



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

**Monday
September 15, 2008
6:00 p.m.
Council Chambers - Lancaster City Hall**

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

AGENDA REVIEW

September 8, 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

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
APPROVED (6-0-0-1)

Minutes from the Regular Meeting of August 18, 2008; and Minutes from the Special Meeting of September 2, 2008.

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 07-05

APPROVED (6-0-0-1) 60-day extension to the November 17, 2008, PC Meeting

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 carwash with a cashier and waiting area in the CPD Zone

Recommendation: Grant the applicant an additional 60-day extension to the November 17, 2008, Planning Commission Hearing

3. General Plan Amendment No. 04-05, Zone Change No. 04-06, Tentative Tract Map No. 62757

APPROVED (6-0-0-1) to continue indefinitely

Applicant: Pacific Land Co.

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

Request:

1. Certification of the Environmental Impact Report;
2. 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);
3. 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);
4. A subdivision to create 650 single family lots in the proposed R-7,000 Zone

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 indefinitely, and withdraw applicant's request to be heard at the September 15, 2008, meeting

NEW PUBLIC HEARINGS

4. ONE-YEAR EXTENSIONS

**a. Conditional Use Permit No. 05-27
APPROVED (6-0-0-1)**

Applicant: Agape Church

Location: 10± gross acres located on the southwest corner of Lancaster Boulevard and 18th Street East

Request: Construct a church facility, a 16,982 square-foot sanctuary, and a 9,000 square-foot activity center in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 18, 2009, based on the findings contained in the staff report and subject to added Condition Nos. 24-27 and all other previously approved conditions

**5. Conditional Use Permit No. 04-10 Amended
APPROVED (6-0-0-1)**

Applicant: Rob Martin, Martin Properties

Location: 15.0± acres located at the southwest corner of Avenue J-8 and 20th Street West in the CPD Zone

Request: Modify Condition No. 25 to:
1. Allow a maximum 30-foot-high pylon sign to be located on either 20th Street West or Avenue J-8

2. Allow the number and height of center freestanding signs to be determined through approval of an overall sign program

Recommendation: Adopt Resolution No. 08-24 approving Conditional Use Permit No. 04-10 Amended to delete Condition No. 25 and allow the 30-foot-high pylon sign

6. Conditional Use Permit No. 08-08

APPROVED (6-0-0-1)

Applicant: Eugenio Gonzalez

Location: 1009-1011 West Avenue I

Request: A Conditional Use Permit to establish a restaurant within an existing commercial building that is classified as a “primary on-sale alcoholic beverage establishment” (Type 41) and includes live entertainment in the Commercial Zone

Recommendation: Adopt Resolution No. 08-25 approving Conditional Use Permit No. 08-08

7. Conditional Use Permit No. 08-13

APPROVED (6-0-0-1)

Applicant: Danny Fiarella (Giovanni’s Italian Deli and Delights)

Location: 42035 10th Street West Unit #105, Lancaster (northwest corner of 10th Street West and Avenue M)

Request: A Conditional Use Permit to allow for the on-site sale and consumption of alcohol, (Type 41, sale of beer and wine for a bona fide restaurant) in the LI (Light Industrial) Zone

Recommendation: Adopt Resolution No. 08-26 approving Conditional Use Permit No. 08-13

8. Conditional Use Permit No. 08-15

APPROVED (6-0-0-1)

Applicant: Chantel Kilmer

Location: 730 West Lancaster Boulevard

Request: A Conditional Use Permit for a 1,500 square-foot wine room that would offer wine tasting and wine sales in the Central Business District. The required alcohol licenses would be a Type 20 (off sale beer and wine – to purchase) and a Type 42 (on sale beer and wine – wine tasting)

Recommendation: Adopt Resolution No. 08-27 approving Conditional Use Permit No. 08-15

9. Tentative Tract Map No. 66558

APPROVED (6-0-0-1)

Applicant: Avenue L Partners, LLC

Location: 6.89± gross acres located on the south side of Avenue L and approximately 453 feet west of 10th Street West

Request: A subdivision of 5 industrial lots in the Light Industrial Zone

Recommendation: Adopt Resolution No. 08-28 approving Tentative Tract Map No. 66558

10. Tentative Tract Map No. 69294

APPROVED (6-0-0-1)

Applicant: Michael and Susan Ossola

Location: 2.3± gross acres located between Avenue L-12 and Avenue L-14, and approximately 336 feet west of 10th Street West

Request: A one-lot subdivision for 21 industrial airspace condominium units in the LI Zone

Recommendation: Adopt Resolution No. 08-29 approving Tentative Tract Map No. 69294

DIRECTOR'S ANNOUNCEMENTS

COMMISSION AGENDA

PUBLIC BUSINESS FROM THE FLOOR – NON -AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Commission on any subject regarding City business. Under State legislation, no action can be taken on non-agenda items. Members of the public should be aware of this when addressing the Commission regarding items not specifically referenced on the agenda. Please complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each.**

ADJOURNMENT

The meeting is adjourned to Monday, September 29, 2008, at 6 p.m., in the Council Chambers for a Special Meeting of the Planning Commission to review and discuss proposed revisions to the City of Lancaster General Plan as part of the City-wide General Plan Update Process.