



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA**

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

**Monday
June 15, 2020
5:00 p.m.**

Council Chambers – Lancaster City Hall
The Commission Secretary hereby declares that the agenda was posted
by 4:30 p.m. on Friday, June 12, 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](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.

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**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 (571) 317-3122
Attendee Access Code: 343-410-533
<https://global.gotomeeting.com/join/343410533>

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Cook, Harvey, Moore, Parris, Tufts, Vice Chairperson Smith, and Chairman Vose.

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.

MINUTES

1. [Approval of Minutes from the Regular Meeting of May 18, 2020](#)

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NEW PUBLIC HEARINGS

2. Senate Bill (SB) 743

Applicant: City of Lancaster

Location: Citywide

Request: Adoption of the VMT baselines and thresholds as required by SB 743, as outlined in Fehr & Peers report dated April 2020, and an Amendment to the Plan for Physical Mobility of the City of Lancaster General Plan 2030 relating to identification of transportation impacts as part of CEQA compliance and modification to the methodology used to identify transportation-related significant issues associated with land development and infrastructure projects

Recommendation: Adopt Resolution No. 20-09 recommending to City Council approval of General Plan Amendment No. 20-09 for an amendment to the Physical Mobility Chapter for the adoption of VMT baselines and thresholds as required by Senate Bill (SB) 743.

3. Tentative Tract Map 78213 (Time Extension)

Applicant: Antelope Valley Engineering Inc.

Location: Northeast Corner of Division Street and Avenue I (Assessor Parcel Numbers (APN) 3176-005-915; -016; 018-019; 021-023; and -030)

Request: Grant a two-year time extension to May 14, 2022, for Tentative Tract Map (TTM) No. 78213 and Conditional Use Permit (CUP) No. 17-27 for a residential planned development of 167 single-family lots and seven open space lots

Recommendation: Adopt Resolution No. 20-10, granting a two-year time extension to May 14, 2022, for Tentative Tract Map No. 78213 and Conditional Use Permit No. 17-27 for a residential planned development of 167 single-family lots and seven open space lots.

4. Conditional Use Permit No. 17-19

Applicant: George Alseryani

Location: 0.51± gross acres located at the northwest corner of Avenue I and 20th Street West (APN: 3114-013-069)

Request: Request for Conditional Use Permit (CUP) No. 17-19 to allow for the construction and operation of a gas canopy island, garage, and a

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mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control [ABC] license) with a waiver from the distance requirements

Recommendation: Adopt Resolution No. 20-11 approving Conditional Use Permit No. 17-19 to allow for the construction and operation of a gas canopy island, garage, and a mini-mart with the sale of beer and wine for off-site consumption (Type 20 Alcoholic Beverage Control [ABC] license and a waiver from the distance requirements in the Commercial (C) zone at the northwest corner of Avenue I and 20th Street West and adopting a Notice of Exemption.

5. Conditional Use Permit No. 18-17

Applicant: Imad Aboujawdah

Location: 5± gross acres located at the northeast corner of Avenue K and 20th Street West (APNs: 3129-019-031, -032; 3129-020-036)

Request: Request for Conditional Use Permit (CUP) No. 18-17 to allow for the construction and operation of a gas canopy island, car wash facility, and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control [ABC] license) with a waiver from the distance requirements

Recommendation: Adopt Resolution No. 20-12 approving Conditional Use Permit No. 18-17 to allow for the construction and operation of a gas canopy island, car wash facility and a mini-mart in the Commercial Planned Development (CPD) zone at the northeast corner of 20th Street West and Avenue K and adopting a Mitigated Negative Declaration.

Adopt Resolution No. 20-13 denying the Alcoholic Beverage Control (ABC) Type 20 License for the off-sale of beer and wine associated with the proposed development in the Commercial Planned Development (CPD) zone at the northeast corner of 20th Street West and Avenue K.

6. Conditional Use Permit No. 15-09 (Amendment)

Applicant: sPower Development Company, LLC

Location: 5± gross acres of a 352± gross acre site generally bounded by Avenue J, Avenue K-4, 110th Street West, and 90th Street West. The proposed modification is located at southeast corner of Avenue J-6 and 100th Street West (APN: 3203-034-031)

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Request: Modify Conditional Use Permit (CUP) No. 15-09 to establish the boundaries of the battery energy storage system (BESS) (CUP 15-09c)

Recommendation: Adopt Resolution No. 20-14 approving Conditional Use Permit No. 15-09c to allow for construction and operation of the battery storage facility on the subject property at the southeast corner of Avenue J-6 and 100th Street West in the RR-2.5 zone and adopting the Addendum to the Initial Study/Mitigated Negative Declaration approved on October 19, 2015.

7. Conditional Use Permit No. 17-04 (Amendment)

Applicant: sPower Development Company, LLC

Location: 46.4± gross acres at the southeast corner of Avenue J and 100th Street West. The proposed modifications encompass the entirety of the project site (APNs: 3203-034-022, -023, -032, -033)

- CUP 17-04a: 33.2±acres (APN 3203-034-022, 3203-034-033)
- CUP 17-04b: 8.2±acres (APN 3203-034-023, 3203-034-032)
- CUP 17-04c: 5±acres (APN 3203-034-023, 3203-034-032)

Request: Modify Conditional Use Permit (CUP) No. 17-04 to allow for the development of the 650-megawatt substation (CUP No. 17-04a) along with battery storage facilities (CUP No. 17-04b and CUP No. 17-04c).

Recommendation: Adopt Resolution No. 20-15 approving an amendment to Conditional Use Permit No. 17-04 (17-04a, 17-04b, and 17-04c) to allow for the construction and operation of the Big Sky Substation and two battery storage facilities in the RR-2.5 zone and adopting the Addendum to the Initial Study/Mitigated Negative Declaration approved on December 18, 2017.

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

COMMISSION AGENDA

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PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

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ADJOURNMENT

The meeting is adjourned to the Special Meeting on **Monday, July 13, 2020**, at 4:30 p.m., via a telephonic meeting pursuant to Governor's Executive Order N-29-20. The meeting will be conducted telephonically.

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.