

# **A G E N D A   R E C A P**

## **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**January 28, 2008**

**7:00 p.m.**

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

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### **Agenda Review**

January 14, 2008

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, January 11, 2008, 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></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 (4-0-1)</b> <b>Commissioner MacPherson abstained</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 December 17, 2007.</p>

**CONTINUED PUBLIC HEARINGS**

**Approved (5-0-0)**

**2. CONDITIONAL USE PERMIT NO. 02-07 (AMENDED)**

Applicant: Central Christian Church

Location: 3131 West Avenue J (20± acres located at the northeast corner of Avenue J and 32<sup>nd</sup> Street West)

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

Recommendation: Adopt Resolution No. 07-56 approving Conditional Use Permit No. 02-07 Amended

**Approved (5-0-0)  
To be continued to the  
March 17, 2008, Planning  
Commission Meeting**

**3. TENTATIVE TRACT MAP NO. 66680 & TENTATIVE PARCEL MAP NO. 69747**

Applicant: Stratham Homes

Location: 72.9± gross acres located on the southwest corner 52<sup>nd</sup> Street West and Avenue K-8

Request: Subdivision for 238 single family lots (128 lots are within the R-7,000 Zone, 89 lots are within the R-10,000 Zone, and 21 lots are within the R-15,000 Zone). TPM 69747 would subdivide the property into four parcels for financial purposes to allow the individual parcels to be sold

Status: The proposed tract map and parcel map are being continued to the March Planning Commission meeting to provide additional time to resolve map and sewer design issues

**NEW PUBLIC HEARINGS**

**4. ONE-YEAR EXTENSIONS**

**Approved (5-0-0)  
With modification to Condition No. 12 requiring the applicant to provide homeowners with disclosure notice indicating that a commercial center has been approved on the east of the property**

**a. TENTATIVE TRACT MAP NO. 61314**

Applicant: Kairos Fund, L.P.  
Location: 30± gross acres located at the south side of Avenue K and approximately 660 feet east of 25<sup>th</sup> Street East  
Request: Subdivision for 84 single family lots in the R-10,000 Zone  
Recommendation: Grant a one-year extension to December 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-82

**Approved (5-0-0)**

**b. TENTATIVE TRACT MAP NO. 61817**

Applicant: Frontier Homes  
Location: 40± gross acres located on the northeast corner of future Avenue H-8 and future 15<sup>th</sup> Street East  
Request: Subdivision of 151 single family lots in the R-7,000 Zone  
Recommendation: Grant a one-year extension to December 19, 2008, based on the findings listed below and subject to the Revised Attachment to Resolution No. 05-83

**Approved (5-0-0)**  
**Grant an extension to March 17, 2008, Planning Commission Meeting based on the original conditions as it was approved**

**c. TENTATIVE TRACT MAP NO. 61818**

Applicant: Frontier Homes

Location: 40± gross acres located on the southeast corner of Avenue H and future 15<sup>th</sup> Street East

Request: Subdivision for 131 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to December 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-84

**Approved (5-0-0)**

**d. TENTATIVE TRACT MAP NO. 61989**

Applicant: Lancaster Downs 115, LLC

Location: 20.25± gross acres located on the southwest corner of Avenue L and future 67<sup>th</sup> Street West

Request: Subdivision of 56 single family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to December 19, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-87

**Approved (5-0-0)**

**e. TENTATIVE TRACT MAP NO. 62207**

Applicant: Cambridge Homes

Location: 7.5± gross acres located on the northeast corner of 25<sup>th</sup> Street East and Avenue J-6

Request: Subdivision for 29 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to December 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-88

Approved (5-0-0)

**f. TENTATIVE TRACT MAP NO. 62247**

Applicant: Dennis Pursley

Location: 5± gross acres located at the southeast corner of future Avenue L-10 and future 28<sup>th</sup> Street West

Request: Subdivision for 4 single family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to December 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-90

Approved (5-0-0)

**g. TENTATIVE TRACT MAP NO. 62578**

Applicant: American Premiere Homes

Location: 20.1± gross acres located on the west side of 40<sup>th</sup> Street West at Avenue J-12

Request: Subdivision for 83 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 the Revised Attachment to Resolution No. 05-78

Approved (5-0-0)

**h. TENTATIVE TRACT MAP NO. 62841**

Applicant: Wells Eason Development

Location: 14.04± gross acres located approximately 680 feet north of Avenue J on the west side of 40<sup>th</sup> Street West

Request: Subdivision for 61 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to December 19, 2008, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 05-93

<p><b>Approved (5-0-0)</b></p>	<p><b>i. <u>TENTATIVE TRACT MAP NO. 63241</u></b></p> <p>Applicant: Jay Solomon</p> <p>Location: 10± gross acres located on the northeast corner of 25<sup>th</sup> Street West and Avenue M</p> <p>Request: Subdivision for 8 single family lots in the RR-1 Zone</p> <p>Recommendation: Grant a one-year extension to December 19, 2008, based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 05-94</p>
<p><b>Approved (4-0-1) Vice Chairman Troth abstained To continue to March 17, 2008, Planning Commission Meeting</b></p>	<p><b>5. <u>CONDITIONAL USE PERMIT NO. 06-02 &amp; TENTATIVE PARCEL MAP NO. 69776</u></b></p> <p>Applicant: Marinita Development Co.</p> <p>Subject: 4.7± gross acres located at the southwest corner of Avenue K and 30th Street West</p> <p>Request: Construct a 35,700 square-foot commercial center, including a 2,070 square-foot restaurant with on-site sale of alcoholic beverages, and the division of property into four parcels in the CPD Zone</p> <p>Recommendation: Adopt Resolution No. 08-01 approving Conditional Use Permit No. 06-02, and Tentative Parcel Map No. 69776</p>
<p><b>Approved (5-0-0)</b></p>	<p><b>6. <u>TENTATIVE TRACT MAP NO. 63288</u></b></p> <p>Applicant: Cal Pac Development, LLC</p> <p>Location: 14.36± gross acres located on the southwest corner of 20<sup>th</sup> Street East and future Avenue H-12</p> <p>Request: Subdivision for 60 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 08-02 approving Tentative Tract Map No. 63288</p>

**DIRECTOR'S  
ANNOUNCEMENTS**

The Water Workshop is scheduled on Tuesday, January 29, 2008, 5:00 p.m., at the Council Chambers.

The next Regular Planning Commission will be held on Tuesday, February 19, 2008.

**COMMISSION AGENDA**

None.

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

David Paul, resident of Lancaster, CA, wanted to be educated on the water issue and inquired if the questionable water supply would impact residential projects.

**ADJOURNMENT**

The meeting is adjourned to Monday, February 12, 2008, at 5:30 p.m., in the Large Planning Conference Room, Lancaster City Hall.