



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

**Monday
November 17, 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, November 7, 2008, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

November 10, 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 October 20, 2008; and Minutes from the Special Meeting of October 6, 2008.

CONTINUED PUBLIC HEARINGS

**2. Conditional Use Permit No. 07-05
APPROVED (6-0-0-1)**

Applicant: Kaley Aboul-Hosn

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

Request: Construction of a 988 square-foot coffee shop and a 3,327 square-foot carwash with a cashier and waiting area in the CPD Zone

Recommendation: Continue Conditional Use Permit No. 07-05 to the January 20, 2009, Planning Commission Hearing

NEW PUBLIC HEARINGS

3. ONE-YEAR EXTENSIONS

**a. Conditional Use Permit No. 05-19
APPROVED (6-0-0-1)**

Applicant: Investment Concepts, Inc.

Location: 3.38± acres located on the west side of 20th Street West approximately 370 feet north of Avenue K

Request: Construction of an 118,104 square foot self-storage facility; consisting of four buildings of varying sizes and an apartment for an on-site manager in the CPD Zone

Recommendation: Grant a one-year extension to October 16, 2009, based on the findings contained in the staff report and subject to added condition Nos. 17-20 and all other previously approved conditions

b. Conditional Use Permit No. 06-07

APPROVED (6-0-0-1)

Applicant: Steve Fairly

Location: 4.8± acres located on the west side of 12th Street West at Avenue J-9

Request: Construction of a 24-unit senior apartment project on 1.9± acres (Aurora III) and a 134-unit assisted living complex on 2.9± acres (Aurora IV), in the R-7,000 Zone

Recommendation: Grant a one-year extension to October 16, 2009, based on the findings listed below, modified Condition No. 3, and subject to all other previously approved conditions

4. Conditional Use Permit No. 80-24 AM3

APPROVED (6-0-0-1) - To continue to the February 17, 2009, Planning Commission Regular Meeting with the following added conditions: 1) Photometric analysis of existing and proposed parking lot; 2) Several meetings coordinated between the Hellenic Center and the residents (verified by staff); 3) Discussion of street parking permits and/or a Sheriff's Department liaison. Commission directed staff to provide reports of progress of meetings between the applicant and the residents, and Code Enforcement issues regarding public right-of-way.

Applicant: Greek Orthodox Church of St. Constantine

Location: 43404 N. 30th Street West (3.2 acres generally located at the northeast corner of 30th Street West and Avenue K-4)

Request:

1. Review the operation of the Hellenic Center in accordance with Condition No. 20 approved by the Planning Commission on September 17, 2007;
2. Consider the applicant's request to develop an additional parking area of 60 parking spaces to provide a total of 174 off-street parking spaces on the site to serve the church and existing Hellenic Center

Recommendation: Adopt Resolution No. 08-33 approving Conditional Use Permit No. 80-24 Amended-3

5. Conditional Use Permit No. 08-14

APPROVED (6-0-0-1)

Applicant: V.F.W. Lancaster Post 7283

Location: 43843 Division Street

Request: The on-site sale and consumption of alcohol for a veteran's club (Type 52) operating within the existing Joseph A. Meekins Lodge in the LI Zone and with a caterer's permit (Type 58)

Recommendation: Adopt Resolution No. 08-32 approving Conditional Use Permit No. 08-14

6. Tentative Parcel Map No. 70476

APPROVED (6-0-0-1)

Applicant: Dave Rice

Location: 1.25± gross acres located on the west side of 12th Street West approximately 331 feet north of Avenue L-12

Request: A one lot subdivision for 2 industrial airspace condominium units and one common lot for parking, maintenance, ingress, egress, landscaping, and trash enclosure facilities in the LI Zone

Recommendation: Adopt Resolution No. 08-35 approving Tentative Parcel Map No. 70476

NEW BUSINESS

7. Initiate Subdivision Ordinance Modification

APPROVED (6-0-0-1)

Applicant: Planning Department

Location: Citywide

Request: Initiation of Subdivision Ordinance Modification

Recommendation: Initiate subdivision ordinance modification for added street width

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, December 1, 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 Policy Document as part of the City-wide General Plan Update Process.