



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP**

**Monday
March 18, 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, March 15, 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 – **RECAP**
MONDAY, MARCH 18, 2019**

CALL TO ORDER

INVOCATION

Moore

PLEDGE OF ALLEGIANCE

Parris

ROLL CALL

PRESENT: Vose, Smith, Cook, Donovan, Harvey, Moore, and Parris

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

CONSENT CALENDAR

MINUTES

1. [Approval of Minutes from the Regular Meeting of February 25, 2019](#)
APPROVED: 5-0-2-0-0 (ABSTAIN: Cook and Smith)

CONTINUED PUBLIC HEARING

2. [Conditional Use Permit No. 18-08/Tentative Tract Map No. 82039](#)
APPROVED: 5-0-0-2-0 (RECUSED: Cook and Harvey)

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

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA – **RECAP**
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**3. [Tentative Parcel Map No. 82327](#)
APPROVED: 6-0-0-1-0 (RECUSED: Harvey)**

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.

NEW PUBLIC HEARINGS

**4. [Conditional Use Permit No. 18-27](#)
APPROVED: 7-0-0-0-0**

Applicant: Grow Op Farms CA, LLC

Location: 742 West Avenue L, 752 West Avenue L, and 42650 8th Street West (Assessor’s Parcel Numbers (APN) 3128-009-006, -083, -084 & -100)

Request: A Conditional Use Permit (CUP) No. 18-27 to allow for the construction and operation of a cannabis cultivation, manufacturing, and self-distribution facility that consists of tenant improvements to three existing industrial buildings (97,075.8 square-feet of cultivation area; 5,500 square feet of manufacturing area) and new construction of 16 buildings (58,240 square-feet of cultivation area) located at 742 West Avenue L, 752 West Avenue L and 42650 8th Street West, waiver for distance requirements, and adopting a Mitigated Negative Declaration (MND)

Recommendations: Adopt Resolution No. 19-06 approving Conditional Use Permit (CUP) No. 18-27 to allow for the construction and operation of a cannabis cultivation, manufacturing, and self-distribution facility that consists of tenant improvements to three existing industrial buildings (97,075.8 square-feet of cultivation area; 5,500 square feet of manufacturing area) and new construction of 16 buildings (58,240 square-feet of cultivation area) located at 742 West Avenue L, 752 West Avenue L and 42650 8th Street West (APN 3128-009-006, -083, -084, & -100), waiver for distance requirements, and adopting a Mitigated Negative Declaration (MND).

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA – **RECAP**
MONDAY, MARCH 18, 2019**

**5. [Tentative Tract Map 70180/Conditional Use Permit No. 15-18](#)
APPROVED: 7-0-0-0-0**

Applicant: So Cal Desert 5, LLC and Lancaster Blvd & 45th Street West, LLC

Location: ±19.55 gross acres at the northeast corner of Lancaster Boulevard and 44th Street West; Assessor’s Parcel Numbers (APNs): 3153-007-004, -005, -006, -024

Request: A Residential Planned Development (RPD) consisting of 109 single-family residential lots and 6 open space lots in the R-7,000 (single-family residential, minimum lot size 7,000 square feet) zone and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-12 approving Tentative Tract Map No. 70180 and Conditional Use Permit No. 15-18 for subdivision and creation of a residential planned development consisting of 109 single-family residential lots and 6 open-space lots in the R-7,000 zone and adopting a Mitigated Negative Declaration (MND).

**6. [Tentative Tract Map 70181/Conditional Use Permit No. 15-15](#)
APPROVED: 7-0-0-0-0**

Applicant: Lancaster Blvd & 42nd Street West, LLC

Location: ±23.36 gross acres at the northwest corner of Lancaster Boulevard and 40th Street West; Assessor’s Parcel Numbers (APNs): 3153-007-011, -012, -014, -018, -019, -020, -022; 3153-008-009

Request: A Residential Planned Development (RPD) consisting of 141 single-family residential lots and 6 open space lots in the R-7,000 (single-family residential, minimum lot size 7,000 square feet) zone and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-13 approving Tentative Tract Map No. 70181 and Conditional Use Permit No. 15-15 for subdivision and creation of a residential planned development consisting of 141 single-family residential lots and 6 open space lots in the R-7,000 zone and adopting a Mitigated Negative Declaration (MND).

**7. [Tentative Tract Map 70182/Conditional Use Permit No. 15-16](#)
APPROVED: 7-0-0-0-0**

Applicant: Lancaster Blvd & 42nd Street West, LLC and 41st West LLC

Location: ±28.10 gross acres bounded by Avenue I, 40th Street West, Jackman Street, and 42nd Street West; Assessor’s Parcel Numbers (APNs): 3153-008-006, -007, -010, -011, -012, -013, -017

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Request: A Residential Planned Development (RPD) consisting of 139 single-family residential lots, 3 open space lots, and 1 drainage channel lot in the R-7,000 (single-family residential, minimum lot size 7,000 square feet) zone and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-14 approving Tentative Tract Map No. 70182 and Conditional Use Permit No. 15-16 for subdivision and creation of a residential planned development consisting of 139 single-family residential lots, 3 open space lots, and 1 drainage channel lot in the R-7,000 zone and adopting a Mitigated Negative Declaration (MND).

**8. Tentative Tract Map 70892/Conditional Use Permit No. 15-17
APPROVED: 7-0-0-0-0**

Applicant: WKR 360-3, LLC

Location: 29.43± gross located on the southeast corner of Avenue I and 40th Street West; Assessor's Parcel Numbers (APNs): 3153-009-007, -009

Request: A Residential Planned Development (RPD) consisting of 154 single-family residential lots in the R-7,000 zoning designation and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-11 approving a Tentative Tract Map No. 70892 and Conditional Use Permit No. 15-17 to allow for a Residential Planned Development of 154 single-family residential lots in the R-7,000 zoning designation and adopting a Mitigated Negative Declaration (MND).

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

- Discuss possible dates for Special Planning Commission Study Session

COMMISSION AGENDA

- Adoption of the Code of Conduct and Ethics for Appointed Officials to the City's Commissions and Boards

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on April 8, 2019, at 4:30 p.m., in the Lancaster City Hall Council Chambers.