



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING**

**AGENDA RECAP**

**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**

Vice Chair Hall.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS**

None.

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**MINUTES**

1. [Approval of Minutes from the Regular Meeting of May 14, 2018](#)  
**APPROVED (5-0-1-0-1)** (ABSTAIN: Hall, ABSENT: Cook)

**NEW BUSINESS**

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

**PUBLIC HEARINGS**

3. [One-Year Extensions](#)

- a. [Tentative Tract Map No. 63095](#)  
**APPROVED (6-0-0-0-1)** (ABSENT: Cook)

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

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](#)  
**APPROVED (6-0-0-0-1)** (ABSENT: Cook)

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

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**c. Tentative Tract Map No. 72565  
APPROVED (6-0-0-0-1) (ABSENT: Cook)**

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

Location: 10± gross acres located on the southwest corner of 65<sup>th</sup> 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  
CONTINUED TO JULY 16, 2018, REGULAR MEETING**

**5. Conditional Use Permit No. 18-02  
APPROVED (5-1-0-0-1) (NOES: Mercy, ABSENT: Cook)**

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

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6. [Conditional Use Permit No. 18-07](#)

**CONTINUED TO JULY 16, 2018, REGULAR MEETING**

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

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](#)

**APPROVED (4-0-0-2-1) (RECUSE: Smith, Vose; ABSENT: Cook)**

Applicant: Royal Investors Group, LLC

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

Avanti South Subarea: ±234 acres bounded by Avenue L, Avenue K-8, 62<sup>nd</sup> Street West, and 70<sup>th</sup> 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;

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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 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**

**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.