



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP**

**Monday
February 25, 2019
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, February 22, 2019,
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
MONDAY, FEBRUARY 25, 2019**

CALL TO ORDER

INVOCATION
RON GUTHRIE

PLEDGE OF ALLEGIANCE
DONOVAN

ROLL CALL
PRESENT: Vose, Donovan, Harvey, and Moore
ABSENT: Smith, Cook, and Parris

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS
None.

CONSENT CALENDAR

MINUTES

1. [Approval of Minutes from the Regular Meeting of January 28, 2019](#)
APPROVED (4-0-0-0-3) (ABSENT: Smith, Cook, and Parris)

CONTINUED PUBLIC HEARING

2. [Conditional Use Permit No. 18-12](#)
APPROVED (4-0-0-0-3) (ABSENT: Smith, Cook, and Parris)

Applicant: GAMA Lancaster, LLC

Location: 166 West Avenue J-5 (Assessor's Parcel No. 3126-016-035)

Request: A Conditional Use Permit to allow for the construction and operation of a 10,928 square-foot medical cannabis cultivation (4,144 square-feet) and manufacturing (380 square-feet) facility, located at 166 West Avenue J-5 (Assessor's Parcel No. 3126-016-035)

Recommendation: Adopt Resolution No. 19-01 approving Conditional Use Permit No. 18-12 to allow for the construction and operation of a 10,928 square-foot medical cannabis cultivation (4,144 square-feet) and manufacturing (380 square-feet) facility, located at 166 West Avenue J-5.

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NEW PUBLIC HEARINGS

**3. Conditional Use Permit No. 17-30 AMENDMENT
APPROVED (4-0-0-0-3) (ABSENT: Smith, Cook, and Parris)**

Applicant: PMM Collective Inc.

Location: 42144 8th Street East (Assessor Parcel Number 3126-017-030)

Request: An amendment to Conditional Use Permit (CUP) No. 17-30 to allow for the addition of 2,046 square feet of manufacturing, self-distribution and an increase of cultivation area from 13,212 square feet to 18,414 square feet located at 42144 8th Street East (APN: 3126-017-030)

Recommendation: Adopt Resolution No. 19-07 approving an amendment to Conditional Use Permit (CUP) No. 17-30 to allow for the addition of 2,046 square feet of manufacturing, self-distribution and an increase of cultivation area from 13,212 square feet to 18,414 square feet located at 42144 8th Street East

**4. Conditional Use Permit No. 18-25
APPROVED (4-0-0-0-3) (ABSENT: Smith, Cook, and Parris)**

Applicant: Harbor Recuperative Care, David Delaplane

Location: 44748 and 44758 Elm Avenue (Assessor's Parcel No. 3134-017-011)

Request: A Conditional Use Permit (CUP) to operate a recuperative care center (Harbor Recuperative Care) within two existing buildings in the Neighborhood Medium (NM) Zone of the Lancaster Transit-Oriented Development area

Recommendation: Adopt Resolution No. 19-05 approving Conditional Use Permit (CUP) No. 18-25 to operate a recuperative care (Harbor Recuperative Care) within two existing buildings in the Neighborhood Medium (NM) Zone of the Lancaster Transit-Oriented Development area, located at 44748 and 44758 Elm Avenue.

**5. Conditional Use Permit No. 18-28
APPROVED (4-0-0-0-3) (ABSENT: Smith, Cook, and Parris)**

Applicant: Langen Inc.

Location: 42020 4th Street East (Assessor's Parcel Number (APN): 3126-018-044)

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Request: A Conditional Use Permit (CUP) No. 18-28 to allow for the operation of a cannabis manufacturing facility that consists of tenant improvements to the existing building located at 42020 4th Street East (APN: 3126-018-044) and a waiver for distance requirements

Recommendation: Adopt Resolution No. 19-08 approving Conditional Use Permit (CUP) No. 18-28 to allow for the operation of a cannabis manufacturing facility that consists of tenant improvements to the existing building located at 42020 4th Street East (APN: 3126-018-044) and a waiver for distance requirements.

**6. Conditional Use Permit No. 18-08/Tentative Tract Map No. 82039
CONTINUED due to lack of quorum**

Applicant: City of Lancaster Housing Authority

Location: ±9.92 gross acres on the east side of 15th Street West between Avenue J-2 and Avenue J-4; Assessor's Parcel Numbers (APNs) 3123-013-900, -901; 3123-014-900 thru -916; 3123-015-900 thru -908

Request: The construction and operation of a 202,818 square-foot residential care development and the creation of three parcels in Mixed Use – Neighborhood (MU-N) zone

Recommendation: Adopt Resolution No. 19-04 approving Conditional Use Permit No. 18-08 for the construction and operation of a 202,818 square-foot residential care development and Tentative Tract Map No. 82039 to create three parcels in the MU-N zone

**7. Tentative Parcel Map No. 82327
CONTINUED due to lack of quorum**

Applicant: Dennis Pursley

Location: 2.5 ± gross acre site located along 43rd Street West south of Avenue M-12 (Assessor's Parcel No. 3111-002-052)

Request: Subdivide subject property from one parcel into three single-family lots in the Semi-Rural Residential (SRR) zone

Recommendation: Adopt Resolution No. 19-09 approving Tentative Parcel Map No. 82327.

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COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

COMMISSION AGENDA

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

None.

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on Monday, March 11, 2019, at 4:30 p.m., in the Lancaster City Hall Council Chambers.