



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING  
AGENDA RECAP  
Monday  
November 26, 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, November 23, 2018,  
at the entrance to the Lancaster City Hall Council Chambers.  
44933 Fern Avenue, Lancaster, California 93534

**PLANNING COMMISSION**

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

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA RECAP  
MONDAY, NOVEMBER 26, 2018**

**CALL TO ORDER**

**INVOCATION**

**MOORE**

**PLEDGE OF ALLEGIANCE**

**HARVEY**

**ROLL CALL**

Chairman Vose, Vice Chairperson Smith, Commissioners Donovan, Harvey, and Moore

**ABSENT: Cook, Parris**

*(16) Audience*

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

None.

**MINUTES**

1. **Approval of Minutes from the Regular Meeting of [September 17, 2018](#), and [October 15, 2018](#)**  
**APPROVED (4-0-1-0-2)** (ABSTAIN: Donovan ABSENT: Cook, Parris)

**NEW PUBLIC HEARINGS**

2. **Conditional Use Permit No. 17-34**  
**APPROVED (5-0-0-0-2)** (ABSENT: Cook, Parris)

Applicant: GM Oil

Location: 2301 West Lancaster Boulevard (Assessor Parcel Number (APN) 3153-015-038)

Request: A Conditional Use Permit to allow a Type 20 Alcoholic Beverage Control license in an existing Chevron gas station and mini-mart in the Commercial Planned Development zoning designation

Recommendation: Adopt Resolution 18-36 approving Conditional Use Permit No. 18-21 to allow a Type 20 Alcoholic Beverage Control license in an existing Chevron gas station and mini-mart in the Commercial Planned Development zoning designation, located at 2301 West Lancaster Boulevard

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**3. Conditional Use Permit No. 18-06  
APPROVED (5-0-0-0-2) (ABSENT: Cook, Parris)**

Applicant: Avenue 9 Partners, LLC

Location: Southeast corner of 7th Street East and Avenue L-8 (Assessor's Parcel Number 3126-016-021)

Request: A Conditional Use Permit to allow for the operation and construction of a new 31,705 square-foot medical cannabis cultivation and manufacturing facility, and a distance requirement waiver

Recommendation: Adopt Resolution No. 18-37 approving Conditional Use Permit No. 18-06 to allow for the operation and construction of a new 31,705 square-foot medical cannabis cultivation and manufacturing facility, located on the Southeast corner of 7<sup>th</sup> Street E and Avenue L-8 (Assessor Parcel Number (APN) 3126-016-021), and a distance requirement waiver

**4. Conditional Use Permit No. 18-21  
APPROVED (5-0-0-0-2) (ABSENT: Cook, Parris)**

Applicant: Cold Crush

Location: 500 West Lancaster Boulevard (Assessor's Parcel Number 3134-013-010)

Request: A Conditional Use Permit to allow a Type 47 (on-sale general for a bona fide restaurant) Alcoholic Beverage Control (ABC) license in an existing tenant space (Cold Crush) in the Transit District of the Downtown Lancaster Specific Plan (SP 08-01) zoning designation

Recommendation: Adopt Resolution No. 18-39 approving Conditional Use Permit No. 18-21 to allow Type 47 (on-sale general for a bona fide restaurant) Alcoholic Beverage Control (ABC) license in an existing tenant space (Cold Crush) in the Transit District of the Downtown Lancaster Specific Plan (SP 08-01) zoning designation

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**5. [Tentative Tract Map No. 80290](#)  
**APPROVED (5-0-0-0-2)** (ABSENT: Cook, Parris) with two added conditions**

Applicant: Royal Investors Group, LLC

Location: ±20 gross acres at the northeast corner of Avenue J and 37<sup>th</sup> Street East; Assessor's Parcel Numbers (APNs) 3150-029-003 and 3150-029-004

Request: Subdivision of 74 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone

Recommendation: Adopt Resolution No. 18-41 approving Tentative Tract Map No. 80290 to allow the subdivision of 74 single-family residential lots in the R-7,000 zone located at the northeast corner of 37<sup>th</sup> Street East and Avenue J

**NEW BUSINESS**

**6. [AVTA Bus Stop Guidelines](#)  
**APPROVED (5-0-0-0-2)** (ABSENT: Cook, Parris)**

Applicant: City of Lancaster

Location: City-wide

Request: Antelope Valley Transit Authority Bus Stop Guidelines

Recommendation: Adopt Resolution No. 18-40, adopting the Antelope Valley Transit Authority Bus Stop Guidelines for the City of Lancaster

**COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS**

**COMMISSION AGENDA**

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

None.

**ADJOURNMENT**

The meeting was adjourned at 6:12PM, to the Special Meeting for Agenda Review on Monday, January 14, 2019, at 4:30 p.m., in the Lancaster City Hall Council Chambers.