



**LANCASTER PLANNING COMMISSION
SPECIAL MEETING
AGENDA**

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

**Monday
September 14, 2020
4:30 p.m.**

The Commission Secretary hereby declares that the agenda was posted
by 4:30 p.m. on Friday, September 11, 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.

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
SPECIAL MEETING AGENDA
MONDAY, SEPTEMBER 14, 2020**

**All interested persons are invited to electronically attend the meeting
and comments 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: Meeting ID: 962 7713 7177
Passcode: 497430
Call-In Number: +1 669 900 9128
<https://zoom.us/j/96277137177?pwd=b05xMkVMTmd4SXBaVEtDRFBDenlCZz09>

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 calling in to the number provided above. 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 City Clerk 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.

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MINUTES

1. [Approval of Minutes from the Regular Meeting of July 20, 2020](#)

CONTINUED PUBLIC HEARINGS

2. [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 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

NEW PUBLIC HEARINGS

3. [Conditional Use Permit No. 20-01](#)

Applicant: ASI Development

Location: 1859 West Avenue J (Assessor Parcel Numbers: 3122-003-002 & -020)

Request: A Conditional Use Permit (CUP) No. 20-01 to allow for the construction and operation of a fueling canopy island in conjunction with a mini-mart (7 Eleven) allowing for the sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control (ABC) license) with a waiver from the distance requirements

4. [Tentative Tract Map 61118 \(Time Extension\)](#)

Applicant: Aaron Rivani and 99 Serenade Lancaster, LLC

Location: 9.98± gross acres located on the northwest corner of Avenue J and future 62nd Street West (Assessor's Parcel Number: 3203-008-047)

Request: A two-year extension to an approved Tentative Tract Map (TTM) for a 33 single-family lot subdivision in the R-7,000 zone

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5. [Tentative Tract Map 61733 \(Time Extension\)](#)

Applicant: Shaffy Nasser of Icon Properties, Inc.

Location: 10± gross acres located at the northwest corner of 27th Street West and Avenue L-4 (Assessor's Parcel Numbers: 3109-011-045)

Request: Grant a three-year time extension to August 28, 2023, for Tentative Tract Map (TTM) No. 61733 for the subdivision of 18 single-family lots in the Semi-Rural Residential (SRR) zone.

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.

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ADJOURNMENT

The meeting is adjourned to the Regular Meeting on **Monday, September 21, 2020**, at 5:00 p.m., via a telephonic meeting pursuant to Governor's Executive Order N-29-20. The meeting will be conducted virtually and streamed live on Channel 28 and the City's website.

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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.