



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP**

**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

CALL TO ORDER

INVOCATION

Vice Chair Hall.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Harvey, Mercy, Moore, Vice Chair Hall, and Chairman Vose.
ABSENT: Cook and Smith.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, JULY 16, 2018

NEW BUSINESS

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

MINUTES

2. [Approval of Minutes from the Regular Meeting of June 18, 2018](#)
APPROVED (5-0-0-0-2) (ABSENT: Cook, Smith)

CONTINUED PUBLIC HEARINGS

3. [Conditional Use Permit No. 18-07](#)
APPROVED (5-0-0-0-2) (ABSENT: Cook, Smith)

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)

4. [Proposed Shopping Cart Ordinance](#)
CONTINUED TO AUGUST 27, 2018, REGULAR MEETING

NEW PUBLIC HEARINGS

5. [Conditional Use Permit No. 17-21](#)
APPROVED with revised conditions (5-0-0-0-2) (ABSENT: Cook, Smith)

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

CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, JULY 16, 2018

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](#)
APPROVED (4-1-0-0-2) with added conditions for dust mitigation
(NOES: Mercy; ABSENT: Cook, Smith)**

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

**7. [Conditional Use Permit No. 18-10](#)
APPROVED (5-0-0-0-2) with revised Condition No. 2 (ABSENT: Cook, Smith)**

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

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, JULY 16, 2018**

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
APPROVED (5-0-0-0-2) (ABSENT: Cook, Smith)**

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)

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, August 13, 2018, at 4:30 p.m., in the Lancaster City Hall Council Chambers.