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44933 Fern Avenue, Lancaster, California 93534

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

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

**Tuesday  
January 20, 2009  
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, January 9, 2009, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

Monday, January 12, 2009  
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**

**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 (7-0-0-0) with a modification to Item No. 2 (CUP 08-18), vote to reflect Commissioner Smith as recused instead of abstained.**

Minutes from the Regular Meeting of December 15, 2008.

**CONTINUED PUBLIC HEARINGS**

2. **Conditional Use Permit No. 07-05**  
**APPROVED (6-0-0-1) (Commissioner Jacobs Recused) to grant a 30-day extension.**

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: Grant the applicant an additional 30-day extension to the February 17, 2009, Planning Commission Hearing

3. **Amendment to Title 17 of the Lancaster Municipal Code (Cargo Container Regulations)**  
**APPROVED (6-1-0-0) with an amendment to Section 2. (17.08.050)(A)(3)(b.)(iv) on page 2 of the draft ordinance from 100 feet to 50 feet.**

Applicant: City of Lancaster

Location: Citywide

Request: Amendment of 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. 09-04 recommending to the City Council approval of an ordinance regulating the use and placement of cargo containers

**4. Conditional Use Permit No. 08-05**

**APPROVED (7-0-0-0)**

Applicant: Quartz Hill Assembly of God of Lancaster

Location: 5± gross acres located on the north side of Avenue L approximately 650 feet east of Challenger Way/10<sup>th</sup> Street East

Request: Construction of a church facility consisting of a 9,960 square-foot interim sanctuary and classroom facility (Phase I), a 7,365 square-foot sanctuary (Phase II), and a 5,000 square-foot office building (Phase III) in the Light Industrial Zone

Recommendation: Adopt Resolution No. 09-01 approving Conditional Use Permit No. 08-05

**5. Conditional Use Permit No. 08-20**

**APPROVED (7-0-0-0)**

Applicant: Yacoub Husein

Location: 44960 Valley Central Way

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 Casablanca Restaurant in the RC (Regional Commercial) Zone

Recommendation: Adopt Resolution No. 09-02 approving Conditional Use Permit No. 08-20

**6. Tentative Tract Map No. 66624**

**APPROVED (7-0-0-0) with a modification to Condition No. 2, third and fourth bullet points to read as follows: "Denmore Avenue at a 60-foot right-of-way; Street "D" at a 60-foot right-of-way."**

Applicant: Dung Chi Chu

Location: 5.24± gross acres located west of Challenger Way and south of future Avenue H-4

Request: A subdivision for 18 single family lots in the R-7,000 Zone

Recommendation: Adopt Resolution No. 09-03 approving Tentative Tract Map No. 66624

**NEW BUSINESS**

**7. Draft Environmental Impact Report - 60th Street West and Avenue K Project**

Applicant: AV California LLC

Location: Approximately 22.34 acres located at the northwest corner of the intersection of 60<sup>th</sup> Street West and Avenue K

Request: Public Hearing for Draft Environmental Impact Report (EIR) prepared for a commercial development located at the northwest corner of the intersection of 60<sup>th</sup> Street West and Avenue K

**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, February 2, 2009, at 6 p.m., in the Council Chambers for a Special Meeting of the Planning Commission.