



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP
Monday
April 15, 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, April 12, 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, APRIL 15, 2019**

CALL TO ORDER

INVOCATION

Vose.

PLEDGE OF ALLEGIANCE

Smith.

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

CONSENT CALENDAR

MINUTES

1. [Approval of Minutes from the Regular Meeting of March 18, 2019](#)
APPROVED: 7-0-0-0-0

NEW PUBLIC HEARINGS

2. [Conditional Use Permit No. 19-03](#)
APPROVED: 7-0-0-0-0

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)

Recommendation: Adopt Resolution No. 19-15 approving 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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3. Conditional Use Permit No. 18-22

APPROVED: 6-0-0-1-0 (RECUSED: Donovan)

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

Recommendation: Adopt Resolution No. 19-17 approving Conditional Use Permit (CUP) No. 18-22 to allow for the construction of a new 105-room, four-story hotel within an existing commercial center, a Type 70 – On Sale General – Restrictive Service Alcohol Beverage Control (ABC) license; and a waiver for distance requirements located on the southwest corner of West Avenue J-8 and 20th Street West (APNs 3129-017-037, -039)

4. Tentative Tract Map No. 73344 (Time Extension)

APPROVED: 6-0-0-1-0 (RECUSED: Cook)

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

Recommendation: Adopt Resolution No. 19-10, granting a one-year time extension to February 21, 2020, for Tentative Tract Map No. 73344 (Assessor's Parcel No. 3153-022-044), for a subdivision for 18 single-family lots in the R-7,000 zone

5. Zone Change 17-05

APPROVED: 6-0-0-1-0 (RECUSED: Cook)

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)

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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)

Recommendation: Adopt Resolution No. 19-16, 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)

COMMUNITY DEVELOPMENT MANAGER’S ANNOUNCEMENTS

None.

COMMISSION AGENDA

None.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on May 13, 2019, at 4:30 p.m., in the Lancaster City Hall Council Chambers.