

A G E N D A R E C A P

June 12, 2006

Agenda Review 5:00p.m.
Parks and Recreation Conference Room

REGULAR MEETING OF THE LANCASTER PLANNING COMMISSION

June 19, 2006

7:00 p.m.

Council Chambers - Lancaster City Hall
44933 North Fern Avenue

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. Friday, June 9, 2006, at the entrance to the Lancaster City Hall Council Chambers.

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.

Vice Chairman
MacPherson @ 7:05p.m.

CALL TO ORDER

Commissioner Salazar

INVOCATION

Commissioner Faux

PLEDGE OF ALLEGIANCE

Chairman Mann absent;
all other Commissioners
present.

ROLL CALL

Commissioners: Faux, Salazar, Troth, Vice Chairman
MacPherson, Chairman Mann

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.

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.

Minutes from the regular meeting of May 22, 2006 (approved 3-0, Commissioner Salazar abstained). Show that for Agenda Items #7 and #10, Troth abstained and removed himself from public hearing.

1. CONSENT CALENDAR

APPROVAL OF MINUTES

Minutes from the Regular Meeting of May 22, 2006.

<p>Approved (4-0)</p>	<p><u>NEW PUBLIC HEARINGS</u></p> <p>2. <u>ONE YEAR EXTENSIONS</u></p> <p>a. <u>CONDITIONAL USE PERMIT NO. 02-04 / TENTATIVE TRACT MAP NO. 47771</u></p> <p>Applicant: Forecast Homes, a K. Hovnanian Company</p> <p>Location: 80± gross acres located at the northeast corner of 90th Street West and Avenue I</p> <p>Request: Residential Planned Development of 288 single family lots and 3 open space lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to April 19, 2007 based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 03-20.</p>
<p>Approved (4-0)</p>	<p>b. <u>VESTING TENTATIVE TRACT MAP NO. 53642</u></p> <p>Applicant: Pacific Communities Builder, Inc.</p> <p>Location: 40± acres located on the northeast corner of Avenue K-8 and 60th Street West</p> <p>Request: Subdivision of 156 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to April 19, 2007 based on the findings contained in the staff report and subject to Revised Attachment to PC Resolution No. 04-19.</p>

<p>Approved (4-0) for a 6-month extension, with direction to applicant to address dust control issues. Applicant to return before the Planning Commission on December 18, 2006.</p>	<p>c. <u>TENTATIVE TRACT MAP NO. 060573</u></p> <p>Applicant: First Pacifica Housing Corp.</p> <p>Location: 20± gross acres located on the south side of Avenue I, approximately 320 feet west of 30th Street West</p> <p>Request: Subdivision for 81 single family lots in the R-7,000 Zone</p> <p>Recommendation: Grant a one-year extension to April 19, 2007 based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-17.</p>
<p>Approved (4-0)</p>	<p>d. <u>TENTATIVE TRACT MAP NO. 060780</u></p> <p>Applicant: K Street East, LLC</p> <p>Location: 15± gross acres located on the southeast corner of Avenue K and 25th Street East</p> <p>Request: Subdivision for 41 single family lots in the R-10,000 Zone</p> <p>Recommendation: Grant a one-year extension to April 19, 2007 based on the findings contained in the staff report, and subject to Revised Attachment to PC Resolution No. 04-18.</p>

<p>Public comments received.</p>	<p>3. <u>RECEIVE PUBLIC COMMENT FOR FIELDSTONE DRAFT ENVIRONMENTAL IMPACT REPORT RE VESTING TENTATIVE TRACT MAP NO. 060291 AND VESTING TENTATIVE TRACT MAP NO. 060664</u></p> <p>Subject: Public Hearing for Draft Environmental Impact Report prepared for Vesting Tentative Tract Map No. 060291, 20± gross acres located on the south side of Avenue K-4, approximately 325 feet west of 35th Street West; and Vesting Tentative Tract Map No. 060664, 8± acres located between Avenue K and Avenue K-4, approximately 200 feet east of Buena Vista Way.</p>
<p>Approved (4-0)</p>	<p>4. <u>TENTATIVE TRACT MAP NO. 061248</u></p> <p>Applicant: United Engineering Group, LLC</p> <p>Location: 41± gross acres located on the southwest corner of Avenue J and future 35th Street East</p> <p>Request: Subdivision for 164 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-47 approving Tentative Tract Map No. 061248.</p>
<p>Approved (4-0)</p>	<p>5. <u>TENTATIVE TRACT MAP NO. 061303</u></p> <p>Applicant: United Engineering Group, LLC</p> <p>Location: 20.19± gross acres located on the northwest corner of Avenue J and 30th Street East</p> <p>Request: A subdivision for 76 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-48 approving Tentative Tract Map No. 061303.</p>

Approved (4-0)	<p>6. <u>TENTATIVE PARCEL MAP NO. 062251</u></p> <p>Applicant: Todd Norville and Marci Kloss</p> <p>Location: 5± gross acres located on the north side of Avenue L-8 approximately 671 feet east of 20th Street West</p> <p>Request: Subdivision for 2 single family lots in the RR 2.5 Zone</p> <p>Recommendation: Adopt Resolution No. 06-49 approving Tentative Parcel Map No. 062251.</p>
Approved (4-0)	<p>7. <u>TENTATIVE TRACT MAP NO. 063031</u></p> <p>Applicant: Pacific Land Company</p> <p>Location: 10± gross acres located on the southwest corner of Lancaster Boulevard and future 32nd Street East</p> <p>Request: Subdivision for 25 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-50 approving Tentative tract Map No. 063031.</p>
Approved (4-0)	<p>8. <u>TENTATIVE TRACT MAP NO. 063112</u></p> <p>Applicant: Pacific Land Company</p> <p>Location: 32.0± gross acres located on the southeast corner of 15th Street East and Avenue H-8</p> <p>Request: Subdivision for 126 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-51 approving Tentative Tract Map No. 063112.</p>

Continued to July 17, 2006 Planning Commission meeting.	<p>9. <u>TENTATIVE TRACT MAP NO. 063201</u></p> <p>Applicant: Hill View Homes, Inc.</p> <p>Location: 4.7± gross acres located on the north side of Avenue J-8 and approximately 660 feet west of 20th Street West</p> <p>Request: Subdivision for 19 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-52 approving Tentative Tract Map No. 063201.</p>
Approved (4-0)	<p>10. <u>TENTATIVE TRACT MAP NO. 064244</u></p> <p>Applicant: Global Investment and Development, LLC</p> <p>Location: 9.92± gross acres located on the northeast corner of 42nd Street West and Jackman Street</p> <p>Request: Subdivision for 37 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-53 approving Tentative Tract Map No. 064244.</p>
Approved (3-0-1) Commissioner Troth abstained.	<p>11. <u>VESTING TENTATIVE TRACT MAP NO. 064249</u></p> <p>Applicant: Andrew J. Eliopoulos</p> <p>Location: 5.0± gross acres located on the southwest corner of Avenue M-4 and 32nd Street West</p> <p>Request: Subdivision for 9 single family lots in the SRR Zone</p> <p>Recommendation: Adopt Resolution No. 06-54 approving Vesting Tentative Tract Map No. 064249.</p>

Approved (4-0)	<p>12. <u>TENTATIVE TRACT MAP NO. 064320</u></p> <p>Applicant: Dan Yam, Riggies Tang and John Soe</p> <p>Location: 5.0± gross acres located south of Avenue I approximately 300 feet west of 15th Street East</p> <p>Request: Subdivision for 17 single family lots in the R-7,000 Zone</p> <p>Recommendation: Adopt Resolution No. 06-55 approving Tentative Tract Map No. 064320.</p>
Continued to August 21, 2006 Planning Commission meeting.	<p><u>CONTINUED PUBLIC HEARINGS</u></p> <p>13. <u>TENTATIVE PARCEL MAP NO. 061949</u></p> <p>Applicant: Rafael and Aida Torres</p> <p>Location: 10.08± gross acres to the southwest corner of Avenue K and future 106th Street West</p> <p>Request: Subdivision map to create 3 single family lots in the RR-2.5 Zone; Parcel 1 at 100,067 square feet, Parcel 2 at 100,515 square feet, and Parcel 3 at 179,335 square feet</p> <p>Recommendation: Adopt Resolution No. 06-44 approving Tentative Parcel Map No. 061949.</p>
The topic for discussion at the agenda review and for July Planning Commission hearing is elevation for single family residential along arterial streets.	<p><u>COMMISSION AGENDA</u></p>
None	<p><u>DIRECTOR'S ANNOUNCEMENTS</u></p>

None

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDA
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.

Adjourned at 8:49 p.m.

ADJOURNMENT

The meeting is adjourned to Monday, July 10, 2006, at 5:00 p.m., in the Community Development Conference Room, Lancaster City Hall, 44933 Fern Avenue.