



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING  
AGENDA RECAP**

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

**Monday  
October 19, 2020  
5:00 p.m.**

The Commission Secretary hereby declares that the agenda was posted  
by 4:30 p.m. on Friday, October 16, 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, OCTOBER 19, 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:** Meeting ID: 981 1638 7294  
Passcode: 832878  
Call-In Number: +1 669 900 9128  
<https://zoom.us/j/98116387294?pwd=M3FiVmE3YUM2WEhJMXFIZnJCNFJIZz09>

**CALL TO ORDER**

**INVOCATION**

Vose.

**ROLL CALL**

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

**ABSENT:** Tufts and Smith.

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

None.

**MINUTES**

1. [Approval of Minutes from the Regular Meeting of September 21, 2020](#)  
**APPROVED: 5-0-0-0-2 (ABSENT: Tufts and Smith)**

**NEW PUBLIC HEARINGS**

2. [Tentative Tract Map 74965 \(Time Extension\)](#)  
**APPROVED: 4-0-0-1-2 (RECUSED: Harvey; ABSENT: Tufts and Smith)**

Applicant: Lancaster Housing Authority

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Location: 5.66± gross acres located at the southwest corner of Avenue I and Sierra Highway (Assessor Parcel Numbers: 3134-001-902, -905, -908, -910, 3134-002-903, -904, -906, -908, 3134-003-905, -907, -910, -911, -916, 919, 3134-004-912, -913, -915, -916, -917, and 918).

Request: Grant a two-year time extension to December 18, 2022, for an approved Tentative Tract Map (TTM) No. 74965 and a Conditional Use Permit (CUP) No. 17-26 for a residential development of 78 single-family attached units on individual lots with 1.17 acres of common open space and landscaping

Recommendation: Adopt Resolution No. 20-21, granting two-year time extension to December 18, 2022 for an approved Tentative Tract Map (TTM) No. 74965 and a Conditional Use Permit (CUP) No. 17-26 for a residential development of 78 single-family attached units on individual lots with 1.17 acres of common open space and landscaping (APNs: 3134-001-902, -905, -908, -910, 3134-002-903, -904, -906, -908, 3134-003-905, -907, -910, -911, -916, -919, 3134-004-912, -913, -915, -916, -917, and 918).

**3. [Tentative Tract Map 80290 \(Time Extension\)](#)  
**APPROVED: 5-0-0-0-2 (ABSENT: Tufts and Smith)****

Applicant: CAL LAND Resources III, Inc.

Location: 20± gross acres located at the northeast corner of Avenue J and 37<sup>th</sup> Street East (Assessor's Parcel Numbers: 3150-029-003, 3150-029-004)

Request: A three-year extension to an approved Tentative Tract Map (TTM) for a 74 single-family residential lot subdivision in the R-7,000 zone.

Recommendation: Adopt Resolution No. 20-22, granting a three-year extension to November 26, 2023, for Tentative Tract Map No. 80290 for a 74 single-family residential lot subdivision in the R-7,000 zone (APNs: 3150-029-003, 3150-029-004).

**4. [Tentative Tract Map 61921](#)  
**APPROVED to CONTINUE to December 2020 PC Meeting: 5-0-0-0-2**  
**(ABSENT: Tufts and Smith)****

Applicant: Royal Investors Group, LLC

Location: 20± gross acres located at the northeast corner of Avenue J and 40<sup>th</sup> Street West (Assessor Parcel Numbers: 3153-011-036 and 3153-011-043)

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Request: Subdivision of 70 residential lots in the R-7,000 zone.

Recommendation: Adopt Resolution No. 20-23 approving Tentative Tract Map (TTM) No. 61921 to allow for the subdivision of 20 gross acres into 70 lots in the R-7,000 zone located at the northeast corner of Avenue J and 40<sup>th</sup> Street West (APNs: 3153-011-036 and 3153-011-043).

**5. Conditional Use Permit No. 87-04**

**APPROVED: 5-0-0-0-2 (ABSENT: Tufts and Smith)**

Applicant: Duke Engineering

Location: 725 East Avenue J (Assessor Parcel Number: 3146-013-010)

Request: Request for an amendment to Conditional Use Permit (CUP) No. 87-04 to allow for the operation of a daycare facility within one of the existing church buildings located at 725 East Avenue J

Recommendation: Adopt Resolution No. 20-24 approving an amendment to Conditional Use Permit (CUP) No. 87-04 to allow for the operation of a daycare facility within one of the existing church buildings located at 725 East Avenue J (APN: 3146-013-010).

**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, November 9, 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.