



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA
Monday
September 17, 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, September 14, 2018,
at the entrance to the Lancaster City Hall Council Chambers.
44933 Fern Avenue, Lancaster, California 93534

PLANNING COMMISSION

Chairman James D. Vose
Commissioner Diana Cook
Commissioner Cassandra D. Harvey
Commissioner King L. Moore, II
Commissioner Rutger R. Parris
Commissioner Sandy Smith

**CITY OF LANCASTER, CALIFORNIA
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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Vose, Commissioners Cook, Harvey, Moore, Parris and Smith.

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 August 27, 2018](#)

CONTINUED PUBLIC HEARINGS

2. [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

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NEW PUBLIC HEARINGS

3. [General Plan Amendment No. 18-04, Zone Change No. 18-04, And Conditional Use Permit No. 18-09](#)

Applicant: Antelope Expansion 1B, LLC (dba sPower)

Location: ±135 gross acres generally bounded by Avenue H, Avenue H-12, 75th Street West, and 67th Street West (Assessor's Parcel Numbers (APNs) 3268-021-015, 3268-021-016, 3268-021-901, 3268-025-900)

Request: Amend the General Plan land use designation from Park (PK) to Non-Urban Residential (NU); rezone the subject site from PK (Park) to RR-2.5 (Rural Residential, minimum lot size of 2.5 acres); and construction and operation of a 25-megawatt photovoltaic solar electric generating facility in the RR-2.5 zone

Recommendation: Adopt Resolution No. 18-29 approving Conditional Use Permit No. 18-09 to allow for the construction and operation of a 25-megawatt photovoltaic solar electric generating facility, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 18-04 and Zone Change No. 18-04 to the City Council

4. [General Plan Amendment No. 18-03, Zone Change No. 18-03, And Conditional Use Permit No. 18-05](#)

Applicant: Calandri Properties (John/Brandon Calandri) (GPA & ZC)
Tradecraft Ventures, LLC (CUP)

Location: 43511 70th Street East (15 gross acres at the southwest corner of Avenue K and 70th Street East; Assessor's Parcel Number 3386-007-035)

Request: Amendment of the General Plan land use designation from Non-Urban Residential (NU) to Light Industrial (LI); rezoning of the subject site from RR-2.5 (Rural Residential, minimum lot size of 2.5 acres) to Light Industrial (LI); and construction and operation of a 122,871 square-foot medical cannabis cultivation and manufacturing facility in the LI zone

Recommendation: Adopt Resolution No. 18-30 approving Conditional Use Permit No. 18-05 to allow for the construction and operation of a 122,871 square-foot medical cannabis cultivation and manufacturing facility, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 18-03 and Zone Change No. 18-03 to the City Council

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5. [Conditional Use Permit No. 18-14](#)

Applicant: Life Source Preparatory Preschool, Deberae Culpepper

Location: 44709 Beech Avenue (Assessor's Parcel No. 3134-019-002)

Request: A Conditional Use Permit (CUP) to convert existing 2,154 square-foot single-family dwelling into a preschool (Life Source Preparatory Preschool) in the Neighborhood Office District of the Downtown Lancaster Specific Plan

Recommendation: Adopt Resolution No. 18-31 approving Conditional Use Permit No. 18-14 to convert existing 2,154 square-foot single-family dwelling into a preschool (Life Source Preparatory Preschool) in the Neighborhood Office District of the Downtown Lancaster Specific Plan, located at 44709 Beech Avenue (APN 3134-019-002)

6. [Conditional Use Permit No. 18-15](#)

Applicant: Mi Ranchito Restaurant

Location: 1721 East Avenue J (Assessor's Parcel No. (APN) 3147-041-022)

Request: Conditional Use Permit to allow a Type 47 (on-sale general for a bona fide restaurant) Alcoholic Beverage Control (ABC) license and entertainment in an approximately 2,793 square-foot existing restaurant (Mi Ranchito) in the Commercial Planned Development Zone

Recommendation: Adopt Resolution No. 18-32 approving Conditional Use Permit No. 18-15 to allow a Type 47 (on-sale general for a bona fide restaurant) Alcohol Beverage Control License and entertainment in an approximately 2,793 square-foot restaurant (Mi Ranchito) in the Commercial Planned Development Zone, located at 1721 East Avenue J (APN 3147-041-022)

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7. [Conditional Use Permit No. 18-16](#)

- Applicant: Angelica and Ramiro Maldonado (Mi Ranchito Restaurant)
- Location: 42212 10th Street West (Assessor's Parcel Number (APN) 3128-010-034)
- Request: A Conditional Use Permit to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License and live entertainment in an approximately 2,363 square-foot restaurant (Mi Ranchito Restaurant) in the LI zoning designation, located at 42212 10th Street West (APNs 3128-010-034)
- Recommendation: Adopt Resolution No. 18-33 approving Conditional Use Permit No. 18-16 to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License and live entertainment in an approximately 2,363 square-foot restaurant (Mi Ranchito Restaurant) in the LI zoning designation, located at 42212 10th Street West (APNs 3128-010-034)

NEW BUSINESS

8. [Discussion of Developments on Avenue L](#)

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

COMMISSION AGENDA

- a. Reschedule the November 2018 Planning Commission regular meeting to Monday, November 26, 2018.
- b. Reschedule the January and February 2019 Planning Commission regular meetings to January 28 and February 25, 2019, due to the Martin Luther King, Jr., Day, and President's Day holidays, respectively.

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, October 8, 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.