



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

**Monday
December 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, December 12, 2008, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

December 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

PRESENT: Commissioners Burkey, Ervin, Haycock, Vice Chair Smith, and Chairman Vose

ABSENT: Commissioners Jacobs and Malhi

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 (5-0-0-2)

Minutes from the Regular Meeting of November 17, 2008; and Minutes from the Special Meeting of October 27, 2008.

NEW PUBLIC HEARINGS

2. **Conditional Use Permit No. 08-18**

APPROVED (4-0-1-2) Commissioner Smith recused.

Applicant: Jun Young Lee

Location: 43545 10th Street West

Request: A Conditional Use Permit for on-site sale and consumption of alcohol (Type 41, sale of beer and wine for a bona fide restaurant) for Wasabi Sushi and Teppan Restaurant in the Commercial Planned Development Zone

Recommendation: Adopt Resolution No. 08-36 approving Conditional Use Permit No. 08-18

3. **Tentative Tract Map No. 63314 and Tentative Tract Map No. 66285**

APPROVED (5-0-0-2) with a modification to Condition No. 54 of Standard Resolution No. 06-11 to read as follows: "Per the direction of the Director of Public Works, streets shall be designed to avoid creating sump conditions. If a sump condition is unavoidable, a redundant catch basin system shall be installed (secondary overland overflow shall not be allowed)."

Applicant: Moresun Development

Location: TTM No. 63314 is 38.82± acres located on the northwest corner of 35th Street East and Avenue J-8; TTM No. 66285 is 40.47± acres located on the northeast corner of 30th Street East and Avenue J-8

Request: TTM No. 63314 is a subdivision for 153 single family lots, and TTM No. 66285 is a subdivision for 169 single family lots, both are in the R-7,000 Zone

Recommendation: Adopt Resolution No. 08-37 approving Tentative Tract Map Nos. 63314 and 66285

4. **Amendment to Title 16 of the Lancaster Municipal Code (Subdivision Ordinance)**
APPROVED (5-0-0-2)

Applicant: City of Lancaster

Location: Citywide

Request: Amend Title 16 of the Municipal Code (Subdivision Ordinance) modifying the requirements for improvements beyond centerline on arterials streets

Recommendation: Adopt Resolution No. 08-38 recommending to the City Council approval of an amendment to the Subdivision Ordinance modifying the required improvements beyond centerline on arterial streets

5. **Amendment to Title 17 of the Lancaster Municipal Code (Cargo Container Regulations)**

APPROVED TO CONTINUE (4-1-0-2) Resolution No. 08-39, an ordinance regulating the use and placement of cargo containers, to the January 20, 2009, Planning Commission meeting; issues expressed by the Commission are potential unfair burden on property owners, allowing the use of cargo containers on 2.5-acre lots in the rural residential zone, zoning issues, and location of cargo containers within the property line.

Applicant: City of Lancaster

Location: Citywide

Request: Amend various Sections of Title 17 of the Lancaster Municipal Code to establish regulations regarding the use and placement of cargo containers

Recommendation: Adopt Resolution No. 08-39 recommending to the City Council approval of an ordinance regulating the use and placement of cargo containers

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

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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 Tuesday, January 6, 2009, 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.