



**LANCASTER PLANNING COMMISSION
REGULAR MEETING**

AGENDA RECAP

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

Vice Chair Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

MINUTES

1. [Approval of Minutes from the Regular Meeting of January 22, 2018](#)
APPROVED (5-0-1-0-1) (ABSTAIN: Harvey, ABSENT: Cook)

PUBLIC HEARING

OLD BUSINESS

2. [Conditional Use Permit No. 17-25](#)
APPROVED (4-2-0-0-1) (NOES: Hall & Harvey, ABSENT: Cook)

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

APPROVED (6-0-0-0-1) (ABSENT: Cook)

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

APPROVED (5-0-0-1-1) (RECUSED: Smith, ABSENT: Cook)

Applicant: Civil Design and Drafting, Inc.

Location: 63.4± gross acres located on the northwest corner of 80th 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.

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4. Conditional Use Permit No. 17-32

APPROVED (5-1-0-0-1) (NOES: Harvey, ABSENT: Cook)

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.

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT

COMMISSIONER COMMENTS

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

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.