



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

Monday

May 18, 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, May 15, 2009, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, May 11, 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
APPROVED (7-0-0-0)

Minutes from the Regular Meeting of April 20, 2009, and Minutes from the Special Meeting of March 2, 2009.

NEW PUBLIC HEARINGS

2. **Tentative Tract Map No. 70238 / Conditional Use Permit No. 07-19**
APPROVED (7-0-0-0) To continue for 60 days to allow applicant to address Commission's concerns regarding parking, trash containers, recreational amenities, and neighborhood issues (traffic, dust control).

Applicant: Jusdyco, Inc.; Lancaster, LLC

Location: 14.3± gross acres located on the northeast corner of 50th Street West and Lancaster Boulevard

Request: A Residential Planned Community of 160 individual detached airspace condominiums, with 1.7± acres of common open space in the MDR (Moderate Density Residential, 6.6 to 15 dwelling units per acre) Zone

Recommendation: Adopt Resolution No. 09-13 approving Conditional Use Permit No. 07-19 and Tentative Tract Map No. 70238

3. **Tentative Tract Map No. 70861**
APPROVED (7-0-0-0) To continue indefinitely

Applicant: Lancaster Economic Development/Redevelopment Agency

Location: 6.23± gross acres located at the southwest corner of Beech Avenue and Avenue I

Request: A subdivision for seven lots (six lots located in the high density residential zone and one in the commercial zone)

Recommendation: Continue Tentative Tract Map No. 70861 indefinitely

4. **Amendment to Title 17 of the Lancaster Municipal Code (Zoning Ordinance)**
APPROVED (7-0-0-0)

Applicant: City of Lancaster

Location: City Wide

Request: Amend Title 17 (Zoning Ordinance) of the Municipal Code modifying the expiration date for Conditional Use Permits and increasing the allowable number of extensions for Site Plan Reviews and Conditional Use Permits

Recommendation: Adopt Resolution No. 09-14 recommending to the City Council approval of an amendment to Title 17 of the Lancaster Municipal Code, the Zoning Ordinance, in order to modify the expiration date for Conditional Use Permits and increase the number of extensions available for Site Plan Reviews and Conditional Use Permits

NEW PUBLIC HEARINGS

5. **Proposed Vacation of Excess Street Right-of-Way**
APPROVED (7-0-0-0)

Applicant: Planning Department

Location: Approximately 17,777 square feet of Date Avenue and Jackman Street located between Jackman Street and Kettering Street

Request: Review proposed vacation of excess street right-of-way and determine if it is in conformity with the General Plan

Recommendation: Find that the vacation of excess street right-of-way at the location described is in conformance with the adopted General Plan

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, June 8, 2009, at 5:30 p.m., in the Planning Large Conference, City Hall.