LANCASTER PLANNING COMMISSION
SPECIAL MEETING
AGENDA RECAP

TELEPHONIC MEETING PURSUANT TO GOVERNOR’S ORDER N-29-20

Monday
June 22, 2020
5:00 p.m.

Council Chambers – Lancaster City Hall
The Commission Secretary hereby declares that the agenda was posted
by 4:30 p.m. on Friday, June 19, 2020,
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 Cassandra D. Harvey
Commissioner King L. Moore, II
Commissioner Rutger R. Parris
Commissioner Daniel Tufts

REGULAR MEETING TELEPHONIC MEETING
PURSUANT TO GOVERNOR’S ORDER
In response to Governor’s Executive Order N-29-20, this meeting will be conducted
telephonically and audio streamed live on Channel 28 and the City’s website:

PUBLIC COMMENTS ON AGENDIZED ITEMS MAY BE SUBMITTED VIA EMAIL TO
DWINTER@CITYOFLANCASTERCA.ORG AT LEAST TWO HOURS PRIOR TO THE
START OF THE MEETING.
All interested persons are invited to electronically attend the Public Hearing. Comments and recommendations may be submitted via:

**Email:** Recording Secretary
dwinter@cityoflancasterca.org
*Comments must be submitted at least two hours prior to the start of the meeting.*

**Mail:** City of Lancaster
44933 Fern Avenue
Lancaster, California 93534
Attn: Danielle Winter

**Phone:** Community Development Division at (661) 723-6214

**Virtual:** Call-In Number: 1 (872) 240-3212
   Attendee Access Code: 816-876-637
   https://global.gotomeeting.com/join/816876637

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**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT:** Vose, Smith, Cook, Harvey, Moore, Parris, and Tufts.

**ABSENT:** None.

**PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS**

None.

**MINUTES**

1. **Approval of Minutes from the Regular Meeting of May 18, 2020**
   APPROVED: 7-0-0-0-0

**CONTINUED PUBLIC HEARINGS**

2. **Senate Bill (SB) 743**
   APPROVED: 7-0-0-0-0

   **Applicant:** City of Lancaster

   **Location:** Citywide
Request: Adoption of the VMT baselines and thresholds as required by SB 743, as outlined in Fehr & Peers report dated April 2020, and an Amendment to the Plan for Physical Mobility of the City of Lancaster General Plan 2030 relating to identification of transportation impacts as part of CEQA compliance and modification to the methodology used to identify transportation-related significant issues associated with land development and infrastructure projects

Recommendation: Adopt Resolution No. 20-09 recommending to City Council approval of General Plan Amendment No. 20-09 for an amendment to the Physical Mobility Chapter for the adoption of VMT baselines and thresholds as required by Senate Bill (SB) 743.

3. Tentative Tract Map 78213 (Time Extension)

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

Applicant: Antelope Valley Engineering Inc.

Location: Northeast Corner of Division Street and Avenue I (Assessor Parcel Numbers (APN) 3176-005-915; -016; 018-019; 021-023; and -030)

Request: Grant a two-year time extension to May 14, 2022, for Tentative Tract Map (TTM) No. 78213 and Conditional Use Permit (CUP) No. 17-27 for a residential planned development of 167 single-family lots and seven open space lots

Recommendation: Adopt Resolution No. 20-10, granting a two-year time extension to May 14, 2022, for Tentative Tract Map No. 78213 and Conditional Use Permit No. 17-27 for a residential planned development of 167 single-family lots and seven open space lots.

4. Conditional Use Permit No. 17-19

APPROVED to be CONTINUED to the July 2020 Regular PC Meeting: 7-0-0-0-0

Applicant: George Alseryani

Location: 0.51± gross acres located at the northwest corner of Avenue I and 20th Street West (APN: 3114-013-069)

Request: Request for Conditional Use Permit (CUP) No. 17-19 to allow for the construction and operation of a gas canopy island, garage, and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control [ABC] license) with a waiver from the distance requirements

Recommendation: Adopt Resolution No. 20-11 approving Conditional Use Permit No. 17-19 to allow for the construction and operation of a gas canopy
island, garage, and a mini-mart with the sale of beer and wine for off-site consumption (Type 20 Alcoholic Beverage Control [ABC] license and a waiver from the distance requirements in the Commercial (C) zone at the northwest corner of Avenue I and 20th Street West and adopting a Notice of Exemption.

5. **Conditional Use Permit No. 18-17**

APPROVED to be CONTINUED to the July 2020 Regular PC Meeting: 7-0-0-0-0

Applicant: Imad Aboujawdah

Location: 5± gross acres located at the northeast corner of Avenue K and 20th Street West (APNs: 3129-019-031, -032; 3129-020-036)

Request: Request for Conditional Use Permit (CUP) No. 18-17 to allow for the construction and operation of a gas canopy island, car wash facility, and a mini-mart allowing the sale of beer and wine for off-site consumption (Type 20 California State Alcoholic Beverage Control [ABC] license) with a waiver from the distance requirements

Recommendation: Adopt Resolution No. 20-12 approving Conditional Use Permit No. 18-17 to allow for the construction and operation of a gas canopy island, car wash facility and a mini-mart in the Commercial Planned Development (CPD) zone at the northeast corner of 20th Street West and Avenue K and adopting a Mitigated Negative Declaration.

Adopt Resolution No. 20-13 denying the Alcoholic Beverage Control (ABC) Type 20 License for the off-sale of beer and wine associated with the proposed development in the Commercial Planned Development (CPD) zone at the northeast corner of 20th Street West and Avenue K.

6. **Conditional Use Permit No. 15-09 (Amendment)**

APPROVED: 7-0-0-0-0

Applicant: sPower Development Company, LLC

Location: 5± gross acres of a 352± gross acre site generally bounded by Avenue J, Avenue K-4, 110th Street West, and 90th Street West. The proposed modification is located at southeast corner of Avenue J-6 and 100th Street West (APN: 3203-034-031)

Request: Modify Conditional Use Permit (CUP) No. 15-09 to establish the boundaries of the battery energy storage system (BESS) (CUP 15-09c)
Recommendation: Adopt Resolution No. 20-14 approving Conditional Use Permit No. 15-09c to allow for construction and operation of the battery storage facility on the subject property at the southeast corner of Avenue J-6 and 100th Street West in the RR-2.5 zone and adopting the Addendum to the Initial Study/Mitigated Negative Declaration approved on October 19, 2015.

7. **Conditional Use Permit No. 17-04 (Amendment)**

**APPROVED: 7-0-0-0-0**

- **Applicant:** sPower Development Company, LLC

- **Location:** 46.4± gross acres at the southeast corner of Avenue J and 100th Street West. The proposed modifications encompass the entirety of the project site (APNs: 3203-034-022, -023, -032, -033)
  - CUP 17-04a: 33.2±acres (APN 3203-034-022, 3203-034-033)
  - CUP 17-04b: 8.2±acres (APN 3203-034-023, 3203-034-032)
  - CUP 17-04c: 5±acres (APN 3203-034-023, 3203-034-032)

- **Request:** Modify Conditional Use Permit (CUP) No. 17-04 to allow for the development of the 650-megawatt substation (CUP No. 17-04a) along with battery storage facilities (CUP No. 17-04b and CUP No. 17-04c).

- **Recommendation:** Adopt Resolution No. 20-15 approving an amendment to Conditional Use Permit No. 17-04 (17-04a, 17-04b, and 17-04c) to allow for the construction and operation of the Big Sky Substation and two battery storage facilities in the RR-2.5 zone and adopting the Addendum to the Initial Study/Mitigated Negative Declaration approved on December 18, 2017.

**COMMUNITY DEVELOPMENT MANAGER’S ANNOUNCEMENTS**

None.

**COMMISSION AGENDA**

None.

**PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS**

None.

**ADJOURNMENT**

The meeting is adjourned to the Special Meeting on **Monday, July 13, 2020**, at 4:30 p.m., via a virtual meeting pursuant to Governor’s Executive Order N-29-20. The meeting will be conducted virtually.