



**LANCASTER PLANNING COMMISSION  
SPECIAL MEETING  
AGENDA RECAP**

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

**Monday  
June 22, 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 19, 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](mailto:DWINTER@CITYOFLANCASTERCA.ORG) AT LEAST TWO HOURS PRIOR TO THE  
START OF THE MEETING.

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
SPECIAL MEETING AGENDA – RECAP  
MONDAY, JUNE 22, 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](mailto: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 (872) 240-3212  
Attendee Access Code: 816-876-637  
<https://global.gotomeeting.com/join/816876637>

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**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**ABSENT:** None.

**PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS**

None.

**MINUTES**

1. [Approval of Minutes from the Regular Meeting of May 18, 2020](#)  
**APPROVED: 7-0-0-0-0**

**CONTINUED PUBLIC HEARINGS**

2. [Senate Bill \(SB\) 743](#)  
**APPROVED: 7-0-0-0-0**

Applicant: City of Lancaster

Location: Citywide

**CITY OF LANCASTER, CALIFORNIA**  
**PLANNING COMMISSION**  
**SPECIAL MEETING AGENDA – RECAP**  
**MONDAY, JUNE 22, 2020**

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)**  
**APPROVED: 6-0-0-1-0 (RECUSED: Harvey)**

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**  
**APPROVED to be CONTINUED to the July 2020 Regular PC Meeting: 7-0-0-0-0**

Applicant: George Alseryani

Location: 0.51± gross acres located at the northwest corner of Avenue I and 20<sup>th</sup> 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 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

**CITY OF LANCASTER, CALIFORNIA**  
**PLANNING COMMISSION**  
**SPECIAL MEETING AGENDA – RECAP**  
**MONDAY, JUNE 22, 2020**

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 20<sup>th</sup> Street West and adopting a Notice of Exemption.

**5. Conditional Use Permit No. 18-17**

**APPROVED to be CONTINUED to the July 2020 Regular PC Meeting: 7-0-0-0-0**

Applicant: Imad Aboujawdah

Location: 5± gross acres located at the northeast corner of Avenue K and 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> Street West and Avenue K.

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

**APPROVED: 7-0-0-0-0**

Applicant: sPower Development Company, LLC

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

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

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
SPECIAL MEETING AGENDA – RECAP  
MONDAY, JUNE 22, 2020**

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 100<sup>th</sup> 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)  
APPROVED: 7-0-0-0-0**

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**

None.

**COMMISSION AGENDA**

None.

**PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS**

None.

**ADJOURNMENT**

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