



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP**

TELEPHONIC MEETING PURSUANT TO GOVERNOR'S ORDER N-29-20

**Monday
May 18, 2020
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 15, 2020,
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 Cassandra D. Harvey
Commissioner King L. Moore, II
Commissioner Rutger R. Parris
Commissioner Daniel Tufts

**REGULAR MEETING TELEPHONIC MEETING
PURSUANT TO GOVERNOR'S ORDER**

In response to Governor's Executive Order N-29-20, this meeting will be conducted
telephonically and audio streamed live on Channel 28 and the City's website:
<https://www.cityoflancasterca.org/about-us/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>

**PUBLIC COMMENTS ON AGENDIZED ITEMS MAY BE SUBMITTED VIA EMAIL TO
DWINTER@CITYOFLANCASTERCA.ORG AT LEAST TWO HOURS PRIOR TO THE
START OF THE MEETING.**

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, MAY 18, 2020**

**All interested persons are invited to electronically attend the Public Hearing.
Comments and recommendations may be submitted via:**

Email: Recording Secretary
dwinter@cityoflanasterca.org
***Comments must be submitted at least two hours prior to the start of the meeting.**

Mail: City of Lancaster
44933 Fern Avenue
Lancaster, California 93534
Attn: Danielle Winter

Phone: Community Development Division at (661) 723-6214

Virtual: Call-In Number: 1 (312) 757-3121
Attendee Access Code: 296-158-557
<https://global.gotomeeting.com/join/296158557>

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Moore.

INVOCATION

Vose.

ROLL CALL

PRESENT: Vose, Smith, Cook, Harvey, Moore, Parris, and Tufts

ABSENT: None.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

In accordance with Governor's Order N-29-20, the public may observe this telephonic meeting by listening to the live broadcast on local cable channel 28 or live stream on the City's website (<https://www.cityoflanasterca.org/about-us/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>). The public may electronically participate in the meeting by sending comments to the Recording Secretary by email; provided, however, that any such electronic submission shall be subject to the following requirements: (a) it must indicate the date of the meeting and agenda item number to which it relates (or indicate that it does not relate to a specific agenda item); (b) it must be sent to the following email address: dwinter@cityoflanasterca.org and (c) it must be actually received by the Recording Secretary at least **two (2) hours prior** to the meeting. The Recording Secretary will endeavor to read aloud each electronic submission at the appropriate time during the meeting, subject to applicable time and/or other limitation(s). Individual comments are limited to three (3) minutes unless a different time limit is announced.

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, MAY 18, 2020**

MINUTES

1. [Approval of Minutes from the Regular Meeting of February 24, 2020](#)
APPROVED: 5-0-2-0-0 (ABSTAIN: Parris and Tufts)

NEW PUBLIC HEARINGS

2. [Conditional Use Permit No. 19-10](#)
APPROVED: 5-2-0-0-0 (NOES: Smith and Vose)

Applicant: Rami Darghalli

Location: 1000 East Avenue K (Assessor's Parcel Number: 3170-001-015)

Request: A Conditional Use Permit (CUP) No. 19-10 to allow for the construction and operation of a gas canopy island and a mini-mart within an existing building.

Recommendation: Adopt Resolution No. 20-05 approving Conditional Use Permit No. 19-10.

3. [Conditional Use Permit No. 19-13](#)
APPROVED: 6-1-0-0-0 (NOES: Harvey)

Applicant: Lillian Gonzalez (El Malecon)

Location: 44245 Sierra Highway (Assessor's Parcel Number: 3132-011-021)

Request: A Conditional Use Permit (CUP) to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License and limited live entertainment in an approximately 7,056 square-foot restaurant (El Malecon) in the Commercial zone.

Recommendation: Adopt Resolution No. 20-06 approving Conditional Use Permit No. 19-13.

4. [Tentative Tract Map No. 82830](#)
APPROVED: 7-0-0-0-0

Applicant: 99 Serenade Lancaster, LLC

Location: 6.50± gross acres at the northeast corner of Newgrove Street and 65th Street West (APN: 3203-008-045)

Request: Subdivision of 22 single-family lots and 2 lots for a drainage basin in the R-7,000 zoning designation.

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, MAY 18, 2020**

Recommendation: Adopt Resolution No. 20-07 approving Tentative Tract Map No. 82830.

**5. Tentative Tract Map No. 82831
APPROVED: 7-0-0-0-0**

Applicant: 99 Serenade Lancaster, LLC

Location: 3.27 ± gross acres at the northwest corner of Newgrove Street and 62nd Street West (APN: 3203-008-046)

Request: Subdivision of 12 single-family lots in the R-7,000 zoning designation.

Recommendation: Adopt Resolution No. 20-08 approving Tentative Tract Map No. 82831.

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

PUBLIC COMMENTS ON NON-AGENDIZED ITEMS MAY BE SUBMITTED VIA EMAIL TO DWINTER@CITYOFLANCASTERCA.ORG AT LEAST TWO HOURS PRIOR TO THE START OF THE MEETING.

In accordance with Governor's Order N-29-20, the public may observe this telephonic meeting by watching the live broadcast on local cable channel 28 or live stream on the City's website (<https://www.cityoflanasterca.org/about-us/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>). The public may electronically participate in the meeting by sending comments to the Recording Secretary by email; provided, however, that any such electronic submission shall be subject to the following requirements: (a) it must indicate the date of the meeting and agenda item number to which it relates (or indicate that it does not relate to a specific agenda item); (b) it must be sent to the following email address: dwinter@cityoflanasterca.org; and (c) it must be actually received by the Recording Secretary at least **two (2) hours prior** to the meeting. The Recording Secretary will endeavor to read aloud each electronic submission at the appropriate time during the meeting, subject to applicable time and/or other limitation(s). *Individual comments are limited to three (3) minutes each unless a different time limit is announced.*

ADJOURNMENT

The meeting is adjourned to the Special Meeting for Agenda Review on **Monday, June 8, 2020**, at 4:30 p.m., in the Lancaster City Hall Council Chambers.

CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, MAY 18, 2020

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.