



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA
Monday
May 20, 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, May 17, 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

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 20, 2019**

CALL TO ORDER

INVOCATION

Pastor Bobby Moody of Aglow International

PLEDGE OF ALLEGIANCE

ROLL CALL

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

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 April 15, 2019](#)

NEW PUBLIC HEARINGS

2. [Vesting Tentative Tract Map No. 67494 \(Time Extension\)](#)

Applicant: Civil Design and Drafting, Inc.

Location: 9.55 gross acres located on the northwest corner of 52nd Street West and Avenue L (Assessor's Parcel Numbers: 3204-006-036 and 3204-006-037)

Request: A one-year time extension to an approved Vesting Tentative Tract Map (VTTM) to subdivide 9.55 gross acres into 20 single-family lots in the Single-Family Residential (R-15,000) zone.

Recommendation: Adopt Resolution No. 19-18, granting a one-year extension to April 21, 2020, for Vesting Tentative Tract Map No. 67494 (Assessor's Parcel Nos. 3204-006-036 and 3204-006-037), for a subdivision for 20 single-family lots

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 20, 2019**

3. [Tentative Tract Map No. 73507 \(Time Extension\)](#)

Applicant: CV Communities, LLC

Location: 237.25 gross acres south of Avenue K, north of Avenue K-8, east of 70th Street West, and west of 60th Street West

Request: A three-year extension to an approved TTM to subdivide 237.25 gross acres into 753 single-family lots, two neighborhood park sites, and an open space area serving storm water detention and water quality filtration purposes

Recommendation: Adopt Resolution No. 19-19, granting a three-year extension to June 19, 2022, for Tentative Tract Map No. 73507 (Assessor's Parcel No. 3204-002-126), for a subdivision for 753 single-family lots, two neighborhood park sites, and an open space area.

4. [Conditional Use Permit No. 12-06/Tentative Parcel Map No. 74904 \(Time Extension\)](#)

Applicant: Antelope Valley Christian Center
c/o Antelope Valley Engineering

Location: 81.24± gross acres on the southwest corner of Avenue K-8 and 30th Street East (APN: 3170-008-032)

Request: Grant a two-year time extension to May 15, 2021 for Tentative Tract Map No. 74904/Conditional Use Permit No. 12-06 for a four lot subdivision and 32,524 square foot church in the RR-2.5 zone.

Recommendation: Adopt Resolution No. 19-20, granting a two-year time extension to May 15, 2021 for Tentative Tract Map No. 74904/Conditional Use Permit No. 12-06, for a four lot subdivision and 32,524 square foot church in the RR-2.5 zone.

5. [Tentative Tract Map No. 74101/Conditional Use Permit No. 16-09](#)

Applicant: TK Properties, LLC (Andrew Pham)

Location: ±22.51 gross acres (19.80 net acres) at the southwest corner of Avenue K and 25th Street East; Assessor's Parcel Numbers (APNs): 3170-006-005, -038, -040, -041, -042

Request: Residential Planned Development (RPD) consisting of 86 single family residential lots and 2 open space lots in the R-10,000 (single family residential, minimum lot size 10,000 square feet) zone.

Recommendation: Adopt Resolution No. 19-21 approving Tentative Tract Map No. 74101 and Conditional Use Permit No. 16-09 for a residential planned

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 20, 2019**

development consisting of 86 single family residential lots and 2 open space (park) lots in the R-10,000 (single family residential, minimum lot size 10,000 square feet) zone located at the southwest corner of Avenue K and 25th Street East (APNs: 3170-006-005, -038, -040, -041, -042) and adopting a Mitigated Negative Declaration.

6. Conditional Use Permit No. 18-26

Applicant: Abbey Road (Attn: Nuccio Patti)

Location: ±2.3 gross acres on the west side of Sahuayo Street, north of Avenue K-4; Assessor's Parcel Number (APN): 3126-031-039

Request: Construction and operation of an 85,042 square foot, 80-unit residential building for special needs housing with an emphasis on transition aged youth and young families and a density bonus in the SP 80-02 (Specific Plan No. 80-02: Lancaster Business Park) zone.

Recommendation: Adopt Resolution No. 19-22 approving Conditional Use Permit No. 18-26 for the construction and operation of an 85,042 square foot, 80-unit residential building for special needs housing and a density bonus in the SP 80-02 (Specific Plan No. 80-02: Lancaster Business Park) zone located on the west side of Sahuayo Street north of Avenue K-4 (APN: 3123-031-039) and adopting a Notice of Exemption.

7. Standardized Conditions

Applicant: City of Lancaster, Development Services Department

Location: Citywide

Request: Approval of standardized conditions for use in future approvals of land use actions.

Recommendation: Adopt Resolution No. 19-23 approving standardized conditions for use in the approval of land use actions.

COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS

COMMISSION AGENDA

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, MAY 20, 2019**

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 June 10, 2019, at 4:30 p.m., in the Lancaster City Hall Council Chambers.

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.