



**LANCASTER PLANNING COMMISSION
REGULAR MEETING
AGENDA RECAP
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

**CITY OF LANCASTER, CALIFORNIA
PLANNING COMMISSION
REGULAR MEETING AGENDA RECAP
MONDAY, JULY 15, 2019**

CALL TO ORDER

5:00 p.m.

INVOCATION

Vose

PLEDGE OF ALLEGIANCE

Donovan

ROLL CALL

PRESENT: Cook, Donovan, Moore, Parris, Smith, and Vose.

ABSENT: Harvey.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

None.

MINUTES

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

APPROVED: 5-0-1-0-1 (ABSTAIN: Donovan; ABSENT: Harvey)

CONTINUED PUBLIC HEARINGS

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

APPROVED: 5-1-0-0-1 (NOES: Moore; ABSENT: Harvey)

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).

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NEW PUBLIC HEARINGS

3. Conditional Use Permit No. 19-08

APPROVED: 6-0-0-0-1 (ABSENT: Harvey)

Applicant: New Life Community Church

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

APPROVED: 6-0-0-0-1 (ABSENT: Harvey)

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

**DENIED on a split vote of 3-3-0-0-1 (NOES: Cook, Donovan, and Smith;
ABSENT: Harvey)**

Applicant: Bhupinder S. Grewal (Wonder Grocery Market)

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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 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

APPROVED: 6-0-0-0-1 (ABSENT: Harvey) zone text amendments to amend various sections of the Lancaster Municipal Code, Title 17 (Zoning), Lancaster T.O.D Zones, and the Downtown Lancaster Specific Plan (DLSP) and CONTINUED the amendments to Section 17.12.160 related to signs

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

None.

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.