

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

October 15, 2007

7:00 p.m.

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

Agenda Review

October 8, 2007

5:30 P.M.

Planning Conference Room – Large

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

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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>CALL TO ORDER</p> <p>INVOCATION</p> <p>PLEDGE OF ALLEGIANCE</p> <p>ROLL CALL</p> <p>PUBLIC BUSINESS FROM THE FLOOR</p> <p>UNCONTESTED PUBLIC HEARING</p>	<p>Commissioners: Faux, MacPherson, Salazar, Vice Chairman Troth, Chairman Mann</p> <p>If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.</p> <p>The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.</p>
<p>Approved (5-0-0)</p>	<p><u>CONSENT CALENDAR</u></p> <p>1. <u>APPROVAL OF MINUTES</u></p> <p>Minutes from the Regular Meeting of September 17, 2007.</p>

NEW PUBLIC HEARINGS

2. ONE-YEAR EXTENSIONS:

Approved (5-0-0)

a. TENTATIVE TRACT MAP NO. 54382

Applicant: Saeid Shojaeinejad

Location: 2.5± acres located at the southwest corner of Avenue J and 32nd Street West

Request: Subdivide for 9 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 22, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 03-39

Approved (5-0-0)

b. TENTATIVE TRACT MAP NO. 60844

Applicant: Harold Shaffer

Location: 9.4± gross acres located at the southwest corner of 27th Street West and Avenue L-8

Request: Subdivide 8 single family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to September 20, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 04-44

Approved (5-0-0)

c. TENTATIVE TRACT MAP NO. 60870

Applicant: Taft Corporation

Location: 12.0± gross acres located on the east side of 20th Street West approximately 660 feet south of Avenue I

Request: Subdivide 44 single family lots in the R-7,000 Zone

Recommendation: Grant an extension to September 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-46

Approved (5-0-0)

d. TENTATIVE TRACT MAP NO. 61038

Applicant: Matthews Homes

Location: 10± gross acres located on the west side of 60th Street West approximately 660 feet north of Avenue J

Request: Subdivide 41 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 19, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-54

Approved (5-0-0)

e. TENTATIVE TRACT MAP NO. 61118

Applicant: Matthews Homes

Location: 9.98± gross acres located on the northwest corner of Avenue J and future 62nd Street West

Request: Subdivide 33 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 19, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-55

Approved (5-0-0)

f. TENTATIVE TRACT MAP NO. 61133

Applicant: American Premiere Homes

Location: 22.51± gross acres located on the southwest corner of Avenue K and 25th Street East

Request: Subdivide 57 single family lots in the R-10,000 Zone

Recommendation: Grant an extension to September 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-56

Approved (5-0-0)

g. TENTATIVE TRACT MAP NO. 61966

Applicant: Global Investments and Development, LLC

Location: 9.74± gross acres located on the south side of Avenue I, approximately 336 feet west of future 37th Street West

Request: Subdivide 35 single family lots in the R-7,000 Zone

Recommendation: Grant an extension to September 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-59

<p>Approved (5-0-0)</p>	<p>h. <u>TENTATIVE TRACT MAP NO. 62206</u></p> <p>Applicant: Global Investments and Development, LLC</p> <p>Location: 9.96± gross acres located on the southwest corner of Avenue I and future 37th Street West</p> <p>Request: Subdivide 34 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant an extension to September 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-60</p>
<p>Approved (4-0-1) Chairman Mann abstained</p>	<p>3. <u>CONDITIONAL USE PERMIT 07-03</u></p> <p>Applicant: Hobin, Houchin, Roselle, LLC</p> <p>Location: 1.07± gross acres located on the southeast corner of Avenue J and Beech Avenue</p> <p>Request: Construct a 5,030 square-foot self-service car wash facility in the C Zone</p> <p>Recommendation: Adopt Resolution No. 07-42 approving Conditional Use Permit No. 07-03</p>
<p>Approved (5-0-0)</p>	<p>4. <u>CONDITIONAL USE PERMIT 07-14</u></p> <p>Applicant: Lancaster Redevelopment Agency</p> <p>Location: 14.7± acres located on the northeast corner of 10th Street West and future Avenue K-8</p> <p>Request: Construct an expansion of the existing auto mall for two dealerships in accordance with the approved auto mall design standards</p> <p>Recommendation: Adopt Resolution No. 07-43 approving Conditional Use Permit No. 07-14</p>

<p>Approved (5-0-0)</p>	<p>5. <u>TENTATIVE TRACT MAP 65401</u></p> <p>Applicant: Cal Pac Development</p> <p>Location: 4.77± gross acres located approximately 600 feet north of Avenue L on the eastside of 27th Street West</p> <p>Request: Subdivide 19 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 07-44 approving Tentative Tract Map No. 65401</p>
<p>Approved (5-0-0)</p>	<p>6. <u>TENTATIVE TRACT MAP 66793</u></p> <p>Applicant: N. R. Anantharamakrishnan</p> <p>Location: 5± gross acres located on the west side of 30th Street West and future Avenue M-6</p> <p>Request: Subdivide 8 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 07-45 approving Tentative Tract Map No. 66793</p>
<p>Approved (4-0-1) Vice Chairman Troth abstained</p>	<p><u>NEW BUSINESS</u></p> <p>7. <u>VACATION OF RIGHT-OF-WAY – AVENUE M-14</u></p> <p>Applicant: Planning Department</p> <p>Location: 9,760 square feet (32 feet by 305± feet) located on the northwest corner of Avenue M-14 and 42nd Street West</p> <p>Request: Rick Rafeedie has requested the vacation of excess road right-of-way on Avenue M-14</p> <p>Recommendation: Find that the vacation of the excess right-of-way on Avenue M-14 is in conformance with the Lancaster General Plan</p>

**DIRECTOR'S
ANNOUNCEMENTS**

- Planning Commission Special Meeting for the project on 30th Street West and K will be held on October 22, 2007, at 7 p.m.
- Revised Draft Alcohol Ordinance distributed on October 15, 2007, for review.

COMMISSION AGENDA

- Water usage – residential and commercial development options for overall growth consideration.
- Status of the Zoning Ordinance requiring developers to revamp the rear of houses facing primary and secondary streets.
- Recreational Vehicle overnight camping in commercial zones – prohibited per City ordinance.

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

- Linda Brooker – would like to have gated senior community in the Antelope Valley.
- Larry Jones - reiterated Linda Brooker’s comments.
- Cameron McClusky – also reiterated previous comments and stated that seniors bring solid values to the community.

ADJOURNMENT

The meeting is adjourned at 8:09 p.m. to Monday, October 22, 2007, at 7 p.m., in the Council Chambers, Lancaster City Hall.