



44933 Fern Avenue, Lancaster, California 93534

A G E N D A R E C A P

LANCASTER PLANNING COMMISSION REGULAR MEETING

Monday

July 20, 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, July 10, 2009, at the entrance to the Lancaster City Hall Council Chambers

AGENDA REVIEW

Monday, July 13, 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

To be approved at the August 17, 2009, Planning Commission Meeting.

Minutes from the Regular Meeting of June 15, 2009.

CONTINUED PUBLIC HEARINGS

2. **Conditional Use Permit No. 07-19 and Tentative Tract Map No. 70238**
APPROVED (7-0-0-0)

Applicant: Jusdyco, Inc.; Lancaster, LLC

Location: 14.3± gross acres located on the northeast corner of 50th Street West and Lancaster Boulevard

Request: Construction of a Residential Planned Community of 155 individual detached airspace condominiums, with 1.9 acres of common open space in the MDR (Moderate Density Residential, 6.6 to 15 dwelling units per acre) Zone

Recommendation: Adopt Resolution No. 09-13 approving Conditional Use Permit No. 07-19 and Tentative Tract Map No. 70238, including revised site plan and conditions

NEW PUBLIC HEARINGS

3. **ONE-YEAR EXTENSION**

a. **Tentative Tract Map No. 61574**
Agenda item removed; applicant withdrew extension request due to state legislation AB333 automatically extending maps for 2 years.

Applicant: United Engineering Group

Location: 26.6± gross acres located on the southwest corner of Avenue K and 30th Street East

Request: Subdivision of 45 single family lots in the R-10,000 Zone

Recommendation: Grant a one-year extension to July 17, 2010, based on the findings contained in the staff report, and subject to added Condition Nos. 12, 13, 14, and all other previously approved conditions

4. **Conditional Use Permit No. 09-04**

APPROVED (7-0-0-0)

Applicant: Schooners Patio Grille, Inc.

Location: 2797 West Avenue L

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 Schooners Patio Grille in the CPD (Commercial Planned Development) Zone

Recommendation: Adopt Resolution No. 09-25 approving Conditional Use Permit No. 09-04

5. **Amendment to Title 17 (Zoning Ordinance) of the Lancaster Municipal Code**
Continued to the August 17, 2009, Planning Commission Meeting.

Applicant: City of Lancaster

Location: Citywide

Request: Amendment to Title 17 (Zoning Ordinance) of the Lancaster Municipal Code, modifying the Wind Energy requirements and add Section 17.08.332, which would regulate non-commercial wind energy conversion systems in the residential zones

Recommendation: Continue this item to the Planning Commission regular meeting of August 18, 2009

6. **Housing Element Revision**

APPROVED (7-0-0-0)

Applicant: City of Lancaster

Location: Citywide

Request: Update of the Lancaster General Plan Housing Element to address housing needs for planning period January 1, 2006, to June 30, 2014

Recommendation: Receive public testimony on the General Plan Housing Element and approve Resolution No. 09-18, recommending to the City Council approval of an update of the General Plan Housing Element, in accordance with the corrections provided by State

CITY OF LANCASTER, CALIFORNIA
Planning Commission Regular Meeting Agenda
July 20, 2009

Department of Housing and Community Development (HCD) (see Exhibit "A")

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, August 10, 2009, at 5:30 p.m., in the Planning Large Conference Room, City Hall.