

# MINUTES

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## REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

November 20, 2017

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### CALL TO ORDER

Chairman Vose called the regular meeting to order at 5:01 p.m.

### INVOCATION

Vice Chair Hall.

### PLEDGE OF ALLEGIANCE

Commissioner Mercy.

### ROLL CALL

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

Absent: None.

Also present were the Assistant City Attorney (Jocelyn Corbett), Planning Director (Brian Ludicke), Associate Planner (Chris Aune), Associate Planner (Cynthia Campaña), and Recording Secretary (Sydney Yeseta). There were 6 people in the audience.

### CONSENT CALENDAR

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#### 1. APPROVAL OF MINUTES

It was moved by Commissioner Mercy and seconded by Commissioner Smith to approve the Minutes from the Regular Meeting of October 16, 2017. Motion carried with the following vote (6-0-0-0-0):

AYES: Cook, Hall, Harvey, Mercy, Smith, and Vose.  
NOES: None.  
ABSTAIN: None.  
RECUSED: None.  
ABSENT: None.

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**NEW PUBLIC HEARINGS**

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**2. ONE-YEAR EXTENSIONS****a. Tentative Tract Map No. 66396**

Chairman Vose opened the public hearing at 5:06 p.m., to hear a request for extension by Antelope Valley Engineering, to subdivide 7 single-family lots in the SRR Zone, located on 5± gross acres at the northwest corner of Avenue N and 42<sup>nd</sup> Street West.

Commissioner Harvey recused herself due to the proximity of a property she owns to the project, and left the dais.

The reading of the staff report was waived because an uncontested hearing letter was received from the applicant stating agreement with the conditions of approval, as stated in the staff report.

There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:07 p.m.

It was moved by Commissioner Mercy and seconded by Commissioner Cook to grant a two-year extension to October 21, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-37. Motion carried with the following vote (5-0-0-1-0):

AYES: Cook, Hall, Mercy, Smith, Vose.  
NOES: None.  
ABSTAIN: None.  
RECUSED: Harvey.  
ABSENT: None.

Commissioner Harvey returned to the dais at this time.

**b. Tentative Tract Map No. 66408**

Chairman Vose opened the public hearing at 5:08 p.m., to hear a request for extension by Civil Design and Drafting, Inc., to subdivide 20 single-family lots in the R-7,000 Zone, located on 4.77± gross acres west of 22<sup>nd</sup> Street East and north of Avenue J-6.

The reading of the staff report was waived because an uncontested hearing letter was received from the applicant stating agreement with the conditions of approval, as stated in the staff report.

There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:09 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Cook to grant a one-year extension to October 19, 2018, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 09-28. Motion carried with the following vote (6-0-0-0-0):

AYES: Cook, Hall, Harvey, Mercy, Smith, Vose.  
 NOES: None.  
 ABSTAIN: None.  
 RECUSED: None.  
 ABSENT: None.

**c. Tentative Tract Map No. 69466**

Chairman Vose opened the public hearing at 5:09 p.m., to hear a request for extension by Antelope Valley Engineering, to subdivide 17 single-family lots in the SRR Zone, located on 10± gross acres at the southwest corner of 35<sup>th</sup> Street West and Avenue M-4.

The reading of the staff report was waived because an uncontested hearing letter was received from the applicant stating agreement with the conditions of approval, as stated in the staff report.

There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:10 p.m.

It was moved by Commissioner Cook and seconded by Vice Chair Hall to grant a two-year extension to December 17, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-58. Motion carried with the following vote (6-0-0-0-0):

AYES: Cook, Hall, Harvey, Mercy, Smith, Vose.  
 NOES: None.  
 ABSTAIN: None.  
 RECUSED: None.  
 ABSENT: None.

**3. Conditional Use Permit No. 17-28**

Chairman Vose opened the item at 5:10 p.m., to hear a request by GIMJ Investment Group IV, LLC (Wingstop), for a conditional use permit for a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcoholic Beverage Control (ABC) license in an approximately 3,000-square-foot restaurant (Wingstop), in the Commercial Planned Development (CPD) Zone. The project is located at 44433 Valley Central Way.

Cynthia Campaña presented the staff report. An uncontested hearing letter was received from the applicant stating agreement with the conditions of approval, as stated in the staff report. The public hearing notice was hand-delivered to the tenants within the shopping center, and no opposition was received.

There were none in the audience who wished to speak on the request.

The public hearing was closed at 5:13 p.m.

It was moved by Commissioner Smith and seconded by Commissioner Cook to adopt Resolution No. 17-32 approving Conditional Use Permit No. 17-28. Motion carried with the following vote (6-0-0-0-0):

- AYES: Cook, Hall, Harvey, Mercy, Smith, Vose.
- NOES: None.
- ABSTAIN: None.
- RECUSED: None.
- ABSENT: None.

**DIRECTOR’S ANNOUNCEMENT**

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None.

**COMMISSION AGENDA**

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Chairman Vose requested that a review and discussion of the residential design standards be placed on the January or February agenda.

**PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS**

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None.

**ADJOURNMENT**

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Chairman Vose declared the meeting adjourned at 5:16 p.m. to the Special Meeting for Agenda Review on Monday, December 11, 2017, at 4:30 p.m., in the City Council Chambers, Lancaster City Hall.

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster