



44933 Fern Avenue, Lancaster, California 93534

## **A G E N D A R E C A P**

### **LANCASTER PLANNING COMMISSION REGULAR MEETING**

**Monday  
August 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, August 7, 2009, at the entrance to the Lancaster City Hall Council Chambers

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#### **AGENDA REVIEW**

Monday, August 10, 2009  
5:30 P.M.  
Planning Conference Room – Large

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#### **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 (3) business days 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 Planning Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Planning Department at (661) 723-6100.

**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 (5-0-1-1) (ABSTAINED: Harvey, ABSENT: Jacobs) with corrections to the July 20, 2009, Minutes.**

Minutes from the Regular Meetings of June 15 and July 20, 2009.

**CONTINUED PUBLIC HEARINGS**

**2. Amendment to Title 17 of the Lancaster Municipal Code (Zoning Ordinance)  
**APPROVED (6-0-0-1) (ABSENT: Jacobs)****

Applicant: City of Lancaster

Location: Citywide

Request: Amendment to Title 17 (Zoning Ordinance) of the Municipal Code modifying the Wind Energy requirements to regulate non-commercial Vertical Axis Wind Turbine Systems (VAWTS) in the residential zones

Recommendation: Adopt Resolution No. 09-24 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 Wind Energy requirements, and adding Section 17.08.060.Y and 17.08.335 to provide regulations for residential zones

**NEW PUBLIC HEARINGS**

**3. Conditional Use Permit No. 09-05  
**APPROVED (6-0-0-1) (ABSENT: Jacobs)****

Applicant: Purple Cow Hospitality Corporation

Location: 858 West Lancaster Boulevard

Request: A Conditional Use Permit for on-site sale and consumption of alcohol (Type 47, sale of beer, wine and distilled spirits for a bona fide restaurant) for Giannini Bistro and Grill in SP 08-01 (Downtown Lancaster Specific Plan)

Recommendation: Adopt Resolution No. 09-26 approving Conditional Use Permit No. 09-05

**4. Tentative Tract Map No. 62794  
APPROVED (6-0-0-1) (ABSENT: Jacobs)**

Applicant: Royal Investors Group LLC

Location: 28.0± gross acres located on the southeast corner of Avenue I and 35<sup>th</sup> Street West

Request: A subdivision for 102 single family lots in the R-7,000 Zone

Recommendation: Continue Tentative Tract Map No. 62794 to a date uncertain

**NEW BUSINESS**

**5. Proposed Vacation of Excess Alley Easement  
APPROVED (6-0-0-1) (ABSENT: Jacobs)**

Applicant: Planning Department

Location: Approximately 140 feet south of Avenue J east of Fig Avenue

Request: Vacation of 153.24 feet of an alley easement located approximately 140 feet south of Avenue J and east of Fig Avenue

Recommendation: Find that the vacation of excess alley easement 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, September 14, 2009, at 5:30 p.m., in the Planning Large Conference Room, City Hall.