



**LANCASTER PLANNING COMMISSION
SPECIAL MEETING
AGENDA
Monday
April 8, 2019
4:30 p.m.**

Council Chambers – Lancaster City Hall
The Commission Secretary hereby declares that the agenda was posted
by 4:30 p.m. on Friday, April 5, 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

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, Donovan, Harvey, Moore, Parris, Vice Chairperson Smith, and Chairman Vose.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the Planning Commission on any agendized item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

AGENDA REVIEW ITEMS

1. Minutes from the Regular Meeting of March 18, 2019

2. Tentative Tract Map No. 82039 (Time Extension)

Applicant: J6 and 37th Street, LLC

Location: 4.19± gross acres located at the northeast corner of 37th Street West and Avenue J-8 (Assessor's Parcel No. 3153-022-044)

Request: A one-year extension to an approved tentative tract map for a subdivision for 18 single-family lots in the R-7,000 zone

3. Conditional Use Permit 19-03

Applicant: High Desert Cultivation Center II, LLC, Osman Kassem

Location: 811 Columbia Way (Assessor's Parcel Number (APN) 3126-017-038)

Request: A Conditional Use Permit (CUP) No. 19-03 to allow for the operation of a cannabis cultivation (13,250 square feet of cultivation area) and manufacturing (434 square feet of manufacturing area) facility located at 811 Columbia Way (APN 3126-017-038)

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4. Zone Change No. 17-05

Applicant: City of Lancaster

Location: Along 10th Street West between West Avenue J-10 and West Avenue J-12 (Assessor's Parcel Number: 3130-007-001, 3130-007-003, and 3130-007-006)

Request: Recommending approval to the City Council of General Plan Amendment (GPA) 17-05 to designate the three properties (APN: 3130-007-001; 3130-007-003; and 3137-007-006) along 10th Street West between Avenue J-10 and Avenue J-12 from Healthcare (H) to Office Professional (OP) and Zone Change (ZC) 17-05 to change the zoning designation from Hospital (H) to Office Professional (OP)

5. Conditional Use Permit 18-22

Applicant: Lancaster 20th Street West Limited Partnership

Location: 1.8± gross located on the southwest corner of West Avenue J-8 and 20th Street West; Assessor's Parcel Numbers (APN) 3129-017-037,-039

Request: The construction of a new 105-room, four-story hotel within an existing commercial center with a Type 70 On-Sale General – Restrictive Service license and a waiver for distance requirements

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

ADJOURNMENT

The meeting is adjourned to the Regular Meeting on Monday, April 15, 2019, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader

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during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

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 Community Development Division counter, and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Community Development Division at (661) 723-6100.