



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING**

**AGENDA**

**Monday**

**October 15, 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, October 12, 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 Silvia Donovan

Commissioner Cassandra D. Harvey

Commissioner King L. Moore, II

Commissioner Rutger R. Parris

Commissioner Sandy Smith

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, OCTOBER 15, 2018**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**NOMINATION OF VICE CHAIR**

Consideration of nomination and election of Vice Chair of the Planning Commission.

**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 September 17, 2018](#)

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**CONTINUED PUBLIC HEARING**

**2. [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 70<sup>th</sup> Street East (15 gross acres at the southwest corner of Avenue K and 70<sup>th</sup> 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

**NEW PUBLIC HEARINGS**

**3. [Conditional Use Permit No. 18-20](#)**

Applicant: Pilmera

Location: 707 West Lancaster Boulevard (Assessor Parcel Number (APN): 3133-026-048)

Request: Conditional Use Permit to allow for a virtual gaming facility in an existing tenant space (Pilmera) in the Boulevard District of the Downtown Lancaster Specific Plan (SP 08-01) zoning designation

Recommendation: Adopt Resolution 18-34 approving Conditional Use Permit No. 18-20 to allow for a virtual gaming facility in existing tenant space (Pilmera) in the Boulevard District of the Downtown Lancaster Specific Plan (SP 08-01) zoning designation

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**4. [Time Extension for Tentative Tract Map No. 72875, Conditional Use Permit No. 14-08](#)**

Applicant: Bret Thorpe of David Evans and Associates, Inc.

Location: 10.15± gross acres on the northeast corner of 25th Street East and Avenue J-8 (APN 3150-012-033)

Request: A one-year extension to an approved Tentative Tract Map for a subdivision for 65 single-family lots as a Residential Planned Development (RPD) in the R-7,000 zone

Recommendation: Adopt Resolution No. 18-35, granting a one-year extension to September 22, 2019, based on the findings contained in the staff report and subject to the Conditions List, Attachment to Resolution No. 14-13

**NEW BUSINESS**

**5. CEQA Update**

**6. Valley Fever Update**

**COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS**

**COMMISSION AGENDA**

**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, November 19, 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.