



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

Monday

July 21, 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, July 11, 2008, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

July 14, 2008

5:30 P.M.

Planning Conference Room – Large

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

SELECTION OF CHAIRMAN PRO TEM

ORGANIZATION OF THE PLANNING COMMISSION

Election of Chairman

Open nominations for Chairman of the Planning Commission
APPROVED (7-0-0-0) James D. Vose elected as Chairman

Election of Vice Chairman

Open nominations for Vice Chairman of the Planning Commission
APPROVED (7-0-0-0) Sandy Smith elected as Vice Chair

ROLL CALL – NEWLY SEATED PLANNING COMMISSION

PUBLIC BUSINESS FROM THE FLOOR

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.

Any person who would like to address the Planning Commission on any agenda item is requested to complete a speaker card for the Recording Secretary, and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Planning Commission at the time such item is discussed by the Planning Commission. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to three (3) minutes each.**

UNCONTESTED PUBLIC HEARING

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.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Minutes from the Regular Meeting of June 16, 2008.

APPROVED (7-0-0-0) with an amendment to Agenda Item No. 6 (CUP 07-05) reflecting Commissioner Jacobs' recusal instead of abstention

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 04-05 & Tentative Tract Map No. 60348

APPROVED (7-0-0-0)

Applicant: Pacific Communities Builders

Location: 82.12± gross acres located on the northeast corner of future 40th Street West and Avenue N

Request: A residential planned development (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, **2010**, based on the findings contained in the staff report and subject to added Condition Nos. 20, 21, 22, and all other previously approved conditions

3. Vesting Tentative Tract Map No. 60057

APPROVED (7-0-0-0)

Applicant: Pacific Communities Builders, Inc.

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

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

Recommendation: Grant a one-year extension to June 21, **2010**, based on the findings contained in the staff report and subject to added Conditions Nos. 26, 27 and all other approved Conditions

4. Tentative Tract Map No. 60573

APPROVED (7-0-0-0) to deny Tentative Tract Map No. 60573

Applicant: Regency Hills Homes VI, LLC

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

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

Recommendation: Continue Tentative Tract Map No. 60573 to the August 18, 2008, Planning Commission Meeting

5. Tentative Tract Map No. 61303
APPROVED (7-0-0-0)

Applicant: United Engineering Group, LLC

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

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

Recommendation: Grant a one-year extension to June 19, **2010**, based on the findings contained in the staff report and subject to added Condition Nos. 12-14 and all other previously approved conditions

6. Tentative Parcel Map No. 62803
APPROVED (7-0-0-0)

Applicant: Abraham Martinez

Location: 2.11± gross acres located on the northwest corner of Avenue L-4 and 21st Street West

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

Recommendation: Grant a one-year extension to March 20, **2010**, based on the findings contained in the staff report and subject to added Condition Nos. 5-7 and all other previously approved conditions

7. Tentative Tract Map No. 64249
APPROVED (7-0-0-0)

Applicant: Andrew J. Eliopoulos

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

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

Recommendation: Grant a one-year extension to June 19, **2010**, based on the findings contained in the staff report and subject to added Conditions 71, 72, 73, and all previously approved conditions

NEW PUBLIC HEARINGS

8. ONE-YEAR EXTENSIONS

a. Tentative Tract Map No. 61490

APPROVED (7-0-0-0)

Applicant: Hearthside Homes, Inc.

Location: 20± gross acres located on the northeast corner of future 55th Street West and future Avenue J-8

Request: A subdivision for 73 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 18, **2010**, based on the findings contained in the staff report and subject to added Condition Nos. 9, 10, 11 and all other previously approved conditions

b. Tentative Tract Map No. 61574

APPROVED (7-0-0-0) to table Tentative Tract Map No. 61574

Applicant: United Engineering Group

Location: 14.3± gross acres located on the northwest corner of 30th Street East and Avenue K-4

Request: A subdivision map to create 45 single family lots in the R-10,000 Zone

Recommendation: Continue Tentative Tract Map No. 61574 to the August 18, 2008, Planning Commission Meeting

c. Tentative Tract Map No. 61600

APPROVED (7-0-0-0)

Applicant: Siew Huat Ng

Location: 7.5± gross acres located approximately 640 feet east of 60th Street West on the south side of future Avenue K-12

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

Recommendation: Grant a one-year extension to June 20, **2010**, based on the findings listed contained in the staff report, and subject to added Condition Nos. 9, 10, and 11, and all other previously approved conditions

d. Tentative Tract Map No. 61920
APPROVED (7-0-0-0)

Applicant: Siew Huat Ng

Location: 40± gross acres located on the northeast corner of future 55th Street West and Avenue K

Request: Subdivision of 108 single family lots in the R-10,000 and R-15,000 Zone

Recommendation: Grant a one-year extension to July 18, **2010**, based on the findings contained in the staff report and subject to added Condition Nos. 14-16 and all other previously approved conditions.

e. Tentative Tract Map No. 63201
APPROVED (7-0-0-0)

Applicant: Hill View Homes, Inc.

Location: 4.7± gross acres located on the north side of Avenue J-8 and approximately 660 feet west of 20th Street West

Request: A subdivision for 19 single family lots in the R-7,000 Zone

Recommendation: Grant a one-year extension to July 17, **2010**, based on the findings contained in the staff report and subject to added Condition Nos. 5, 6, 7 and all other approved Conditions

9. GENERAL PLAN AMENDMENT 04-05, ZONE CHANGE 04-06, TENTATIVE TRACT MAP NO. 62757
CONTINUED (7-0-0-0) to 09/15/2008 Planning Commission Meeting

Applicant: Pacific Land Company

Location: 160± gross acres located on the southeast corner of 70th Street West and Avenue J

Request: 1. Certification of the Environmental Impact Report;

2. Rezone the property from RR 2.5 (Rural Residential, minimum lot size 2.5 acres) to R-7,000 (Single Family Residential, minimum lot size 7,000 square feet);
3. A subdivision to create 650 single family lots in the proposed R-7,000 Zone;
4. Amend General Plan land use designation for the subject property from NU (Non Urban Residential; 0.4 to 2.0 dwelling units per acre) to UR (Urban Residential; 2.1 to 6.5 dwelling units per acre)

Recommendation: Continue General Plan Amendment No. 04-05, Zone Change No. 04-06, Tentative Tract Map No. 62757, and Environmental Impact Report No. 06-06 to the September 15, 2008, Planning Commission meeting

10. Conditional Use Permit No. 07-11

APPROVED (7-0-0-0) with amended Condition No. 19, and added Condition Nos. 34-36. Condition No. 19 added verbiage: "It is the intent of the condition that the existing walls on these property lines be replaced with this masonry wall to prevent the creation of "double walls". The applicant shall make a good faith effort to work with the owners of the adjacent walls to achieve this intent. If the applicant is unable to reach agreement with these adjacent owners, the Planning Director is authorized to approve the construction of a separate wall meeting this condition in the most aesthetic manner possible." Added Condition No. 34: "Applicant to provide 24 hours, 7 days a week contact name regarding blowing dust or debris from the site." Added Condition No. 35: "Relocate the proposed trash enclosure to the northeast corner southward." Added Condition No. 36: "Cart storage and restriction to prevent carts from leaving site."

Applicant: AV California, LLC

Location: 4.21± gross acres located on the northeast corner of Avenue K and 20th Street West

Request: Construct a 43,494 square-foot commercial/retail center, including a 15,789 square-foot drug store with drive-thru service and the incidental off-sale of alcoholic beverages in the C and CPD Zone

Recommendation: Adopt Resolution No. 08-17 approving Conditional Use Permit No. 07-11

11. Conditional Use Permit No. 08-07

APPROVED (7-0-0-0) with added Condition No. 3: "Permit shall be reviewed on an annual basis."

Applicant: Journey Church

Location: 42142 7th Street West

Request: A Conditional Use Permit to locate a church in an existing industrial building in the Light Industrial Zone

Recommendation: Adopt Resolution No. 08-18 approving Conditional Use Permit No. 08-07

12. Conditional Use Permit No. 08-10
CONTINUED INDEFINITELY (7-0-0-0)

Applicant: Rami Darghalli

Location: 45232 10th Street West, Suite 101

Request: A Conditional Use Permit to locate a convenience market within an existing commercial building in the Commercial Zone

Recommendation: Continue Conditional Use Permit 08-10 indefinitely at the request of the applicant

13. Tentative Tract Map No. 62929
APPROVED (7-0-0-0)

Applicant: First Pacifica Housing, Corp.

Location: 10± gross acres located on the southwest corner of Avenue I and 40th Street East

Request: A subdivision for 38 single family lots in the R-7,000 Zone

Recommendation: Adopt Resolution No. 08-20 denying the approval of Tentative Tract Map No. 62929

14. Tentative Parcel Map No. 69446
APPROVED (7-0-0-0)

Applicant: Isabelita J. Udasco

Location: 1.25± gross acres located approximately 330 feet west of future 42nd Street West and north side of Avenue J

Request: A subdivision for 4 single family lots in the R-7,000 Zone

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Recommendation: Adopt Resolution No. 08-21 approving Tentative Parcel Map No. 69446

15. Tentative Parcel Map No. 69969

APPROVED (7-0-0-0)

Applicant: Lancaster Holdings, LLC

Location: 7.78± gross acres located on the southeast corner of Division Street and future Avenue H-4

Request: A subdivision for 6 industrial lots in the Light Industrial Zone

Recommendation: Adopt Resolution No. 08-22 approving Tentative Parcel Map No. 69969

DIRECTOR'S ANNOUNCEMENTS

COMMISSION AGENDA

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

Directed Staff to prepare a resolution amending the Planning Commission meeting time to commence at 6 p.m.

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

ADJOURNMENT

The meeting is adjourned to Monday, August 11, 2008, at 5:30 p.m., in the Large Planning Conference Room, Lancaster City Hall.