



**LANCASTER PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Monday

May 14, 2018

5:00 p.m.

Council Chambers – Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted
by 5:00 p.m. on Friday, May 11, 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

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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 April 16, 2018](#)**

CONTINUED PUBLIC HEARING

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 th 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
Recommendation:	Grant a one-year extension to March 15, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 10-07

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PUBLIC HEARINGS

3. [General Plan Amendment No. 17-06, Zone Change No. 17-04, and Conditional Use Permit No. 17-27, Tentative Tract Map 78213](#)

- 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);
 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
- Recommendation: Adopt Resolution No. 18-08 approving Conditional Use Permit No. 17-27 and Tentative Tract Map No. 78213 to adjust property lines for lots 1-3 to comply with fire department access, and for a Residential Planned Development for 167 single family lots, and 7 open space lots for the project located at the northeast corner of Division Street and Avenue I (assessor parcel numbers 3176-005-915, 16, 18-19, 21-23, 30); and recommending adoption of a mitigated negative declaration, approval of a general plan amendment for portions of the project site from P (Public) to UR (Urban Residential, 2.1-6.5 dwelling units/acre [DU/AC]), and a zone change for portions of the 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), to the City Council

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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

Recommendation: Adopt Resolution No. 18-09 approving Conditional Use Permit 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, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 17-01 and Zone Change No. 17-01 to the City Council

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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Recommendation: Adopt Resolution No. 18-10 approving Conditional Use Permit 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 and adopting a mitigated negative declaration

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

Recommendation: Adopt Resolution No. 18-11, recommending to the City Council approval of an amendment to 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

Recommendation: Grant a one-year extension to April 21, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 08-11

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COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENT

COMMISSIONER COMMENTS

Discussion of shopping cart issues in the City of Lancaster.

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, June 11, 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.