

A G E N D A R E C A P
LANCASTER PLANNING COMMISSION
SPECIAL MEETING

Tuesday,
July 7, 2009
6:00 p.m.
Council Chambers - Lancaster City Hall
44933 Fern Avenue, Lancaster, California 93534

**If additional time is required to receive public testimony,
and the Planning Commission determines it necessary to carry over the special meeting,
it may adjourn to as early as 8:00 a.m. on Wednesday, July 8, 2009.**

AGENDA REVIEW

Monday, June 29, 2009
5:30 P.M.
Planning Conference Room – Large

The Commission Secretary hereby declares that the agenda was posted by 5:00 p.m. on Friday, July 3, 2009, at the entrance to the Lancaster City Hall Council Chambers.

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. Any person who would like to address the Planning Commission is requested to complete a speaker card for the Recording Secretary. Speaker cards are available at the rear of the Council Chambers. **Individual speakers are limited to one (1) minute each.**

NEW PUBLIC HEARINGS

Any person who would like to address the Planning Commission on these agendized items is requested to complete a speaker card for the Recording Secretary. **Individual speakers are limited to three (3) minutes each for each of the two projects.**

WALMART PROJECT (Northwest Corner)

**1. General Plan Amendment 06-04 / Zone Change 06-04
APPROVED (6-1-0-0) (NOES: Commissioner Ervin)**

Applicant: Lancaster West 60th, LLC

Location: 40± gross acres located on the northwest corner of 60th Street West and Avenue L

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) and R-10,000 (single family residential, one dwelling unit per 10,000 square feet) to CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 09-19, a resolution of the Planning Commission of the City of Lancaster, California, recommending to the City Council certification of the final environmental impact report, necessary environmental findings, and approval of the General Plan Amendment No. 06-04 and Zone Change No. 06-04

**2. Conditional Use Permit No. 06-09, Tentative Parcel Map No. 68150
APPROVED (6-1-0-0) (NOES: Commissioner Ervin) With added Condition No. 67, and amended Condition Nos. 17, 64, and 66.**

Applicant: Lancaster West 60th, LLC

Location: 40± gross acres located on the northwest corner of 60th Street West and Avenue L

Request: 1. Conditional Use Permit No. 06-09 to construct a 366,376 square-foot commercial shopping center including a 217,652 square-foot Wal-Mart with incidental off-sale of alcoholic beverages

2. Tentative Parcel Map No. 68150 to create 8 parcels on the site ranging in size from 0.68 acres to 19.99 acres in the CPD Zone

Recommendation: Adopt Resolution No. 09-20 approving Conditional Use Permit No. 06-09, and adopt Resolution No. 09-21 approving Tentative Parcel Map No. 68150, and related environmental findings

TARGET PROJECT (Southeast Corner)

**3. General Plan Amendment 06-03 / Zone Change 06-03
APPROVED (6-1-0-0) (NOES: Commissioner Ervin)**

Applicant: The Frank and Yvonne Lane 1993 Family Trust, Joshua Lane LLC, and The Wood Group

Location: 10.0± gross acres located between 57th and 60th Streets West and on the north side of Avenue L-4

Request: 1. Amend General Plan land use designation for the subject property from OP (Office Professional) to C (Commercial)
2. Rezone property from OP (Office Professional) to CPD (Commercial Planned Development)

Recommendation: Adopt Resolution No. 09-22, 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. 06-03 and Zone Change No. 06-03

**4. Conditional Use Permit No. 06-08
APPROVED (6-1-0-0) (NOES: Commissioner Ervin) With added Condition No. 65, and amended Condition Nos. 58, 64, 68, and 69.**

Applicant: The Frank and Yvonne Lane 1993 Family Trust, Joshua Lane LLC, and The Wood Group

Location: 40.26± gross acres located at the southeast corner of 60th Street West and Avenue L for the Conditional Use Permit

Request: A Conditional Use Permit to construct a 395,355 square-foot commercial shopping center, with off-site sales of alcoholic beverages for the Anchor 1 building and the Drug Store

Recommendation: Adopt Resolution No. 09-23, adopting environmental findings and approving Conditional Use Permit 06-08

DIRECTOR'S ANNOUNCEMENTS

COMMISSION AGENDA

ADJOURNMENT

The meeting is adjourned to Monday, July 13, 2009, at 5:30 p.m., in the Large Planning Conference Room, Lancaster City Hall.