



**LANCASTER PLANNING COMMISSION  
SPECIAL MEETING**

**AGENDA**

**Monday**

**May 7, 2018**

**4:30 p.m.**

Council Chambers – Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted  
by 4:30 p.m. on Friday, May 4, 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  
PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
MONDAY, MAY 7, 2018**

**The Planning Commission Agenda Review is to provide Commissioners with the opportunity to review upcoming regular meeting agenda items with staff. The final agenda will be posted by 5:00 p.m. on Friday, May 11, 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, Moore, Smith, Vice Chair Hall, Chairman Vose.

**AGENDA REVIEW ITEMS**

**1. Approval of Minutes from the Regular Meeting of April 16, 2018**

**2. Tentative Parcel Map No. 69578 (One-Year Extension)**

Applicant: Chickkiah and Vasantha Padmanabhan

Location: 2.55± gross acres located on the northwest corner of 37<sup>th</sup> Street West and Avenue L-6 (Assessor's Parcel Number: 3109-001-083)

Request: A one-year extension to an approved Tentative Parcel Map (TPM) for a four single-family lot subdivision in the Semi-Rural Residential (SRR) zone

**3. General Plan Amendment No. 17-01, Zone Change No. 17-01, and Conditional Use Permit No. 17-01**

Applicant: Lancaster Housing Authority

Location: Northeast corner of Division Street and Avenue I (Assessor Parcel Numbers 3176-005-915, 16, 18-19, 21-23, 30)

- Request:
1. General Plan Amendment (GPA) to amend General Plan land use designation for portions of the project site from P (Public), to UR (Urban Residential, 2.1-6.5 dwelling units/acre [DU/AC]);
  2. Zone Change (ZC) for portions of project site from P (Public) to S (School), and P (Public) and S (School) to R-7,000 (single family residential, minimum lot size 7,000 square feet);

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3. A Conditional Use Permit (CUP) for a subdivision for a Residential Planned Development (RPD) for 167 single-family lots and 7 open space lots; and
4. A Tentative Tract Map (No. 78213) to adjust the property lines for Lots 1-3 to accommodate fire department access and to subdivide 35± acres into 167 single family lots and 7 open space lots

**4. General Plan Amendment No. 17-01, Zone Change No. 17-01 and Conditional Use Permit No. 17-11**

**a. Resolution No. 18-09 (General Plan Amendment No. 17-01, Zone Change No. 17-01 and Conditional Use Permit No. 17-11)**

Applicant: 20 West, LLC

Location: 1966 West Avenue L (Assessor Parcel Number: 3109-019-003)

Request: Request to recommend approval for General Plan Amendment (GPA) No. 17-01 and Zone Change (ZC) No. 17-01 to the City Council amending the General Plan land use designation from Non-Urban Residential (NU) to Commercial (C), and rezoning the subject site from Rural Residential, minimum lot size of 2.5 acres (RR-2.5) to Commercial Planned Development (CPD). In addition, a request for Conditional Use Permit (CUP) No. 17-11 to allow for the construction and operation of a gas canopy island, car wash facility, oil and lube building, commercial pad and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) license) with a waiver from distance requirements

**b. Resolution No. 18-10 (Conditional Use Permit No. 17-11)**

Applicant: 20 West, LLC

Location: 1966 West Avenue L (Assessor Parcel Number: 3109-019-003)

Request: Request for Conditional Use Permit (CUP) No. 17-11 to allow for the construction and operation of a gas canopy island, car wash facility, oil and lube building, commercial pad and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) license) with a waiver from distance requirements

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**5. Amendment to Section 17.40.210 of the Lancaster Municipal Code Relating to Off-Premises Outdoor Advertising Signs**

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to the Lancaster Municipal Code modifying Section 17.40.210 of the Lancaster Municipal Code relating to Off-Premises Outdoor Advertising Signs

**6. One-Year Extension**

**a. Vesting Tentative Parcel Map No. 67494**

Applicant: Civil Design and Drafting, Inc.

Location: 9.55± gross acres located on the northwest corner of 52nd Street West and Avenue L (Assessor's Parcel Numbers: 3204-006-036 and 3204-006-037)

Request: A one-year extension to an approved Vesting Tentative Tract Map (VTTM) for a 20 single-family lot subdivision in the Single-Family Residential (R-15,000) zone

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

The meeting is adjourned to the Regular Meeting on Monday, May 14, 2018, at 5:00 p.m., in the Lancaster City Hall Council Chambers.