

## LANCASTER PLANNING COMMISSION

Chairman James D. Vose  
Vice Chairman Thomas (Randy) Hall  
Commissioner Diana Cook  
Commissioner Cassandra D. Harvey  
Commissioner Drew Mercy  
Commissioner Sandy Smith

## **A G E N D A R E C A P** REGULAR MEETING

**Monday**  
**January 22, 2018**  
**5:00 p.m.**  
**Council Chambers, Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 4:00 p.m. on Friday, January 19, 2018, at the entrance to the Lancaster City Hall Council Chambers

---

### **CALL TO ORDER**

### **INVOCATION**

Vice Chair Hall.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

Commissioners Cook, Harvey, Mercy, Smith, Vice Chair Hall, Chairman Vose.

### **PUBLIC BUSINESS FROM THE FLOOR**

None.

### **UNCONTESTED PUBLIC HEARING**

### **CONSENT CALENDAR**

1. [Approval of Minutes from the Regular Meeting of December 18, 2017](#)  
**APPROVED (5-0-0-0-1)** (ABSENT: Harvey)

**NEW PUBLIC HEARINGS**

2. **Conditional Use Permit No. 17-10**

**APPROVED (5-0-0-0-1) (ABSENT: Harvey)**

- Applicant: Antelope Expansion 2, LLC (dba sPower)
- Location: 430± gross acres generally bounded by Avenue D-8, Avenue G, 110<sup>th</sup> Street West, and 110<sup>th</sup> Street West (Assessor Parcel Numbers [APNs] 3264-002-016; 3264-015-017; 3264-019-002; 3264-022-001, -044, -045, -068, -069, -070, -071, -072; 3265-003-005, -010, -011, -012)
- Request: Conditional Use Permit to allow for the construction of a 72 megawatt (MW) photovoltaic solar generating facility in the RR-2.5 (Rural Residential, minimum lot size 2.5) Zone
- Recommendation: Adopt Resolution No. 18-01 certifying the Final Environmental Impact Report (EIR), adopting the necessary environmental findings, and approving Conditional Use Permit No. 17-10

3. **Conditional Use Permit No. 17-25**

**Continued to the February 26, 2018, regular meeting**

- Applicant: Tim Hadaya
- Location: 45201 Sierra Highway; 515, 521, and 529 West Avenue I; and 45222 Beech Avenue (Assessor Parcel Nos. 3135-027-007, -008, -025, and -027)
- Request: The applicant is requesting a conditional use permit (CUP) for the construction of a 2,400-square-foot gas station and mini-mart; two gas island canopies totaling 3,420 square feet; a 1,150-square-foot car wash; to allow the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control (ABC) License); and to approve a waiver from distance requirements in the Commercial (C) Zone
- Recommendation: Continue the public hearing to the February 26, 2018, regular Planning Commission meeting

4. **Director's Review No. 17-71**

**APPROVED (5-0-0-0-1) (ABSENT: Harvey)**

Applicant: Leo Olmedo c/o Halley Olsen Murphy

Location: 44831 North Cedar Avenue

Request: The applicant is requesting to modify and increase the height of an existing 5' high by 7' wide internally illuminated monument sign to 8'5" high. The site is located in the Cedar Avenue Arts District, within the boundaries of the Downtown Lancaster Specific Plan (SP 08-01)

Recommendation: Adopt Resolution No. 18-03 approving Director's Review No. 17-71

**DIRECTOR'S ANNOUNCEMENT**

**COMMISSION AGENDA**

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

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, February 12, 2018, at 4:30 p.m., in the Lancaster City Hall Council Chambers.