



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA
Monday
July 15, 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, July 12, 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

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.**

MINUTES

1. [Approval of Minutes from the Regular Meeting of June 17, 2019](#)

CONTINUED PUBLIC HEARINGS

2. [Conditional Use Permit No. 19-05](#)

Applicant: Retro City Gift Arcade LLC

Location: 718 West Avenue J (Assessor Parcel Number (APN): 3131-003-003)

Request: Conditional Use Permit (CUP) to allow for an arcade gaming facility and gift shop in an existing tenant space (Retro City Gift and Arcade) in the Commercial (C) zoning designation, located at 718 W Avenue J (APN 3131-003-003)

Recommendation: Adopt Resolution 19-25 approving Conditional Use Permit to allow for an arcade gaming facility and gift shop in an existing tenant space (Retro City Gift and Arcade) in the Commercial (C) zoning designation, located at 718 W Avenue J (APN 3131-003-003).

NEW PUBLIC HEARINGS

3. [Conditional Use Permit No. 19-08](#)

Applicant: New Life Community Church

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Location: Southeast corner of Challenger Way and Lancaster Boulevard (Assessor's Parcel No. 3147-003-094)

Request: Conditional Use Permit (CUP) to construct and operate a 14,392 square foot church (New Life Community Church) within the R-7,000 zoning designation

Recommendation: Adopt Resolution No. 19-27 approving Conditional Use Permit (CUP) to construct and operate a 14,392 square-foot church (New Life Community Church) within the R-7,000 zoning designation, located at the Southeast corner of Challenger Way and Lancaster Boulevard (Assessor's Parcel No. 3147-003-094).

4. Conditional Use Permit No. 19-09

Applicant: E. & J. Burgers, Inc. (Burgerim)

Location: 4075 West Avenue L (Assessor's Parcel Number (APN): 3110-007-028)

Request: A Conditional Use Permit to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License in an approximately 1,300 square-foot restaurant (Burgerim) within an existing commercial shopping center (Quartz Hill Town Centre) in the Commercial Planned Development (CPD) zone

Recommendation: Adopt Resolution No. 19-28 approving Conditional Use Permit No. 19-09 to allow a Type 41 (on-sale beer and wine for a bona fide restaurant) Alcohol Beverage Control License in an approximately 1,300 square-foot restaurant tenant space (Burgerim) in the Commercial Planned Development (CPD) zone, located at 4075 West Avenue L (APN: 3110-007-028).

5. Conditional Use Permit No. 19-11

Applicant: Bhupinder S. Grewal (Wonder Grocery Market)

Location: 44117 Division Street (Assessor's Parcel Number (APN) 3132-017-006)

Request: A Conditional Use Permit (CUP) to allow a Type 20 (off-sale general for a convenience market) Alcoholic Beverage Control (ABC) license and waiver from distance requirements in an existing tenant space (Wonder Grocery Market) in the Light Industrial (LI) zone

Recommendation: Adopt Resolution No. 19-29 approving Conditional Use Permit No. 19-11 to allow a Type 20 (off-sale general for a convenience market) Alcoholic Beverage Control (ABC) license and waiver from distance

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requirements in an existing tenant space (Wonder Grocery Market) in the Light Industrial (LI) zone, located at 44117 Division Street (APN 3132-017-006).

6. Zone Text Amendments

Applicant: City of Lancaster

Location: Citywide

Request: Amendment to various sections of the Lancaster Municipal Code, Title 17 (Zoning), Lancaster T.O.D Zones, and the Downtown Lancaster Specific Plan (DLSP) to provide clarification, consistency, and compliance with state code and update standards and regulations

Recommendation: Adopt Resolution No. 19-30 recommending approval to City Council a Zone Text Amendment amending various sections of the Lancaster Municipal Code, Title 17 (Zoning), Lancaster T.O.D Zones, and the Downtown Lancaster Specific Plan (DLSP) to provide clarification, consistency, and compliance with state code and update standards and regulations.

COMMUNITY DEVELOPMENT MANAGER'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 the Special Meeting for Agenda Review on August 12, 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.

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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.