approximately 300± feet east of 35<sup>th</sup> Street West

Request: Subdivide 18 single family lots in the R-7,000 Zone

Recommendation: Grant an extension to August 15, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-49

Approved (5-0-0)

**e. TENTATIVE TRACT MAP NO. 62208**

Applicant: Global Investments

Location: 11.68± gross acres located on the south side of Avenue I and approximately 400 feet east of 40<sup>th</sup> Street West

Request: Subdivide 41 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to August 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-11

<p><b>Approved (5-0-0)</b></p>	<p><b>5. <u>CONDITIONAL USE PERMIT NO. 06-03</u></b></p> <p>Applicant: Regency Properties</p> <p>Location: Northeast corner at Genoa Avenue and Avenue J</p> <p>Request: Construct a 35,745 square-foot commercial center consisting of four buildings to be used for retail, offices, and restaurants, in the CPD Zone</p> <p>Recommendation: Adopt Resolution No. 07-38 approving Conditional Use Permit No. 06-03</p>
<p><b>Approved (5-0-0)</b>                  With amended Condition Nos. 54, 55, &amp; 56, and added Condition No. 57: "The applicant shall meet with the Antelope Valley Alcohol, Tobacco and Other Drug Coalition to discuss age restrictions on employees that sell alcohol."</p>	<p><b>6. <u>CONDITIONAL USE PERMIT 07-04</u></b>  <b><u>TENTATIVE PARCEL MAP 68972</u></b></p> <p>Applicant: Wood Lancaster #4, LLC and Avenue J and 22<sup>nd</sup> Partnership</p> <p>Location: 18.08± gross acres located on the southeast corner of Avenue J and 20<sup>th</sup> Street East</p> <p>Request: Construct a 198,816 square-foot commercial retail center, and to subdivide the property in six parcels in the CPD Zone</p> <p>Recommendation: Adopt Resolution No. 07-39 approving Conditional Use Permit No. 07-04 and Tentative Parcel Map No. 68972</p>
<p><b>Approved (5-0-0)</b></p>	<p><b>7. <u>TENTATIVE TRACT MAP NO. 63365</u></b></p> <p>Applicant: Stratham Properties</p> <p>Location: 28.5± gross acres located at the northwest corner of future 35<sup>th</sup> Street East and Avenue J</p> <p>Request: Subdivide 114 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 07-40 approving Tentative Tract Map No. 63365</p>

<p>Approved (5-0-0)</p>	<p><b>8. <u>DEVELOPMENT AGREEMENT 07-01</u></b></p> <p>Applicant: City of Lancaster and Kaiser Foundation Hospitals</p> <p>Location: 44 acres within the southeast portion of the Amargosa Creek Specific Plan</p> <p>Request: Approval of Development Agreement for the development of hospital and related medical facilities</p> <p>Recommendation: Approve Resolution No. 07-41 recommending to the City Council approval of Development Agreement No. 07-01</p>
<p>Vice Chairman Troth abstained</p>	<p><b><u>NEW BUSINESS</u></b></p> <p><b>9. <u>DRAFT ENVIRONMENTAL IMPACT REPORT 30<sup>th</sup> STREET WEST AND AVENUE K - HEARING TO ACCEPT TESTIMONY</u></b></p>
<p><b>DIRECTOR'S ANNOUNCEMENTS</b></p> <p><b>COMMISSION AGENDA</b></p> <p><b>PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS</b></p> <p><b>ADJOURNMENT</b></p>	<p>None.</p> <ul style="list-style-type: none"> <li>▪ Commissioner Faux wished Jocelyn Swain, Associate Planner – Environmental, a happy birthday.</li> <li>▪ Vice Chairman Troth thanked the recording secretary for taking the time to mark the changes/revisions to the staff reports, making it easier to track deleted/modified items.</li> <li>▪ Commissioner MacPherson inquired about the scoping meetings being developed for the EIRs, particularly 60<sup>th</sup> Street West and L:             <ul style="list-style-type: none"> <li>○ Southeast corner – out in draft form in the next 2 months.</li> <li>○ Northwest corner – Applicant has additional issues so this project is not moving as quickly.</li> </ul> </li> <li>▪ Cleo Goss – commented on the proposed superstores on the west side (Quartz Hill).</li> <li>▪ Thomas Reynolds – commented on the 60<sup>th</sup> Street West and Avenue K project.</li> </ul> <p>The meeting is adjourned at 10:55 p.m. to Monday, October 8, 2007, at 5:30 p.m., in the Planning Conference Room, Lancaster City Hall.</p>