



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING  
AGENDA RECAP**

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

**Monday  
July 20, 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, July 17, 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  
REGULAR MEETING AGENDA – **RECAP**  
MONDAY, JULY 20, 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 \(571\) 317-3112](tel:+15713173112)  
Attendee Access Code: 298-001-581  
<https://global.gotomeeting.com/join/298001581>

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**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

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

None.

**MINUTES**

1. [Approval of Minutes from the Special Meeting of June 22, 2020](#)  
**APPROVED: 7-0-0-0-0**

**CONTINUED PUBLIC HEARINGS**

2. [Conditional Use Permit No. 17-19](#)  
**APPROVED to be CONTINUED to the August 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)

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA – **RECAP**  
MONDAY, JULY 20, 2020**

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 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.

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

**DENIED: 3-4-0-0-0 adoption of Resolution 20-12 (NOES: Cook, Harvey, Tufts, Vose)  
APPROVED: 5-2-0-0-0 adoption of Resolution 20-13 (NOES: Moore, Parris)**

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.

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**NEW PUBLIC HEARINGS**

**4. Conditional Use Permit No. 19-17**

**APPROVED: 5-2-0-0-0 (NOES: Cook and Harvey)**

Applicant: Jose Alirio Barrera

Location: 42417 Sierra Highway (APN: 3128-008-005 and -006)

Request: A Conditional Use Permit to allow a Type 47 (on-sale general eating place) Alcohol Beverage Control License in an approximately 4,091 square-foot restaurant (La Estancia) within an existing building in the Light Industrial (LI) zone located at 42417 Sierra Highway.

Recommendation: Adopt Resolution No. 20-16 approving Conditional Use Permit to allow a Type 47 (on-sale general eating place) Alcohol Beverage Control License in an approximately 4,091 square-foot restaurant (La Estancia) within an existing building in the Light Industrial (LI) zone located at 42417 Sierra Highway (APN: 3128-008-005 and -006).

**5. Tentative Tract Map 72534 & Conditional Use Permit No. 15-08**

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

Applicant: Global Investment and Development, LLC

Location: 20+ gross acres located at the southeast corner of Avenue J-8 and future 67th Street West (Assessor's Parcel Numbers: 3203-018-064, -065, -066, -067, -068, -069, -070 and -071)

Request: Grant a two-year time extension to September 18, 2022, for an approved Tentative Tract Map (TTM) and to subdivide 20+ gross acres into 109 single-family lots, a 1.17-acre private park, a .25-acre paseo, and one drainage basin lot in the Single-Family Residential (R-7,000) zone and a Conditional Use Permit (CUP) for a Residential Planned Development (RPD).

Recommendation: Adopt Resolution No. 20-17, granting a two-year time extension to September 18, 2022, for Tentative Tract Map No. 72534 and Conditional Use Permit No. 15-08 for a residential planned development of 109 single-family lots, 1.17-acre private park, .25-acre paseo and a drainage basin.

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**COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS**

**COMMISSION AGENDA**

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

None.

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting on **Monday, August 10, 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.