



**LANCASTER PLANNING COMMISSION
SPECIAL MEETING**

AGENDA

Monday

June 11, 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, June 8, 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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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, June 15, 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 May 14, 2018.**
- 2. Alcohol-Related Planning Commission Approvals**
- 3. One-Year Extensions**

a. Tentative Tract Map No. 63095

Applicant: Royal Investors Group, LLC

Location: 12.66± gross acres located on the northwest corner of Avenue J and 35th Street West (Assessor's Parcel Numbers: 3153-011-032, 3153-011-039, 3153-011-045, 3153-011-046 and 3153-011-049)

Request: A one-year extension to an approved Tentative Tract Map (TTM) for a 41 single-family lot subdivision in the Single-Family Residential (R-7,000) zone

b. Tentative Tract Map No. 67582

Applicant: Stratham Montecito West, LLC

Location: 1.71± gross acres located on the northeast corner of 52nd Street West and Avenue J-8 (Assessor's Parcel Number: 3203-061-089)

Request: A one-year extension to an approved Tentative Tract Map (TTM) for an eight single-family lot subdivision in the Single-Family Residential (R-7,000) zone

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c. Tentative Tract Map No. 72565

Applicant: Henghou Group (previously owned by Del Sur Group, LLC)

Location: 10± gross acres located on the southwest corner of 65th Street West and Avenue J-8 (Assessor's Parcel Number: 3203-018-114)

Request: A one-year extension to an approved Tentative Tract Map (TTM) for a 36 single-family lot subdivision in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone

4. Proposed Shopping Cart Ordinance

5. Conditional Use Permit No. 18-02

Applicant: Lancaster Valley Partners, LLC

Location: 45761 Division Street (Assessor's Parcel Numbers: 3137-012-051, 059-061)

Request: Request for Conditional Use Permit (CUP) No. 18-02 to allow for the operation and construction of a medical cannabis cultivation and manufacturing facility that consist of tenant improvements to an existing 9,688 square-foot industrial building and the 804 square-foot office building, and new construction of an approximately 29,800 square-foot building and 52,500 square-foot building located at 45761 Division Street (APN's: 3137-012-051, 059-061), and adopting a mitigated negative declaration

6. Conditional Use Permit No. 18-07

Applicant: Coastal Business Group

Location: 43989 15th Street West (Assessor's Parcel Numbers: 3123-002-059 and 060)

Request: Request for Conditional Use Permit (CUP) No. 18-07 to allow for the operation and construction of a 65-foot tall mono-eucalyptus wireless telecommunication facility

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7. Environmental Impact Report No. 16-01, General Plan Amendment No. 16-01, Zone Change No. 16-01, Specific Plan No. 15-02, Tentative Tract Map No. 74312, and Development Agreement No. 18-01

Applicant: Royal Investors Group, LLC

Location: Avanti West Subarea: ±73 acres bounded by Avenue K-4, Avenue K-8, 70th Street West and 75th Street West (Assessor Parcel Numbers [APNs] 3204-001-184 and -195);

Avanti South Subarea: ±234 acres bounded by Avenue L, Avenue K-8, 62nd Street West, and 70th Street West (APNs 3204-008-045 and -047)

- Request:
1. Certify Environmental Impact Report No. 16-01 (SCH #2016071067) and adopt findings/statement of overriding considerations;
 2. General Plan Amendment (GPA) No. 16-01 to amend General Plan land use designation for the Avanti West Subarea from Non-Urban Residential (NU) to Urban Residential (UR) with a Specific Plan (SP) overlay, and the Avanti South Subarea to Mixed Use (MU) with a SP overlay;
 3. Zone Change (ZC) No. 16-01 for the Avanti West Subarea to change from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to SP, and the proposed school site within the Avanti South Subarea to S (School);
 4. Specific Plan (SP) No. 15-02 for 1,700 dwelling units, 213,600 square feet of commercial uses, 31.5 acres of open space/parks, 12.8-acre school site, 1.3-acre fire station, and 38.4 acres of internal streets;
 5. Tentative Tract Map (TTM) No. 74313 to subdivide the subject property into 44 lots, including 6 park lots, 4 commercial lots; and 30 residential development lots; and
 6. Development Agreement (DA) No. 18-01

COMMISSIONER COMMENTS

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, June 18, 2018, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

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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.