



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING  
AGENDA  
Monday  
February 26, 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, February 23, 2018,  
at the entrance to the Lancaster City Hall Council Chambers.  
44933 Fern Avenue, Lancaster, California 93534

**PLANNING COMMISSION**

Chairman James D. Vose  
Vice Chairman Thomas (Randy) Hall  
Commissioner Diana Cook  
Commissioner Cassandra D. Harvey  
Commissioner Drew Mercy  
Commissioner King L. Moore, II  
Commissioner Sandy Smith

**CITY OF LANCASTER, CALIFORNIA  
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MONDAY, FEBRUARY 26, 2018**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS**

Any person who would like to address the Planning Commission on any agendized 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.**

**MINUTES**

1. [Approval of Minutes from the Regular Meeting of January 22, 2018](#)

**PUBLIC HEARING**

**OLD BUSINESS**

2. [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: Adopt Resolution No. 18-02 approving CUP No. 17-25

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**NEW BUSINESS**

**3. One-Year Extensions**

**a. [Vesting Tentative Tract Map No. 60664](#)**

Applicant: Royal Investors Group, LLC

Location: 8± gross acres located between Avenue K and Avenue K-4, approximately 200 feet east of Buena Vista Way (APN: 3110-013-036)

Request: A one-year extension to an approved Vesting Tentative Tract Map for a 39 single-family lot subdivision in the R-7,000 Zone.

Recommendation: Grant a one-year extension to January 16, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 06-90.

**b. [Vesting Tentative Tract Map No. 62925](#)**

Applicant: Civil Design and Drafting, Inc.

Location: 63.4± gross acres located on the northwest corner of 80<sup>th</sup> Street West and Avenue M (APNs: 3248-022-022, 3248-022-028, and 3248-022-031)

Request: A one-year extension to an approved Vesting Tentative Tract Map for a 183 single-family lot subdivision in the R-10,000 Zone.

Recommendation: Grant a one-year extension to January 17, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 07-08.

**4. [Conditional Use Permit No. 17-32](#)**

Applicant: Daniel Tufts, Complexity Wine

Location: 2010 West Avenue J-8, Suite 101

Request: The applicant is requesting a conditional use permit (CUP) to allow the sale of wine for off-site and on-site consumption (Type 20, Type 41 and Type 42 Alcoholic Beverage Control (ABC) license) within an existing space approximately 2,000 square-foot tenant space and a waiver for distance requirements, in the Commercial Planned Development (CPD) Zone.

Recommendation: Adopt Resolution No. 18-04 approving CUP No. 17-32.

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**COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT**

**COMMISSIONER COMMENTS**

**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, March 12, 2018, at 4:30 p.m., in 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.