



**LANCASTER PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Monday

June 18, 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 15, 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 May 14, 2018](#)

NEW BUSINESS

2. [Alcohol-Related Planning Commission Approvals](#)

PUBLIC HEARINGS

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

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Recommendation: Adopt Resolution No. 18-12, granting a one-year extension to June 18, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 07-26

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

Recommendation: Adopt Resolution No. 18-13, granting a one-year extension to June 18, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 07-30

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

Recommendation: Adopt Resolution No. 18-14, granting a one-year extension to May 19, 2019, based on the findings contained in the staff report and subject to the Revised Conditions List, Attachment to Resolution No. 14-05

4. Proposed Shopping Cart Ordinance

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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

Recommendation: Adopt Resolution No. 18-16 approving Conditional Use Permit 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

Recommendation: Continue the public hearing to the July 16, 2018, Planning Commission meeting

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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

Recommendation: Adopt Resolution No. 18-19 recommending to the City Council the certification of EIR No. 16-01 and adoption of the findings and statement of overriding considerations, and approval of GPA No. 16-01 for portions of the subject property from NU (Non-Urban Residential) and UR (Urban Residential) with a Specific Plan (SP) Overlay to UR with an SP Overlay, ZC No. 16-01 for portions of the subject property from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) and SP to SP and S (School), SP No. 15-02, TTM No. 74312 to subdivide the

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subject property into 44 lots for financial and conveyance purposes, and DA No. 18-01 to establish specific development rights; the approval of TTM No. 74312 would not become effective until the effective date of the GPA and ZC

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, July 9, 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.