



**LANCASTER PLANNING COMMISSION  
SPECIAL MEETING  
AGENDA  
Wednesday  
November 13, 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, November 8, 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  
SPECIAL MEETING AGENDA  
WEDNESDAY, NOVEMBER 13, 2019**

**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.**

**MINUTES**

**1. Approval of Minutes from the Regular Meeting of October 21, 2019**

**NEW PUBLIC HEARINGS**

**2. Conditional Use Permit No. 19-14**

Applicant: Cinemark USA Inc.  
Location: 2600 West Avenue I (Assessor's Parcel Numbers 3153-067-003; -004; -005)  
Request: A Conditional Use Permit (CUP) to allow a Type 47 (incidental on-sale) Alcoholic Beverage Control (ABC) license in an existing tenant space (Cinemark) in the Commercial Planned Development (CPD) zoning designation

**3. Tentative Tract Map No. 71210 & Conditional Use Permit No. 15-19**

Applicant: So Cal Portfolio I LP  
Location: 40.4± gross acres located between Avenue K and Avenue K-8 on the east side of 55<sup>th</sup> Street West (Assessor Parcel Numbers: 3204-010-054, 055, 062, 063, 3204-011-033, 034, 059)  
Request: Residential planned development of 169 single-family residential lots in the R-10,000 zoning designation

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**4. Tentative Tract Map No. 74965 & Conditional Use Permit No. 17-26 (Time Ext.)**

Applicant: Lancaster Housing Authority

Location: 5.66± gross acres located at the southwest corner of Avenue I and Sierra Highway

Request: Grant a one-year time extension to December 18, 2020, for an approved Tentative Tract Map (TTM) No. 74965 and a Conditional Use Permit (CUP) No. 17-26 for a residential development of 78 single-family attached units on individual lots with 1.17 acres of common open space and landscaping (Assessor Parcel Numbers: 3134-001-902, -905, -908, -910, 3134-002-903, -904, -906, -908, 3134-003-905, -907, -910, -911, -916, -919, 3134-004-912, -913, -915, -916, -917, and 918)

**5. Zone Text Amendments**

Applicant: City of Lancaster

Location: Citywide

Request: Amendment to Title 17 (Zoning), Chapter 17.10, Chapter 17.12, Chapter 17.16 and Chapter 17.42 of the Lancaster Municipal Code relating to Alcoholic Beverage Establishments and modification to the standardized conditions for use in the approval of land use actions

**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, November 18, 2019, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

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**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 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.