



44933 Fern Avenue, Lancaster, California 93534

A G E N D A

LANCASTER PLANNING COMMISSION REGULAR MEETING

**Monday
September 21, 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, September 11, 2009, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, September 14, 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 (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

Minutes from the Regular Meeting of August 17, 2009.

APPROVED (4-0-1-2) (ABSTAINED: Jacobs; ABSENT: Haycock and Smith)

NEW PUBLIC HEARINGS

2. **Conditional Use Permit No. 05-27**
APPROVED (5-0-0-2) (ABSENT: Haycock and Smith) One-year extension to September 2010

Applicant: Agape Church

Location: 10± acres located on the southwest corner of Lancaster Boulevard and 18th Street East

Request: Construction of a 16,982 square-foot church/sanctuary, and a 9,000 square-foot activity center in the R-7,000 Zone

Recommendation: Grant a one-year extension to September 15, 2010, based on the findings contained in the staff report, and subject to added Condition Nos. 28-35 and all other previously approved conditions

NEW BUSINESS

3. **Conformity Report as it pertains to the proposed Amendment No. 2 to the Redevelopment Plan for the Lancaster Fox Field Redevelopment Project**
APPROVED (5-0-0-2) (ABSENT: Haycock and Smith)

Applicant: Lancaster Redevelopment Agency

Location: Fox Field Redevelopment Project Area

Request: Approval of Conformity Report as it pertains to the Proposed Amendment No. 2 to the Redevelopment Plan for the Lancaster Fox Field Redevelopment Project

Recommendation: Adopt Resolution No. 09-27 finding that the Proposed Amendment No. 2 "Amendment No. 2" to the Redevelopment Plan for the Lancaster Fox Field Redevelopment Project does not affect the General Plan of the City of Lancaster, recommending to the City Council adoption of the Negative Declaration prepared for Amendment No. 2, and recommending approval and adoption of Amendment No. 2

4. Proposed Vacation of Excess Road Right-of-Way
APPROVED (5-0-0-2) (ABSENT: Haycock and Smith)

Applicant: Planning Department

Location: Approximately 9,166 square feet located north of Avenue J and south of Lancaster Boulevard on the east side of 40th Street East

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

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

DIRECTOR'S ANNOUNCEMENTS

COMMISSION AGENDA

Reschedule the Planning Commission meetings of January 18 and February 15, 2010, due to the Martin Luther King, Jr., Day and President's Day holidays.

The meetings will be held on Tuesday, January 19, and Tuesday, February 16, 2010.

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, October 12, 2009, at 5:30 p.m., in the Planning Large Conference Room, City Hall.