

# **A G E N D A R E C A P**

## **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**December 17, 2007**

**7:00 p.m.**

Council Chambers - Lancaster City Hall  
44933 North Fern Avenue, Lancaster, California 93534

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### **Agenda Review**

December 10, 2007

5:30 P.M.

Planning Conference Room – Large

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The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, December 7, 2007, at the entrance to the Lancaster City Hall Council Chambers.

### **MEETING ASSISTANCE INFORMATION**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661) 723-6020. Services such as American Sign Language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **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 City Clerk's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.

<p><b>CALL TO ORDER</b></p> <p><b>INVOCATION</b></p> <p><b>PLEDGE OF ALLEGIANCE</b></p> <p><b>ROLL CALL</b> <b>MacPherson absent</b></p> <p><b>PUBLIC BUSINESS FROM THE FLOOR</b></p> <p><b>UNCONTESTED PUBLIC HEARING</b></p>	<p>Commissioners: Faux, MacPherson, Salazar, Vice Chairman Troth, Chairman Mann</p> <p>If an individual is unable to stay through the entire meeting due to extenuating circumstances, a total of ten (10) minutes is provided at this time during which input may be given regarding agenda items. Individual speakers are limited to two (2) minutes each.</p> <p>The oral staff report will not be presented if: 1) no one in the audience wishes to speak in opposition to the item to be heard; 2) the applicant has reviewed the staff report and agrees to abide by the conditions recommended in the report; and 3) the members of the Commission wish to waive the staff report. The Chairman will then entertain a motion to act on the item.</p>
<p><b>Approved (4-0-0)</b></p>	<p><b><u>CONSENT CALENDAR</u></b></p> <p><b>1. <u>APPROVAL OF MINUTES</u></b></p> <p>Minutes from the Regular Meeting of November 19, 2007.</p>

**NEW PUBLIC HEARINGS**

Approved (4-0-0)

2. **ONE-YEAR EXTENSIONS:**

a. **VESTING TENTATIVE TRACT MAP NO. 53229**

Applicant: Richland Investments

Location: 483± acres bounded by Avenue K, future 62<sup>nd</sup> Street West, Avenue L, and 70<sup>th</sup> Street West

Request: Subdivision to create 1,594 single family lots, 1 school lot of 13.39 acres, and 1 park lot of 28.05 acres in the R-7,000 and R-10,000 Zones

Recommendation: Grant a one-year extension to October 17, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-64

Approved (4-0-0)

b. **TENTATIVE TRACT MAP NO. 54384**

Applicant: Amnon Edri

Location: 10± gross acres located at the southeast corner of 35<sup>th</sup> Street West and future Avenue L-10

Request: Subdivision for 17 single family lots in the SRR Zone

Recommendation: Grant a one-year extension to November 17, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 03-53 dated December 18, 2006

Approved (4-0-0)

**c. TENTATIVE TRACT MAP NO. 54410**

Applicant: Davis and White LLC

Location: 2.44± acres located at the north side of Avenue K-8, 270 feet east of 23<sup>rd</sup> Street West

Request: Subdivision for 5 single family lots in the R-15,000 Zone

Recommendation: Grant a one-year extension to October 20, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 03-44

Approved (4-0-0)

**d. TENTATIVE TRACT MAP NO. 54439**

Applicant: Schlesinger Family Limited Partnership

Location: 10.18± gross acres located at the southeast corner of Avenue J-8 and 25<sup>th</sup> Street East

Request: Subdivision for 34 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to October 20, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 03-49

Approved (4-0-0)

**e. TENTATIVE TRACT MAP NO. 60289**

Applicant: Odyssey Homes

Location: 8.5± gross acres located at the southeast corner of Avenue J and 26<sup>th</sup> Street East

Request: Subdivision for 30 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to November 15, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 04-53

Approved (4-0-0)

**f. TENTATIVE TRACT MAP NO. 60933**

Applicant: Imagine Development, LLC

Location: 10.15± gross acres located on the northeast corner of 25<sup>th</sup> Street East and Avenue J-8

Request: Subdivision for 35 single family lots in the R-7,000 Zone

Recommendation: Grant an extension to November 21, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-74

Approved (4-0-0)

**g. TENTATIVE TRACT MAP NO. 61491**

Applicant: Silver Oaks

Location: 10.24± gross acres located on the northwest corner of Lancaster Boulevard and 20<sup>th</sup> Street East

Request: Subdivision for 33 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to October 17, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-66

Approved (4-0-0)

**h. TENTATIVE TRACT MAP NO. 61542**

Applicant: ACS Development Corporation

Location: 3.70± net acres located on the south side of Avenue J-12 approximately 296 feet west of 56<sup>th</sup> Street West

Request: Subdivision for 22 single family lots in the R-7,000 Zone

Recommendation: Grant an extension to November 21, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-75

**Approved (3-0-1)**  
**Vice Chairman Troth abstained**

**i. TENTATIVE TRACT MAP NO. 61549**

Applicant: Floraville, Inc. / Thammathron Aukhaveekul  
Location: 8.7± gross acres located on the southwest corner of Avenue I and 15<sup>th</sup> Street East  
Request: Subdivision for 38 single family lots in the R-7,000 Zone  
Recommendation: Grant a one-year extension to November 21, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-76

**Approved (3-0-1)**  
**Vice Chairman Troth abstained**

**j. TENTATIVE TRACT MAP NO. 61681**

Applicant: Royal Investors Group, LLC  
Location: 15± gross acres located on the northeast corner of 36<sup>th</sup> Street West and Avenue J-12  
Request: Subdivision for 57 single family lots in the R-7,000 Zone  
Recommendation: Grant an extension to November 21, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-77

**Approved (3-0-1)**  
**Vice Chairman Troth abstained**

**k. TENTATIVE TRACT MAP NO. 62635**

Applicant: The Kahn Family Trust, Otto Kahn, Trustee  
Location: 16.93± gross acres located on the southeast corner of Avenue I and future 12<sup>th</sup> Street East  
Request: Subdivision for 78 single family lots in the R-7,000 Zone  
Recommendation: Grant a one-year extension to November 21, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-79

<p><b>Approved (4-0-0)</b></p>	<p><b>I. <u>TENTATIVE TRACT MAP NO. 62644</u></b></p> <p>Applicant: Pulte Homes Corporation</p> <p>Location: 17.87± gross acres located on the southeast corner of 40<sup>th</sup> Street West and future Avenue M-4</p> <p>Request: Subdivision for 30 single family lots in the SRR Zone</p> <p>Recommendation: Grant a one-year extension to November 21, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-80</p>
<p><b>To be continued to January 28, 2008 Planning Commission meeting (4-0-0)</b></p>	<p><b>3. <u>CONDITIONAL USE PERMIT NO. 02-07 (AMENDED)</u></b></p> <p>Applicant: Central Christian Church</p> <p>Subject: 3131 West Avenue J (20± acres located at the northeast corner of Avenue J and 32<sup>nd</sup> Street West)</p> <p>Request: Install a 2,880 square-foot temporary commercial coach to be used as a sanctuary for the Spanish ministries in the R-7,000 Zone</p> <p>Status: The project is being continued to the January Planning Commission to provide additional time for staff to prepare the staff report.</p>

<p><b>Approved (4-0-0)</b>                  With added Condition Nos. 50 and 51 from Conditional Use Permit No. 07-04; modified Condition No. 55 (sale hours of alcoholic beverages from 7:00 a.m. to 11:00 p.m.); modified Condition No. 35 (delivery hours between 6:00 a.m. and 11:00 p.m.); and added condition of conspicuously posting the requirements in public locations</p>	<p><b>4. <u>CONDITIONAL USE PERMIT NO. 07-15 AND TENTATIVE PARCEL MAP NO. 69768</u></b></p> <p>Applicant: May Centers</p> <p>Location: 13.30± gross acres located on the southwest corner of 30<sup>th</sup> Street East and Avenue K</p> <p>Request: Construction of a 109,739 square-foot commercial retail center and to subdivide the property into eight parcels in the CPD Zone</p> <p>Recommendation: Adopt Resolution No. 07-57 approving Conditional Use Permit No. 07-15 &amp; Tentative Parcel Map No. 69768</p>
<p><b>Approved (4-0-0)</b></p>	<p><b>5. <u>TENTATIVE PARCEL MAP NO. 69466</u></b></p> <p>Applicant: Dennis Pursley</p> <p>Location: 10± gross acres located on the southwest corner of 35<sup>th</sup> Street West and future Avenue M-4</p> <p>Request: Subdivision for 17 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 07-58 approving Tentative Tract Map No. 69466</p>
<p><b>Approved (4-0-0)</b></p>	<p><b>6. <u>ZONE CHANGE 07-02</u></b></p> <p>Applicant: Planning Department</p> <p>Subject: Amend Sections 17.16.060 and 17.16.070 of Title 17 of the City of Lancaster Municipal Code (Zoning Ordinance) to allow solar electrical generating plants within the Industrial (I) zones of the City, subject to a Director’s Review</p> <p>Recommendation: Approve Resolution No. 07-59 recommending to the City Council approval of an amendment to Title 17 of the Lancaster Municipal Code to allow solar electrical generating plants within the Industrial (I) zones subject to a Director’s Review</p>



<p>Approved (4-0-0)</p>	<p><b><u>NEW BUSINESS</u></b></p> <p>7. <b><u>PROCESS FOR ALCOHOL SALES CONDITIONAL USE PERMIT</u></b></p> <p>Approve the draft policy on conditional use permits and administration for alcohol sales establishments under the proposed alcohol ordinance.</p>
<p><b>DIRECTOR'S ANNOUNCEMENTS</b></p>	<p>The City Council is scheduled to have a water workshop on January 29, 2008 at 6:00 p.m. at the Council Chambers. The Planning Commissioners were invited to attend.</p>
<p><b>COMMISSION AGENDA</b></p>	<p>There will be a strategic planning meeting immediately after the January 14, 2008 Planning Commission agenda review.</p>
<p><b>PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDA ITEMS</b></p>	<p>Tim May confirmed that LA County Water Works was not issuing will-serve letters.</p> <p>Felipe Sambrano, speaking regarding CUP 07-15/TPM 69768, was concerned that shopping carts would be left on the streets and that speeding problem would worsen.</p>
<p><b>ADJOURNMENT</b></p>	<p>The meeting is adjourned to Monday, January 14, 2008, at 5:30 p.m., in the Large Planning Conference Room, Lancaster City Hall.</p>