



**LANCASTER PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Monday

July 16, 2018

4:00 p.m.

Council Chambers – Lancaster City Hall

The Commission Secretary hereby declares that the agenda was posted

by 4:00 p.m. on Friday, July 13, 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.**

NEW BUSINESS

1. [Presentation and Discussion of Valley Fever](#)

MINUTES

2. [Approval of Minutes from the Regular Meeting of June 18, 2018](#)

CONTINUED PUBLIC HEARINGS

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
Recommendation:	Adopt Resolution No. 18-17 approving Conditional Use Permit No. 18-07 to allow for the operation and construction of a 65-foot-tall mono-eucalyptus wireless telecommunication facility located at 43989 15th Street West (APN 3123-002-059 and 060)

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4. Proposed Shopping Cart Ordinance

NEW PUBLIC HEARINGS

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)

Recommendation: Adopt Resolution No. 18-19 approving a Conditional Use Permit (CUP No. 17-21) to allow for the operation of a brewery and tasting room 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)

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

Recommendation: Adopt Resolution No. 18-20 approving Conditional Use Permit 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

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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
- Recommendation: Adopt Resolution No. 18-21 approving Conditional Use Permit No. 18-10 to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License in an approximately 2,800 square-foot restaurant and 711 square-foot outdoor seating area (Raven's Nest Restaurant) in the CPD zoning designation, located at 42458 60th Street West (APNs 3102-027-046-48)

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
- Recommendation: Adopt Resolution No. 18-22 approving Conditional Use Permit No. 18-11 to allow a Type 2 (Winery) Alcohol Beverage Control License in the Mixed Use-Neighborhood (MU-N) zone with a Transit-Oriented Development District-Station Area (TOD-SA) overlay, located at 44732 Yucca Avenue (APN 3138-018-034)

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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, August 13, 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.