



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP**

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

**Monday
September 21, 2020
5:00 p.m.**

The Commission Secretary hereby declares that the agenda was posted
by 4:30 p.m. on Friday, September 18, 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>

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA – RECAP
MONDAY, SEPTEMBER 21, 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: Meeting ID: 950 8196 9241
Passcode: 266475
Call-In Mobile: +1 669 900 9128
<https://zoom.us/j/95081969241?pwd=aXJWUjVST0t0KzFBRks5RFhtZy9jUT09>

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

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

ABSENT: Moore.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

MINUTES

1. [Approval of Minutes from the Regular Meeting of July 20, 2020](#)
APPROVED: 6-0-0-0-1 (ABSENT: Moore)

**CITY OF LANCASTER, CALIFORNIA
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CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 17-19

APPROVED to CONTINUE to a date uncertain: 6-0-0-0-1 (ABSENT: Moore)

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

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.

NEW PUBLIC HEARINGS

3. Conditional Use Permit No. 20-01

DENIED: 1-5-0-0-1 (NOES: Cook, Harvey, Smith, Tufts, Vose; ABSENT: Moore)

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

Recommendation: Adopt Resolution No. 20-18 approving Conditional Use Permit 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 and adopting a Notice of Exemption.

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4. Tentative Tract Map 61118 (Time Extension)

APPROVED: 6-0-0-0-1 (ABSENT: Moore)

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

Recommendation: Adopt Resolution No. 20-19, granting a two-year extension to September 19, 2022, for Tentative Tract Map No. 61118 for a 33 single-family lot subdivision in the R-7,000 zone.

5. Tentative Tract Map 61733 (Time Extension)

APPROVED: 6-0-0-0-1 (ABSENT: Moore)

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.

Recommendation: Adopt Resolution No. 20-20, granting a three-year time extension to August 28, 2023, for Tentative Tract Map 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

None.

ADJOURNMENT

The meeting is adjourned to the Special Meeting on **Monday, October 12, 2020**, at 4:30 p.m., via a telephonic meeting pursuant to Governor’s Executive Order N-29-20. The meeting will be conducted virtually.