

A G E N D A R E C A P

SPECIAL MEETING OF THE LANCASTER PLANNING COMMISSION

October 22, 2007

7 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue, Lancaster, California 93534

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Thursday, October 18, 2007, at the entrance to the Lancaster City Hall Council Chambers.

MEETING ASSISTANCE INFORMATION

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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 City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

<p style="text-align: center;">CALL TO ORDER</p> <p style="text-align: center;">INVOCATION</p> <p style="text-align: center;">PLEDGE OF ALLEGIANCE</p> <p style="text-align: center;">ROLL CALL</p>	<p>Commissioners: Faux, MacPherson, Salazar, Vice Chairman Troth, Chairman Mann</p>
<p>Approved (4-0-1) Vice Chairman Troth abstained To be continued indefinitely</p>	<p style="text-align: center;"><u>AGENDA ITEMS</u></p> <p>1. GENERAL PLAN AMENDMENT NO. 04-04 ZONE CHANGE NO. 04-05</p> <p>Applicant: JP Eliopulos Enterprises</p> <p>Location: 8.5± gross acres located at the southeast corner of Avenue K and 30th Street West</p> <p>Request: 1. Amend General Plan land use designation for the subject property from UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) to C (Commercial) and MR2 (Multiple-Family Residential, 15.1 to 30 dwelling units per acre); and</p> <p style="padding-left: 40px;">2. Rezone property from R-10,000 (single family residential one dwelling unit per 10,000 square feet) to CPD (Commercial Planned Development) and HDR (High Density Residential, 15.1 to 30 dwelling units per acre) Zones</p> <p>Recommendation: Adopt Resolution No. 07-46, a resolution of the Planning Commission of the City of Lancaster, California, certifying the final environmental impact report, adopting environmental findings, and recommending to the City Council approval of General Plan Amendment No. 04-04 and Zone Change No. 04-05</p>

Approved (4-0-1)

Vice Chairman Troth abstained

Planning Commission gave direction to refer this item back to Staff for redesign to resolve the following issues within a maximum timeframe of four (4) months:

- Walkability between residential and commercial, including sidewalks wide enough to accommodate the potential pedestrian flow from the college to the bus stop
- Traffic
- Buffering between single family residential and commercial projects, including use of higher density residential as transitional component
- Safety
- Restrictions on alcohol sales are consistent with provisions that historically have been placed before, and
- Residential building design/elevation to address privacy issues

Approved (4-0-1)

Vice Chairman Troth abstained

To be continued indefinitely

**2. CONDITIONAL USE PERMIT NO. 07-10
CONDITIONAL USE PERMIT NO. 05-07
TENTATIVE PARCEL MAP NO. 69301**

Applicant: JP Eliopulos Enterprises

Location: 8.5± net acres located on the southeast corner of Avenue K and 30th Street West

Request: 1. Conditional Use Permit No. 07-10 to construct 3 buildings totaling 41,849 square feet of commercial retail in the CPD Zone on 5.0± net acres

2. Conditional Use Permit No. 05-07 to construct 50 multiple family units in the HDR Zone on 3.5± net acres

3. Tentative Parcel Map No. 69301 to create 4 parcels on the site ranging in size from 1.4 acres to 3.5 acres in the CPD and HDR Zones on 8.5 net acres

Recommendation: Adopt Resolution No. 07-48 approving Conditional Use Permit No. 07-10, Conditional Use Permit No. 05-07, and Tentative Parcel Map No. 69301

**3. GENERAL PLAN AMENDMENT NO. 06-01
ZONE CHANGE NO. 06-01**

Applicant: Lancaster Redevelopment Agency

Location: 4.7± gross acres located at the southwest corner of Avenue K and 30th Street West

Request: 1. Amend General Plan land use designation for the subject property from UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) to C (Commercial)

2. Rezone property from R-7,000 (single-family residential one dwelling unit per 7,000 square feet) to CPD (Commercial Planned Development) Zone

	<p>Recommendation: Adopt Resolution No. 07-47, a resolution of the Planning Commission of the City of Lancaster, California, certifying the final environmental impact report, adopting environmental findings, and recommending to the City Council approval of General Plan Amendment No. 06-01 and Zone Change No. 06-01</p>
<p>COMMISSION AGENDA</p> <p>DIRECTOR'S ANNOUNCEMENTS</p>	<p>None.</p> <p>The study session for November 2007 is scheduled on the Tuesday, November 13th, at 5:00 p.m.</p>
<p>PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS</p> <p>ADJOURNMENT</p>	<p>None.</p> <p>The meeting is adjourned to Tuesday, November 13, 2007, at 5 p.m., in the Planning Conference Room, Lancaster City Hall.</p>

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