



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

Monday

April 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, April 10, 2009, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, April 13, 2009

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

Minutes from the Regular Meeting of March 16, 2009.

APPROVED (7-0-0-0)

CONTINUED PUBLIC HEARINGS

2. **Conditional Use Permit No. 07-05**
DENIED (6-0-1-0) (RECUSED: Commissioner Jacobs)

Applicant: Kaley Aboul-Hosn

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

Request: Construction of a 4,372 square-foot carwash with a detail shop in the CPD Zone

Recommendation: Adopt Resolution No. 09-06 approving Conditional Use Permit No 07-05

NEW PUBLIC HEARINGS

3. **General Plan Amendment 05-01 / Zone Change 05-01 (CUP 07-12)**
APPROVED (5-2-0-0) (NOES: Commissioners Ervin and Haycock)

Applicant: AV California, LLC

Location: 21.32± gross acres located at the northwest corner of 60th Street West and Avenue K

Request: 1. Amend General Plan land use designation for the subject property from UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) to C (Commercial);

2. Rezone property from R-7,000 (single-family residential one dwelling unit per 7,000 square feet) to CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 09-11, a resolution of the Planning Commission of the City of Lancaster, recommending to the City Council certification of the final environmental impact report, necessary environmental findings, and approval of the General Plan Amendment No. 05-01 and Zone Change No. 05-01

4. Conditional Use Permit No. 07-12

APPROVED (7-0-0-0) To continue for 60 days to the June 18, 2009, regular Planning Commission meeting, to allow applicant to address the following issues: 1) adequate loading area; 2) reconsideration of the 25-foot deed/buffer and fire department access on the western property line; 3) review options in regards to providing safe passage for children as pedestrians at such time when construction would occur on the site; 4) public relations outreach with the neighboring residents.

Applicant: AV California, LLC

Location: 21.32± gross acres located at the northwest corner of 60th Street West and Avenue K

Request: Construction of a 219,904 square-foot commercial center, anchored by a 139,410 square-foot home improvement store with an attached 31,659 square-foot outdoor garden center; a total of eight buildings and a separate car wash facility are proposed on the project site; one of the buildings would consist of a combined gas station/convenience store; the other buildings would be used for retail, fast food, and a drug store)

Recommendation: Adopt Resolution No. 09-09 approving Conditional Use Permit No. 07-12 (the Planning Commission approval of the Conditional Use Permit is not in effect unless the General Plan Amendment and Zone Change are in effect)

5. Conditional Use Permit No. 01-02 AM 1

APPROVED (7-0-0-0)

Applicant: Costco Wholesale

Location: Northwest Corner of 10th Street West and Avenue L (Costco Center)

Request: Amendment of Conditional Use Permit No. 01-02 to include the construction of a 3,500 square-foot automatic drive-through self-service car wash

Recommendation: Adopt Resolution No. 09-08 approving Conditional Use Permit No. 01-02 AM1

6. **Conditional Use Permit No. 08-21**

APPROVED (7-0-0-0)

Applicant: Michael Ossola

Location: 1028 West Avenue L-12

Request: Location of a church within an existing industrial building in the Light Industrial Zone

Recommendation: Adopt Resolution No. 09-10 approving Conditional Use Permit No. 08-21

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, May 11, 2009, at 6 p.m., in the Planning Large Conference, City Hall.