



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA
Monday
August 27, 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, August 24, 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 July 16, 2018](#)

CONTINUED PUBLIC HEARINGS

2. [Shopping Cart Ordinance](#)

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to the Lancaster Municipal Code adding Chapter 8.62 to Title 8 of the Lancaster Municipal Code relating to Shopping Cart Containment, Retrieval and Abatement

Recommendation: Adopt Resolution No.18-15, recommending to the City Council approval of an amendment to Title 8 (Health and Safety) of the Lancaster Municipal Code by adding Chapter 8.62 relating to Shopping Cart Containment, Retrieval and Abatement

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NEW PUBLIC HEARINGS

3. One-Year Extensions

a. [Tentative Tract Map No. 66620](#)

Applicant: Antelope Valley Engineering

Location: ±8.45 gross acres located on the northeast corner of Avenue M and 23rd Street West (Assessor's Parcel Numbers (APNs) 3109-013-080, -065 and -066)

Request: A one-year extension to an approved Tentative Tract Map for a nine single-family lot subdivision in the Rural Residential zone

Recommendation: Adopt Resolution No. 18-23, granting a one-year extension to July 16, 2019, for Tentative Tract Map No. 66620 based on the findings contained in the staff report, and subject to the Revised Conditions List, Attachment to Resolution No. 07-32

4. [Conditional Use Permit No. 17-31](#)

Applicant: sPower Development Company, LLC (fka FTS DEVCO, LLC)

Location: ±291 acres generally bounded by Avenue J-4, Avenue K-8, 85th Street West, and 75th Street West; (APNs 3203-020-072, 073, 076, 077, 085, 087, 088; 3203-028-006, 008; 3203-024-020; 3203-023-001, 002; 3248-016-003 thru 018; 3248-024-006 thru 008, 031, 032)

Request: Construction and operation of an 80-megawatt photovoltaic solar electric generating facility in the RR-2.5 zone (Rural Residential, minimum lot size 2.5 acres)

Recommendation: Adopt Resolution No. 18-24 approving Conditional Use Permit No. 17-31 to allow for the construction and operation of an 80-megawatt photovoltaic solar electric generating facility generally bounded by Avenue J-4, Avenue K-8, 85th Street West, and 75th Street West

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5. General Plan Amendment No. 18-02, Zone Change No. 18-02, and Conditional Use Permit No. 18-04

- Applicant: San Pablo A, LLC (dba sPower)
- Location: ±424 gross acres (414 net acres) generally bounded by Avenue H, Avenue G, 75th Street West, and 90th Street West (APNs 3219-012-001, 3219-013-001, 3219-015-001, 3268-018-039, 3268-018-900)
- Request: Amend the General Plan land use designation from Urban Residential (UR) and Park (PK) to Non-Urban Residential (NU); rezone the subject site from R-7,000 (single family residential, minimum lot size 7,000 square feet) and PK (Park) to RR-2.5 (Rural Residential, minimum lot size of 2.5 acres); and construction and operation of a 100-megawatt photovoltaic solar electric generating facility in the RR-2.5 zone
- Recommendation: Adopt Resolution No. 18-25 approving Conditional Use Permit No. 18-04 to allow for the construction and operation of a 100-megawatt photovoltaic solar electric generating facility, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 18-02 and Zone Change No. 18-02 to the City Council

6. Conditional Use Permit No. 18-13

- Applicant: Samuel Guillen (Sammy's and Carlos's Cafe)
- Location: 42101 Sierra Highway (APN 3128-014-018)
- Request: A Conditional Use Permit (CUP) to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcoholic Beverage Control (ABC) license and entertainment in an existing restaurant (Sammy's and Carlos's Cafe) in the Light Industrial (LI) zone
- Recommendation: Adopt Resolution No. 18-26 approving Conditional Use Permit No. 18-13 to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License and entertainment in an existing restaurant (Sammy's and Carlos's Cafe) in the Light Industrial zone, located at 42101 Sierra Highway (APN 3128-014-018)

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7. Tentative Tract Map No. 61733

Applicant: Shaffy Nasser of Icon Properties, Inc.

Location: ±10 acres at the northeast corner of 27th Street West and Avenue L-4; Assessor's Parcel Number (APN 3109-011-045)

Request: Subdivision for 18 single-family lots in the Semi-Rural Residential (SRR; minimum lot size 20,000 square feet) zoning designation

Recommendation: Adopt Resolution No. 18-27, approving Tentative Tract Map No. 61733 to allow for the subdivision of 18 single-family lots in the SRR zone

8. Amendment to Medical Cannabis Ordinance

Applicant: City of Lancaster

Location: City-wide

Request: Amendment to Chapters 5.56 and 17.43 of the Lancaster Municipal Code relating to the regulation of Cannabis Cultivation and Manufacturing Facilities.

Recommendation: Adopt Resolution No. 18-28, recommending to the City Council approval of an amendment to Chapters 5.56 and 17.43 of the Lancaster Municipal Code relating to the regulation of Cannabis Cultivation and Manufacturing Facilities.

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

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, September 11, 2018, at 4:30 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.