

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

### **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**Monday  
March 17, 2008**

**7:00 p.m.  
Council Chambers - Lancaster City Hall**

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, March 7, 2008, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

March 10, 2008, 5:30 P.M.  
Planning Conference Room – Large

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#### **CALL TO ORDER**

#### **INVOCATION**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

Present: Commissioners Faux and Salazar; Vice Chairman Troth and Chairman Mann

Absent: Commissioner MacPherson

#### **PUBLIC BUSINESS FROM THE FLOOR**

None.

#### **UNCONTESTED PUBLIC HEARING**

**CONSENT CALENDAR**

**1. APPROVAL OF MINUTES**

**APPROVED (4-0-0-1)**

Minutes from the Regular Meeting of February 19, 2008.

**CONTINUED PUBLIC HEARINGS**

**2. Tentative Tract Map No. 66680 & Tentative Parcel Map No. 69747**

**APPROVED (4-0-0-1)**

Applicant: Stratham Homes

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

Request: Tentative Tract Map No. 66680 is a 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); Tentative Parcel Map No. 69747 would subdivide the property, into two parcels for financial purposes to allow individual parcels to be sold

Recommendation: Continue Tentative Tract Map No. 66680 and Tentative Parcel Map No. 69747 to the April 21, 2008, Planning Commission meeting

**3. Conditional Use Permit No. 06-02 & Tentative Parcel Map No. 69776**

**APPROVED (3-0-1-1) Commissioner Troth Abstained**

Applicant: Marinita Development Co.

Location: 4.7± gross acres located at the southwest corner of Avenue K and 30<sup>th</sup> Street West

Request: Construct a 35,700 square-foot commercial center and the division of property into four parcels in the CPD Zone

Status: The proposed project is being continued to the April 21, 2008 Planning Commission meeting to allow time to determine off-site improvement issues

**NEW PUBLIC HEARINGS**

**4. ONE-YEAR EXTENSIONS**

**a. Conditional Use Permit No. 04-06**

**APPROVED (4-0-0-1) to continue to the April 21, 2008, PC Meeting with direction for staff to work with the applicant to address the signage, and for applicant to remove graffiti signs and trash, and improve landscape.**

Applicant: Ray Lim

Location: 500 East Avenue K

Request: Expand the existing drive-thru dairy to 2,500 square feet and convert to a Mini-mart. Construct a gas station with 4 pump islands and a 4,000 square foot building for restaurant, laundromat and retail uses in the C Zone

Recommendation: Grant a one-year extension to February 21, 2009, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 06-13

**b. Conditional Use Permit No. 05-02**

**APPROVED (4-0-0-1)**

Applicant: Mr. and Mrs. Crisoforo and Alicia Fierro

Location: 4.95± acres located at the northwest corner of Lancaster Boulevard and future 22<sup>nd</sup> Street East

Request: To construct a 13,614 square-foot church and an 11,371 square-foot multipurpose hall with Sunday school classrooms in the R-7,000 Zone

Recommendation: Grant a one year extension to January 17, 2009, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 06-02

**c. Vesting Tentative Tract Map No. 61818 - Extension**

**APPROVED (4-0-0-1)**

Applicant: Frontier Homes

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

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

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Recommendation: Continue Vesting Tentative Tract Map No. 61818 to the April 21, 2008, Planning Commission meeting

**d. Tentative Tract Map No. 61970**  
**APPROVED (3-0-1-1) Commissioner Salazar Abstained**

Applicant: 25th & K LLC and Tifferet LLC

Location: 2.43± gross acres located on the southeast corner of East Avenue K-6 and Carol Drive

Request: Subdivision for 9 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to January 17, 2009, based on the findings contained in the staff report and subject to the Revised Attachment to Resolution No. 06-06

**e. Tentative Tract Map No. 62873**  
**APPROVED (4-0-0-1)**

Applicant: Arsalan Hayatdavoodi

Location: 2.5± gross acres located on the northeast corner of Avenue K and 7<sup>th</sup> Street East

Request: A subdivision for 9 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to February 21, 2009, based on the findings contained in the staff report and subject to added Conditions Nos. 7, 8, 9, and all other approved Conditions

**f. Tentative Tract Map No. 62979**  
**APPROVED (4-0-0-1)**

Applicant: Pacific Land Company

Location: 20.24± gross acres located on the southwest corner of 45<sup>th</sup> Street West and future Jackman Street

Request: Subdivision for 87 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to February 21, 2009, based on the findings contained in the staff report and subject to modified Standard Condition No. 54, deleted Standard Condition No. 59, added Conditions Nos. 6, 7, and 8, and all other previously approved conditions

**g. Tentative Tract Map No. 64211**

**APPROVED (4-0-0-1)**

Applicant: Cambridge Homes

Location: 5.03± gross acres located on the northeast corner of 35<sup>th</sup> Street West and Avenue J-8

Request: Subdivision for 18 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to February 21, 2009, based on the findings contained in the staff report and subject to added condition No. 17, 18, 19, and all other previously approved conditions

**5. Conditional Use Permit No. 07-09**

**APPROVED (4-0-0-1) to continue to the April 21, 2008, PC Meeting with directions for staff to work with applicant to address the following issues: clarification on live entertainment vs. live performance; (Condition No. 11) number of required security personnel; (Condition No. 12) completion requirements for employee training program; (Condition No. 16) alcohol-related issues; (Condition No. 17) clarification on fencing requirements; and aesthetic color palette as discussed by Commissioner Troth.**

Applicant: Pedro Arevalo

Location: 2.5± acres located on the west side of 23<sup>rd</sup> Street West and approximately 922 feet north of Avenue I (45341 23<sup>rd</sup> Street West)

Request: A Conditional Use Permit to allow the existing skating rink to be used as a banquet hall for wedding receptions, quinceñeras, birthday parties, etc., including appurtenant live music incidental to private party, and for the sale of beer (Type 40 License) in the C Zone

Recommendation: Adopt Resolution No. 08-05 approving Conditional Use Permit No. 07-09

**6. Vesting Tentative Parcel Map No. 64637**

**APPROVED (4-0-0-1)**

Applicant: Bonino Family Trust, LP

Location: 19.58± gross acres located on the northeast corner of Columbia Way/Avenue M and future 2<sup>nd</sup> Street West

Request: A subdivision for 4 parcels in the OP Zone

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Recommendation: Adopt Resolution No. 08-06 approving Vesting Tentative Parcel Map No. 64637

**DIRECTOR'S ANNOUNCEMENTS**

None.

**COMMISSION AGENDA**

Commissioner Troth – dust control issue.

Commissioner Salazar – General Plan revision presentation conducted by Dave Ledbetter, Principal Planner, last Monday, March 10, 2008.

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

None.

**ADJOURNMENT**

The meeting is adjourned at 8:32 p.m. to Monday, April 14, 2008, at 5:30 p.m., in the Large Planning Conference Room, Lancaster City Hall.