



Planning ● 44933 Fern Avenue, Lancaster, California 93534 ● (661) 723-6100

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 **REGULAR MEETING**

Monday
January 22, 2018
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, January 19, 2018, at the entrance to the Lancaster City Hall Council Chambers

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

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 Community Development Division counter, and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Community Development Division at (661) 723-6100.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR

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.

Any person who would like to address the Planning Commission on any agenda item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

UNCONTESTED PUBLIC HEARING

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.

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of December 18, 2017](#)

NEW PUBLIC HEARINGS

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, 110th Street West, and 110th 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
- Recommendation: Adopt Resolution No. 18-01 certifying the Final Environmental Impact Report (EIR), adopting the necessary environmental findings, and approving Conditional Use Permit No. 17-10

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
- Recommendation: Continue the public hearing to the February 26, 2018, regular Planning Commission meeting

4. [Director's Review No. 17-71](#)

Applicant: Leo Olmedo c/o Halley Olsen Murphy

Location: 44831 North 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)

Recommendation: Adopt Resolution No. 18-03 approving Director's Review No. 17-71

DIRECTOR'S ANNOUNCEMENT

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, February 12, 2018, at 4:30 p.m., in the Lancaster City Hall Council Chambers.