



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP
Monday
May 20, 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, May 17, 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, MAY 20, 2019**

CALL TO ORDER

INVOCATION

Bobby Moody of Aglow International

PLEDGE OF ALLEGIANCE

Harvey

ROLL CALL

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

ABSENT: Chairman Vose

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

CONSENT CALENDAR

1. [Approval of Minutes from the Regular Meeting of April 15, 2019](#)
APPROVED: 6-0-0-0-1 (ABSENT: Vose)

NEW PUBLIC HEARINGS

2. [Vesting Tentative Tract Map No. 67494 \(Time Extension\)](#)
APPROVED: 6-0-0-0-1 (ABSENT: Vose)

Applicant: Civil Design and Drafting, Inc.

Location: 9.55 gross acres located on the northwest corner of 52nd Street West and Avenue L (Assessor's Parcel Numbers: 3204-006-036 and 3204-006-037)

Request: A one-year time extension to an approved Vesting Tentative Tract Map (VTTM) to subdivide 9.55 gross acres into 20 single-family lots in the Single-Family Residential (R-15,000) zone.

Recommendation: Adopt Resolution No. 19-18, granting a one-year extension to April 21, 2020, for Vesting Tentative Tract Map No. 67494 (Assessor's Parcel Nos. 3204-006-036 and 3204-006-037), for a subdivision for 20 single-family lots

3. [Tentative Tract Map No. 73507 \(Time Extension\)](#)
APPROVED: 6-0-0-0-1 (ABSENT: Vose)

Applicant: CV Communities, LLC

Location: 237.25 gross acres south of Avenue K, north of Avenue K-8, east of 70th Street West, and west of 60th Street West

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Request: A three-year extension to an approved TTM to subdivide 237.25 gross acres into 753 single-family lots, two neighborhood park sites, and an open space area serving storm water detention and water quality filtration purposes

Recommendation: Adopt Resolution No. 19-19, granting a three-year extension to June 19, 2022, for Tentative Tract Map No. 73507 (Assessor's Parcel No. 3204-002-126), for a subdivision for 753 single-family lots, two neighborhood park sites, and an open space area.

**4. Conditional Use Permit No. 12-06/Tentative Parcel Map No. 74904 (Time Extension)
APPROVED: 6-0-0-0-1 (ABSENT: Vose)**

Applicant: Antelope Valley Christian Center
c/o Antelope Valley Engineering

Location: 81.24± gross acres on the southwest corner of Avenue K-8 and 30th Street East (APN: 3170-008-032)

Request: Grant a two-year time extension to May 15, 2021 for Tentative Tract Map No. 74904/Conditional Use Permit No. 12-06 for a four lot subdivision and 32,524 square foot church in the RR-2.5 zone.

Recommendation: Adopt Resolution No. 19-20, granting a two-year time extension to May 15, 2021 for Tentative Tract Map No. 74904/Conditional Use Permit No. 12-06, for a four lot subdivision and 32,524 square foot church in the RR-2.5 zone.

**5. Tentative Tract Map No. 74101/Conditional Use Permit No. 16-09
APPROVED: 6-0-0-0-1 (ABSENT: Vose)**

Applicant: TK Properties, LLC (Andrew Pham)

Location: ±22.51 gross acres (19.80 net acres) at the southwest corner of Avenue K and 25th Street East; Assessor's Parcel Numbers (APNs): 3170-006-005, -038, -040, -041, -042

Request: Residential Planned Development (RPD) consisting of 86 single family residential lots and 2 open space lots in the R-10,000 (single family residential, minimum lot size 10,000 square feet) zone.

Recommendation: Adopt Resolution No. 19-21 approving Tentative Tract Map No. 74101 and Conditional Use Permit No. 16-09 for a residential planned development consisting of 86 single family residential lots and 2 open space (park) lots in the R-10,000 (single family residential, minimum lot size 10,000 square feet) zone located at the southwest corner of Avenue K and 25th Street East (APNs: 3170-006-005, -038, -040, -041, -042) and adopting a Mitigated Negative Declaration.

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6. Conditional Use Permit No. 18-26

APPROVED: 6-0-0-0-1 (ABSENT: Vose)

- Applicant: Abbey Road (Attn: Nuccio Patti)
- Location: ±2.3 gross acres on the west side of Sahuayo Street, north of Avenue K-4; Assessor's Parcel Number (APN): 3126-031-039
- Request: Construction and operation of an 85,042 square foot, 80-unit residential building for special needs housing with an emphasis on transition aged youth and young families and a density bonus in the SP 80-02 (Specific Plan No. 80-02: Lancaster Business Park) zone.
- Recommendation: Adopt Resolution No. 19-22 approving Conditional Use Permit No. 18-26 for the construction and operation of an 85,042 square foot, 80-unit residential building for special needs housing and a density bonus in the SP 80-02 (Specific Plan No. 80-02: Lancaster Business Park) zone located on the west side of Sahuayo Street north of Avenue K-4 (APN: 3123-031-039) and adopting a Notice of Exemption.

7. Standardized Conditions

APPROVED: 6-0-0-0-1 (ABSENT: Vose)

- Applicant: City of Lancaster, Development Services Department
- Location: Citywide
- Request: Approval of standardized conditions for use in future approvals of land use actions.
- Recommendation: Adopt Resolution No. 19-23 approving standardized conditions for use in the approval of land use actions.

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 June 10, 2019, at 4:30 p.m., in the Lancaster City Hall Council Chambers.