



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING**

**AGENDA RECAP**

**Monday**

**November 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, November 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, NOVEMBER 18, 2019

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**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](#)  
**APPROVED: 4-0-0-0-3 (ABSENT: Vose, Moore, and Parris)**

**NEW PUBLIC HEARINGS**

2. [Conditional Use Permit No. 19-14](#)  
**APPROVED: 6-1-0-0-0 (NOES: Cook)** with added conditions:
  1. Alcohol Sales shall be prohibited in the arcade areas at all times and appropriate signage shall be installed throughout the area.
  2. Distilled spirits shall solely be connected to frozen cocktail machines and no hand-pouring or hand-mixing of distilled spirits shall be allowed. Premixed and/or pre-manufactured products shall be exempt from this condition.

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

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Recommendation: Adopt Resolution No. 19-36 approving 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, located at 2600 West Avenue I (Assessor's Parcel Numbers 3153-067-003; -004; -005).

**3. Tentative Tract Map No. 71210 & Conditional Use Permit No. 15-19  
CONTINUED (7-0-0-0-0) to the January 27, 2020 PC Meeting**

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

Recommendation: Adopt Resolution No. 19-37 approving Tentative Tract Map No. 71210 and Conditional Use Permit No. 15-19 to allow for a Residential Planned Development of 169 single-family residential lots in the R-10,000 zoning designation and adopt the mitigated negative declaration.

**4. Tentative Tract Map No. 74965 & Conditional Use Permit No. 17-26 (Time Ext.)  
APPROVED: (6-0-0-1-0) (RECUSED: Harvey)**

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)

Recommendation: Adopt Resolution No. 19-38, granting 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,

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-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**  
**CONTINUED (7-0-0-0-0) to an uncertain date**

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

Recommendation: Adopt Resolution No. 19-39 recommending approval to City Council a zone text 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 Special Meeting for Agenda Review on **Monday, December 9, 2019**, at 4:30 p.m., in the Lancaster City Hall Council Chambers.