



44933 Fern Avenue, Lancaster, California 93534

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

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

**Monday**

**June 16, 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, June 6, 2008, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

June 9, 2008

5:30 P.M.

Planning Conference Room – Large

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#### **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.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**COMMISSIONERS HAYCOCK, JACOBS, MALHI, SMITH, VOSE**

**SELECTION OF CHAIRMAN PRO TEM**

**COMMISSIONER VOSE**

**ORGANIZATION OF THE PLANNING COMMISSION**

**APPROVED (5-0-0) CONTINUED TO JULY 21, 2008, PC MEETING**

**Election of Chairman**

Open nominations for Chairman of the Planning Commission

**Election of Vice Chairman**

Open nominations for Vice Chairman of the Planning Commission

**ROLL CALL – NEWLY SEATED PLANNING COMMISSION**

**PUBLIC BUSINESS FROM THE FLOOR**

**UNCONTESTED PUBLIC HEARING**

**CONSENT CALENDAR**

- 1. APPROVAL OF MINUTES**  
Minutes from the Regular Meeting of April 21, 2008.  
**APPROVED (5-0-0)**

**CONTINUED PUBLIC HEARINGS**

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

**APPROVED (5-0-0)**

Applicant: Marinita Development Co.

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

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

Recommendation: Grant a 60-day continuance to August 18, 2008

**3. Conditional Use Permit No. 83-20 (Amended 2)**

**APPROVED (5-0-0)**

Applicant: Grace Evangelical Lutheran Church

Location: 856 West Newgrove Street, on the southeast corner of West Newgrove Street and Genoa Avenue

Request: A Conditional Use Permit for a five-phased remodel and expansion of a private school totaling 45,635 square feet. The project would include a preschool building, daycare building, additional classrooms, administration facilities, library, and multi-purpose room/gymnasium, ball fields, and additional parking to accommodate each phase of expansion, in the R-7,000 Zone

Recommendation: Adopt Resolution No. 08-07 approving Conditional Use Permit No. 83-20 Amended 2

4. **Tentative Tract Map No. 66680, Tentative Parcel Map No. 69747 & Tentative Parcel Map No. 70303**  
**APPROVED (5-0-0)**

- 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 property west of 55<sup>th</sup> Street West into two parcels; and Tentative Parcel Map No. 70303 would subdivide the property east of 55<sup>th</sup> Street West into two parcels; both parcel maps would be for financial purposes to allow the individual parcels to be sold
- Recommendation: Continue Tentative Tract Map No. 66680, Tentative Parcel Map No. 69747, and Tentative Parcel Map No. 70303 to the July 21, 2008, Planning Commission meeting

**NEW PUBLIC HEARINGS**

5. **ONE-YEAR EXTENSIONS**

a. **Conditional Use Permit No. 04-05 & Tentative Tract Map No. 60348**  
**APPROVED (5-0-0) TO CONTINUE TO JULY 21, 2008, PC MEETING**

- Applicant: Pacific Communities Builders
- Location: 82.12± gross acres located on the northeast corner of future 40<sup>th</sup> Street West and Avenue N
- Request: A residential planned developed (RPD) allowed for a subdivision of 165 single family lots in the SRR Zone, with a neighborhood park and recreation center
- Recommendation: Grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 20, 21, 22, and all other previously approved conditions

**b. Tentative Tract Map No. 60057**

**APPROVED (5-0-0) TO CONTINUE TO JULY 21, 2008, PC MEETING**

Applicant: Pacific Communities Builders, Inc.

Location: 120± gross acres located on the southeast corner of Avenue L-8 and 80<sup>th</sup> Street West

Request: Subdivision for 302 single family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to June 21, 2009, based on the findings contained in the staff report and subject to added Conditions Nos. 26, 27 and all other approved Conditions

**c. Tentative Tract Map No. 60573**

**APPROVED (5-0-0) TO CONTINUE TO JULY 21, 2008, PC MEETING**

Applicant: Regency Hills Homes VI, LLC

Location: 20.0± gross acres located on the south side of Avenue I, approximately 320 feet west of 30<sup>th</sup> Street West

Request: A subdivision for 81 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to April 19, 2009, based on the findings contained in the staff report, and subject to added Condition Nos. 12, 13, 14, and all other previously approved conditions

**d. Tentative Tract Map No. 60878**

**APPROVED (5-0-0)**

Applicant: Timber Properties, LTD

Location: 40± gross acres located on the northeast corner of future 85<sup>th</sup> Street West and future Avenue G-8

Request: Subdivision of 156 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 17, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 16, 17, 18, and all other previously approved conditions

e. **Tentative Tract Map No. 60879**

**APPROVED (5-0-0)**

Applicant: Timber Properties, LTD

Location: 17.7± gross acres located on the northeast corner of future Avenue G-8 and future 80<sup>th</sup> Street West

Request: Subdivision of 63 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 17, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 21, 22, 23, and all other previously approved conditions

f. **Tentative Tract Map No. 60949**

**APPROVED (5-0-0)**

Applicant: Royal Investors Group

Location: 26.2± gross acres located on the southeast corner of 30<sup>th</sup> Street East and future Nugent Street

Request: Subdivision of 111 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 15-17 and all other previously approved conditions

g. **Tentative Tract Map No. 61040**

**APPROVED (5-0-0)**

Applicant: Lafferty Homes

Location: 15.1± gross acres located on the northwest corner of future 55<sup>th</sup> Street West and future Avenue K-14

Request: Subdivision of 58 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 20, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 9-12 ~~H~~ and all other previously approved conditions (**AMENDED 06-16-08 PC MTG**)

**h. Tentative Tract Map No. 61041**

**APPROVED (5-0-0)**

Applicant: Lafferty Homes

Location: 15.1± gross acres located on the northwest corner of future 55<sup>th</sup> Street West and Avenue L

Request: Subdivision of 40 single family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to June 20, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 11-14 ~~9-11~~ and all other previously approved conditions (**AMENDED 06-16-08 PC MTG**)

**i. Tentative Tract Map No. 61248**

**APPROVED (5-0-0)**

Applicant: United Engineering Group, LLC

Location: 41± gross acres located on the southwest corner of Avenue J and future 35<sup>th</sup> Street East

Request: Subdivision of 164 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 14-16 and all other previously approved conditions

**j. Tentative Tract Map No. 61303**

**APPROVED (5-0-0) TO CONTINUE TO JULY 21, 2008, PC MEETING**

Applicant: United Engineering Group, LLC

Location: 20.19± gross acres located on the northwest corner of Avenue J and 30<sup>th</sup> Street East

Request: Subdivision of 76 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 12-14 and all other previously approved conditions

**k. Tentative Tract Map No. 61573**

**APPROVED (5-0-0)**

Applicant: United Engineering Group

Location: 20.16± gross acres located on the southeast corner of Avenue H-8 and 20<sup>th</sup> Street West

Request: Subdivision of 77 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to modified Condition No. 54 and added Condition Nos. 11, 12 and 13, and all other previously approved conditions

**l. Tentative Tract Map No. 61921**

**APPROVED (5-0-0)**

Applicant: Royal Investors Group, LLC

Location: 20.0± gross acres located on the northeast corner of Avenue J and 40<sup>th</sup> Street West

Request: A subdivision map to create 74 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to April 17, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 15, 16, 17 and all other approved Conditions

**m. Tentative Tract Map No. 62120**

**APPROVED (5-0-0)**

Applicant: Royal Investors Group, LLC

Location: 82.6± gross acres of land located on the southeast corner of 40<sup>th</sup> Street West and Lancaster Boulevard

Request: A subdivision map to create 316 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to the added Conditions Nos. 19-21 and all previously approved conditions



**n. Tentative Parcel Map No. 62803**

**APPROVED (5-0-0) TO CONTINUE TO JULY 21, 2008, PC MEETING**

Applicant: Abraham Martinez

Location: 2.11± gross acres located on the northwest corner of Avenue M-4 and 32<sup>nd</sup> Street West

Request: A subdivision for 2 single family lots in the RR-1 Zone

Recommendation: Grant a one-year extension to March 20, 2009, based on the findings contained in the staff report and subject to added Conditions No. 5, 6 and 7 and all previously approved conditions

**o. Tentative Tract Map No. 62998**

**APPROVED (5-0-0)**

Applicant: Dennis Pursley

Location: 10.6± gross acres located on the northeast corner of Avenue M and 32<sup>nd</sup> Street West

Request: A subdivision map to create 15 single family lots in the SRR Zone

Recommendation: Grant a one-year extension to May 22, 2009, based on the findings contained in the staff report and subject to the added Conditions Nos. 19-21 and all previously approved conditions

**p. Tentative Tract Map No. 63031**

**APPROVED (5-0-0)**

Applicant: Pacific Land Company

Location: 10± gross acres located on the southwest corner of Lancaster Boulevard and future 32<sup>nd</sup> Street East

Request: Subdivision of 25 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 11-13 and all other previously approved conditions

**q. Tentative Tract Map No. 63112**

**APPROVED (5-0-0)**

Applicant: Pacific Land Company

Location: 32.0± gross acres located on the southeast corner of 15<sup>th</sup> Street East and Avenue H-8

Request: A subdivision for 126 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Conditions 15, 16, 17, and all previously approved conditions

**r. Tentative Tract Map No. 64244**

**APPROVED (5-0-0)**

Applicant: Global Investments

Location: 10± gross acres located on the northeast corner of 42nd Street West and Jackman

Request: A subdivision for 37 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Conditions No. 13, 14, 15, and all previously approved conditions

**s. Tentative Tract Map No. 64249**

**APPROVED (5-0-0) TO CONTINUE TO JULY 21, 2008, PC MEETING**

Applicant: Andrew J. Eliopoulos

Location: 5.0± gross acres located on the southwest corner of Avenue M-4 and 32<sup>nd</sup> Street West

Request: A subdivision for 9 single family lots in the SRR Zone

Recommendation: Grant a one-year extension to June 19, 2009, based on the findings contained in the staff report and subject to added Conditions 71, 72, 73, and all previously approved conditions

**6. Conditional Use Permit No. 07-05**

**APPROVED (4-0-1) (Commissioner Jacobs Abstained)** to continue 90-days to September 15, 2008, to allow applicant to provide staff with appropriate noise mitigation analysis of the project to determine if the use exceeds the City standards; conduct traffic impact analysis; pedestrian safety be addressed; circulation configuration be reconsidered; and a thorough analysis of the parking be conducted to ensure it meets City requirements

Applicant: Kaley Aboul-Hosn

Location: .71± gross acres located on the northwest corner of Avenue J and 17th Street West

Request: To construct a 988 square-foot coffee shop and a 3,327 square-foot full service carwash with a cashier and waiting area in the CPD Zone

Recommendation: Adopt Resolution No. 08-13 approving Conditional Use Permit No. 07-05

**7. Tentative Tract Map No. 68722**

**APPROVED (5-0-0)**

Applicant: Missak Sarkissian and Annie Sarkissian

Location: 21.99± gross acres located on the southeast corner of 20<sup>th</sup> Street East and future Avenue K-8

Request: A subdivision for 20 single family lots in the RR-1 Zone

Recommendation: Adopt Resolution No. 08-14 approving Tentative Tract Map No. 68722

**8. Tentative Tract Map No. 69356**

**APPROVED (5-0-0)**

Applicant: Mike Buckley

Location: 17.62± gross acres located on the southwest corner of 40<sup>th</sup> Street West and future Avenue M-2

Request: A subdivision for 25 single family lots in the SRR Zone

Recommendation: Adopt Resolution No. 08-15 approving Tentative Tract Map No. 69356

**9. Housing Element Update**

**APPROVED (5-0-0)**

Applicant: City of Lancaster

Location: City-wide

Request: Update the Lancaster General Plan Housing Element to address housing needs for planning period January 1, 2006, to June 30, 2014

Recommendation: Receive public testimony on the draft General Plan Housing Element and approve Resolution No. 08-16, recommending to the City Council approval of an update of the General Plan Housing Element

**NEW BUSINESS**

**10. Downtown Lancaster Specific Plan Draft Environmental Impact Report**

Applicant: City of Lancaster

Location: Approximately 140 acres generally bounded by Kettering Street on the north, the Union Pacific Railroad line on the east, Milling Street and Newgrove Street on the south and 10<sup>th</sup> Street West on the west

Subject: Public Comment on the Draft Environmental Impact Report prepared for the Downtown Lancaster Specific Plan

**DIRECTOR'S ANNOUNCEMENTS**

**COMMISSION AGENDA**

Discuss and consider meeting days and times of Planning Commission meetings.

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

**ADJOURNMENT**

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