



**LANCASTER PLANNING COMMISSION
REGULAR MEETING**

AGENDA

Monday

March 18, 2019

5:00 p.m.

Council Chambers – Lancaster City Hall
The Commission Secretary hereby declares that the agenda was posted
by 5:00 p.m. on Friday, March 15, 2019,
at the entrance to the Lancaster City Hall Council Chambers.
44933 Fern Avenue, Lancaster, California 93534

PLANNING COMMISSION

Chairman James D. Vose
Vice Chairperson Sandy Smith
Commissioner Diana Cook
Commissioner Silvia Donovan
Commissioner Cassandra D. Harvey
Commissioner King L. Moore, II
Commissioner Rutger R. Parris

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CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Vose, Vice Chairperson Smith, Commissioners Cook, Donovan, Harvey, Moore, and Parris

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

Any person who would like to address the Planning Commission on any agendized 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.**

CONSENT CALENDAR

MINUTES

1. **[Approval of Minutes from the Regular Meeting of February 25, 2019](#)**

CONTINUED PUBLIC HEARING

2. **[Conditional Use Permit No. 18-08/Tentative Tract Map No. 82039](#)**

Applicant:	City of Lancaster Housing Authority
Location:	±9.92 gross acres on the east side of 15 th Street West between Avenue J-2 and Avenue J-4; Assessor's Parcel Numbers (APNs) 3123-013-900, -901; 3123-014-900 thru -916; 3123-015-900 thru -908
Request:	The construction and operation of a 202,818 square-foot residential care development and the creation of three parcels in Mixed Use – Neighborhood (MU-N) zone
Recommendation:	Adopt Resolution No. 19-04 approving Conditional Use Permit No. 18-08 for the construction and operation of a 202,818 square-foot residential care development and Tentative Tract Map No. 82039 to create three parcels in the MU-N zone

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3. [Tentative Parcel Map No. 82327](#)

Applicant: Dennis Pursley

Location: 2.5 ± gross acre site located along 43rd Street West south of Avenue M-12 (Assessor's Parcel No. 3111-002-052)

Request: Subdivide subject property from one parcel into three single-family lots in the Semi-Rural Residential (SRR) zone

Recommendation: Adopt Resolution No. 19-09 approving Tentative Parcel Map No. 82327.

NEW PUBLIC HEARINGS

4. [Conditional Use Permit No. 18-27](#)

Applicant: Grow Op Farms CA, LLC

Location: 742 West Avenue L, 752 West Avenue L, and 42650 8th Street West (Assessor's Parcel Numbers (APN) 3128-009-006, -083, -084 & -100)

Request: A Conditional Use Permit (CUP) No. 18-27 to allow for the construction and operation of a cannabis cultivation, manufacturing, and self-distribution facility that consists of tenant improvements to three existing industrial buildings (97,075.8 square-feet of cultivation area; 5,500 square feet of manufacturing area) and new construction of 16 buildings (58,240 square-feet of cultivation area) located at 742 West Avenue L, 752 West Avenue L and 42650 8th Street West, waiver for distance requirements, and adopting a Mitigated Negative Declaration (MND)

Recommendations: Adopt Resolution No. 19-06 approving Conditional Use Permit (CUP) No. 18-27 to allow for the construction and operation of a cannabis cultivation, manufacturing, and self-distribution facility that consists of tenant improvements to three existing industrial buildings (97,075.8 square-feet of cultivation area; 5,500 square feet of manufacturing area) and new construction of 16 buildings (58,240 square-feet of cultivation area) located at 742 West Avenue L, 752 West Avenue L and 42650 8th Street West (APN 3128-009-006, -083, -084, & -100), waiver for distance requirements, and adopting a Mitigated Negative Declaration (MND).

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5. [Tentative Tract Map 70180/Conditional Use Permit No. 15-18](#)

Applicant: So Cal Desert 5, LLC and Lancaster Blvd & 45th Street West, LLC

Location: ±19.55 gross acres at the northeast corner of Lancaster Boulevard and 44th Street West; Assessor's Parcel Numbers (APNs): 3153-007-004, -005, -006, -024

Request: A Residential Planned Development (RPD) consisting of 109 single-family residential lots and 6 open space lots in the R-7,000 (single-family residential, minimum lot size 7,000 square feet) zone and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-12 approving Tentative Tract Map No. 70180 and Conditional Use Permit No. 15-18 for subdivision and creation of a residential planned development consisting of 109 single-family residential lots and 6 open-space lots in the R-7,000 zone and adopting a Mitigated Negative Declaration (MND).

6. [Tentative Tract Map 70181/Conditional Use Permit No. 15-15](#)

Applicant: Lancaster Blvd & 42nd Street West, LLC

Location: ±23.36 gross acres at the northwest corner of Lancaster Boulevard and 40th Street West; Assessor's Parcel Numbers (APNs): 3153-007-011, -012, -014, -018, -019, -020, -022; 3153-008-009

Request: A Residential Planned Development (RPD) consisting of 141 single-family residential lots and 6 open space lots in the R-7,000 (single-family residential, minimum lot size 7,000 square feet) zone and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-13 approving Tentative Tract Map No. 70181 and Conditional Use Permit No. 15-15 for subdivision and creation of a residential planned development consisting of 141 single-family residential lots and 6 open space lots in the R-7,000 zone and adopting a Mitigated Negative Declaration (MND).

7. [Tentative Tract Map 70182/Conditional Use Permit No. 15-16](#)

Applicant: Lancaster Blvd & 42nd Street West, LLC and 41st West LLC

Location: ±28.10 gross acres bounded by Avenue I, 40th Street West, Jackman Street, and 42nd Street West; Assessor's Parcel Numbers (APNs): 3153-008-006, -007, -010, -011, -012, -013, -017

Request: A Residential Planned Development (RPD) consisting of 139 single-family residential lots, 3 open space lots, and 1 drainage

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channel lot in the R-7,000 (single-family residential, minimum lot size 7,000 square feet) zone and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-14 approving Tentative Tract Map No. 70182 and Conditional Use Permit No. 15-16 for subdivision and creation of a residential planned development consisting of 139 single-family residential lots, 3 open space lots, and 1 drainage channel lot in the R-7,000 zone and adopting a Mitigated Negative Declaration (MND).

8. Tentative Tract Map 70892/Conditional Use Permit No. 15-17

Applicant: WKR 360-3, LLC

Location: 29.43± gross located on the southeast corner of Avenue I and 40th Street West; Assessor's Parcel Numbers (APNs): 3153-009-007, -009

Request: A Residential Planned Development (RPD) consisting of 154 single-family residential lots in the R-7,000 zoning designation and adopting a Mitigated Negative Declaration (MND)

Recommendation: Adopt Resolution No. 19-11 approving a Tentative Tract Map No. 70892 and Conditional Use Permit No. 15-17 to allow for a Residential Planned Development of 154 single-family residential lots in the R-7,000 zoning designation and adopting a Mitigated Negative Declaration (MND).

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

- Discuss possible dates for Special Planning Commission Study Session

COMMISSION AGENDA

- Adoption of the Code of Conduct and Ethics for Appointed Officials to the City's Commissions and Boards

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 the Special Meeting for Agenda Review on April 8, 2019, at 4:30 p.m., in the Lancaster City Hall Council Chambers.

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MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business-day notice is strongly recommended. For additional information, please contact the City Clerk at (661) 723-6020.

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 Community Development Division counter, and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the Community Development Division at (661) 723-6100.