

AGENDA ITEM: 3.a.

DATE: 06-15-09

## STAFF REPORT

### CONDITIONAL USE PERMIT NO. 07-08 REQUEST FOR EXTENSION

DATE: June 15, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: InSite Development LLC

LOCATION: 4.27± acres bounded by Lancaster Boulevard, Elm Avenue, Milling Street, and Fig Avenue

REQUEST: Development of a mix-use project consisting of a maximum of 140 new dwelling units, and re-use of existing commercial buildings for restaurant and entertainment/lounge purposes, including on-site sale of alcoholic beverages

RECOMMENDATION: Grant a one-year extension to June 18, 2010, based on the findings contained in the staff report and subject to added condition Nos. 17-20 and all other previously approved conditions.

BACKGROUND AND STATUS: The subject property is designated SP (Specific Plan) by the General Plan, subject to the Downtown Lancaster Specific Plan, and contains two existing commercial buildings, a parking lot displaying signs of disrepair, and vacant land along Milling Street on the south portion of the property. On June 18, 2007, the Planning Commission approved Conditional Use Permit No. 07-08 for two years. This is the first and only request available for an extension. The applicant has requested an extension due to financial constraints, although he has submitted building plans for plan check for portions of the project, and expects to begin physical work on the site in the next couple of months.

#### FINDINGS:

1. The approval of the extension is consistent with the goals, objectives, policies, action programs, and land use designations of the adopted General Plan, and Downtown Lancaster Specific Plan, because it will promote the development of a mix of residential, commercial, and dining uses on the site.

2. The findings justifying the original approval of the conditional use permit on June 18, 2007, remain valid.
3. The approval of the extension will allow for development of a project that is of benefit to the public health, safety, and welfare through completion of vital infrastructure or public improvements, and will contribute to the economic revitalization of the downtown area.
4. The granting of the extension is necessary to allow sufficient time for the applicant to obtain additional funding for development of the project.
5. There is no substantial change in the land use or development patterns in the vicinity of the project that would cause detriment to the public health, safety, or welfare should the extension be granted because the surrounding properties consist of commercial and some residential uses.

ADDED CONDITIONS:

17. Contact the Los Angeles County Waterworks District to determine if there are additional off-site improvements or conditions which would be required. The proposed development will also be required to pay all applicable Waterworks District fees.
18. The development shall comply with all requirements of Ordinance No. 907 (Water Efficient Landscaping Requirements).
19. Per the direction of the Directors of Planning and Public Works, at the time of project construction, the applicant shall be required to comply with all Ordinances adopted to address the balance of water supply to water demand.
20. Prior to grading, the applicant shall provide 24 hours, 7 days a week a contact name and valid phone number regarding blowing dust or debris from the site.

Respectfully submitted,

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Randie Davis, Assistant Planner

cc: Applicant  
Engineer

Attachments: Applicant's Findings  
Planning Commission Staff Report for June 18, 2007