



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

**Tuesday
February 17, 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, February 6, 2009, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, February 9, 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 (6-0-0-1) (ABSENT: Chairman Vose)

Minutes from the Regular Meeting of January 20, 2009, and Minutes from the Special Meetings of November 3 and December 1, 2008; January 6 and February 2, 2009.

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 80-24 (Amended 3)

APPROVED (6-0-0-1) (ABSENT: Chairman Vose)

- Applicant: Greek Orthodox Church of St. Constantine
- Location: 43404 N. 30th Street West (3.2 acres generally located at the northeast corner of 30th Street West and Avenue K-4)
- Request: 1. Review the operation of the Hellenic Center in accordance with Condition No. 20 approved by the Planning Commission on September 17, 2007
2. Consider the applicant's request to develop an additional parking area of 60 parking spaces to provide a total of 174 off-street parking spaces on the site to serve the church and existing Hellenic Center
- Recommendation: Continue the hearing to the March 16, 2009, regular meeting of the Planning Commission

3. Conditional Use Permit No. 07-05

APPROVED (5-0-1-1) (RECUSED: Commissioner Jacobs; ABSENT: Chairman Vose) to continue to the March 16, 2009, Planning Commission meeting; applicant shall pay the fees to re-notice.

- Applicant: Kaley Aboul-Hosn
- Location: .71± gross acres located on the northwest corner of Avenue J and 17th Street West
- Request: Construction of a 3,327 square-foot carwash with a cashier and waiting area in the CPD Zone
- Recommendation: Continue Conditional Use Permit No. 07-05 to the March 16, 2009, Planning Commission meeting. The applicant shall pay fees to re-notice for the March 16, 2009, public hearing

NEW PUBLIC HEARINGS

4. Conditional Use Permit No. 08-17

APPROVED (6-0-0-1) (ABSENT: Chairman Vose) To continue indefinitely.

- Applicant: Tom Davies (Davies Properties)
- Location: Southeast corner of 15th Street West and Avenue J

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Request: Construction of a 15,485 square-foot retail building with drive-thru service, including an incidental off-sale alcoholic beverage establishment, and the demolition of existing structures

Recommendation: Continue Conditional Use Permit No. 08-17 indefinitely

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 Wednesday, February 18, 2009, at 5 p.m., in the Council Chambers for a Special Meeting of the Planning Commission.