



**LANCASTER PLANNING COMMISSION
SPECIAL MEETING**

AGENDA

Monday

July 9, 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, July 6, 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
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MONDAY, JULY 9, 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, July 13, 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. **Presentation and Discussion of Valley Fever on July 16, 2018**
2. **Approval of Minutes from the Regular Meeting of June 18, 2018**
3. **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

4. **Proposed Shopping Cart Ordinance**

5. **Conditional Use Permit No. 17-21**

Applicant: SHE Beverage Company

Location: 44950 Valley Central Way, Suite 101

Request: A request for a Conditional Use Permit (CUP) to allow for the operation of a brewery and tasting room with a Type 01, 09, 17, 42, 58, and 82 Alcoholic Beverage Control (ABC) license within an approximately 10,000 square-foot tenant space in the Commercial Planned Development (CPD) zone, located at 44950 Valley Central Way, Suite 101 (APN: 3153-015-037)

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6. Conditional Use Permit No. 17-33

Applicant: Superior Vitality, Inc.

Location: 2.9 acres located on Avenue G, approximately 350 East of 40th Street West (Assessor's Parcel Number: 3107-016-005)

Request: Request for Conditional Use Permit (CUP) No. 17-33 to allow for the operation and construction of a medical cannabis cultivation and manufacturing facility that consist of two 24,900 square-foot buildings located on Avenue G, approximately 350 feet East of 40th Street West (APN: 3107-016-005), and adopting a mitigated negative declaration

7. Conditional Use Permit No. 18-10

Applicant: Kathryn Graffeo (Raven's Nest Restaurant)

Location: 42458 60th Street West (Assessor's Parcel Number: 3102-027-046-48)

Request: Conditional Use Permit (CUP) to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcoholic Beverage Control (ABC) license in an approximately 2,800-square-foot restaurant and 711 square-foot outdoor seating area (Raven's Nest Restaurant) in the Commercial Planned Development (CPD) zoning designation

8. Conditional Use Permit No. 18-11

Applicant: Nicole Stephens, LLC (dba Stephen Hemmert Wines)

Location: 44732 Yucca Avenue (Assessor's Parcel Number [APN] 3138-018-034)

Request: Conditional Use Permit (CUP) to allow a Type 2 (Winery) Alcoholic Beverage Control (ABC) license in the Mixed Use-Neighborhood (MU-N) zone with a Transit-Oriented Development District – Station Area (TOD-SA) overlay

COMMISSIONER COMMENTS

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, July 16, 2018, at 4:00 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.