

## **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**  
**January 8, 2018**  
**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, January 5, 2018, 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, January 19, 2018, 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 December 18, 2017**

**2. Conditional Use Permit No. 17-10**

Applicant: Antelope Expansion 2, LLC (dba sPower)

Location: 430± gross acres generally bounded by Avenue D-8, Avenue G, 110<sup>th</sup> Street West, and 110<sup>th</sup> Street West (Assessor Parcel Numbers [APNs] 3264-002-016; 3264-015-017; 3264-019-002; 3264-022-001, -044, -045, -068, -069, -070, -071, -072; 3265-003-005, -010, -011, -012)

Request: Conditional Use Permit to allow for the construction of a 72 megawatt (MW) photovoltaic solar generating facility in the RR-2.5 (Rural Residential, minimum lot size 2.5) Zone

**3. 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: The applicant is requesting a conditional use permit (CUP) for the 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

**4. Director’s Review No. 17-71**

Applicant: Leo Olmedo c/o Halley Olsen Murphy

Location: 44831 West Cedar Avenue

Request: The applicant is requesting to modify and increase the height of an existing 5’ high by 7’ wide internally illuminated monument sign to 8’5” high. The site is located in the Cedar Avenue Arts District, within the boundaries of the Downtown Lancaster Specific Plan (SP 08-01)

**COMMISSION AGENDA**

**ADJOURNMENT**

The meeting is adjourned to the Regular Meeting on Monday, January 22, 2018, at 5:00 p.m., in the Lancaster City Hall Council Chambers.