



**LANCASTER PLANNING COMMISSION  
REGULAR MEETING  
AGENDA**

**TELEPHONIC MEETING PURSUANT TO GOVERNOR'S ORDER N-29-20**

**Monday  
July 20, 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, July 17, 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:  
[https://www.cityoflancasterca.org/about-us/departments-services/city-clerk/meetings-agendas-  
and-minutes/public-meetings-web-streaming](https://www.cityoflancasterca.org/about-us/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming)

PUBLIC COMMENTS ON AGENDIZED ITEMS MAY BE SUBMITTED VIA EMAIL TO  
[DWINTER@CITYOFLANCASTERCA.ORG](mailto:DWINTER@CITYOFLANCASTERCA.ORG) AT LEAST TWO HOURS PRIOR TO THE  
START OF THE MEETING.

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, JULY 20, 2020**

**All interested persons are invited to electronically attend the Public Hearing.  
Comments and recommendations may be submitted via:**

**Email:** Recording Secretary  
[dwinter@cityoflanasterca.org](mailto:dwinter@cityoflanasterca.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 \(571\) 317-3112](tel:+15713173112)  
Attendee Access Code: 298-001-581  
<https://global.gotomeeting.com/join/298001581>

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**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

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

In accordance with Governor's Order N-29-20, the public may observe this telephonic meeting by listening to the live broadcast on local cable channel 28 or live stream on the City's website (<https://www.cityoflanasterca.org/about-us/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>). The public may electronically participate in the meeting by sending comments to the Recording Secretary by email; provided, however, that any such electronic submission shall be subject to the following requirements: (a) it must indicate the date of the meeting and agenda item number to which it relates (or indicate that it does not relate to a specific agenda item); (b) it must be sent to the following email address: [dwinter@cityoflanasterca.org](mailto:dwinter@cityoflanasterca.org) and (c) it must be actually received by the Recording Secretary at least **two (2) hours prior** to the meeting. The Recording Secretary will endeavor to read aloud each electronic submission at the appropriate time during the meeting, subject to applicable time and/or other limitation(s). Individual comments are limited to three (3) minutes unless a different time limit is announced.

**MINUTES**

1. [Approval of Minutes from the Special Meeting of June 22, 2020](#)

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
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MONDAY, JULY 20, 2020**

**CONTINUED PUBLIC HEARINGS**

**2. Conditional Use Permit No. 17-19**

Applicant: George Alseryani

Location: 0.51± gross acres located at the northwest corner of Avenue I and 20<sup>th</sup> 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 20<sup>th</sup> Street West and adopting a Notice of Exemption.

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

Applicant: Imad Aboujawdah

Location: 5± gross acres located at the northeast corner of Avenue K and 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> Street West and Avenue K.

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**NEW PUBLIC HEARINGS**

**4. Conditional Use Permit No. 19-17**

Applicant: Jose Alirio Barrera

Location: 42417 Sierra Highway (APN: 3128-008-005 and -006)

Request: A Conditional Use Permit to allow a Type 47 (on-sale general eating place) Alcohol Beverage Control License in an approximately 4,091 square-foot restaurant (La Estancia) within an existing building in the Light Industrial (LI) zone located at 42417 Sierra Highway.

Recommendation: Adopt Resolution No. 20-16 approving Conditional Use Permit to allow a Type 47 (on-sale general eating place) Alcohol Beverage Control License in an approximately 4,091 square-foot restaurant (La Estancia) within an existing building in the Light Industrial (LI) zone located at 42417 Sierra Highway (APN: 3128-008-005 and -006).

**5. Tentative Tract Map 72534 & Conditional Use Permit No. 15-08**

Applicant: Global Investment and Development, LLC

Location: 20+ gross acres located at the southeast corner of Avenue J-8 and future 67th Street West (Assessor's Parcel Numbers: 3203-018-064, -065, -066, -067, -068, -069, -070 and -071)

Request: Grant a two-year time extension to September 18, 2022, for an approved Tentative Tract Map (TTM) and to subdivide 20+ gross acres into 109 single-family lots, a 1.17-acre private park, a .25-acre paseo, and one drainage basin lot in the Single-Family Residential (R-7,000) zone and a Conditional Use Permit (CUP) for a Residential Planned Development (RPD).

Recommendation: Adopt Resolution No. 20-17, granting a two-year time extension to September 18, 2022, for Tentative Tract Map No. 72534 and Conditional Use Permit No. 15-08 for a residential planned development of 109 single-family lots, 1.17-acre private park, .25-acre paseo and a drainage basin.

**COMMUNITY DEVELOPMENT MANAGER'S ANNOUNCEMENTS**

**COMMISSION AGENDA**

**CITY OF LANCASTER, CALIFORNIA  
PLANNING COMMISSION  
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**PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS**

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**ADJOURNMENT**

The meeting is adjourned to the Special Meeting on **Monday, August 10, 2020**, at 4:30 p.m., via a telephonic meeting pursuant to Governor's Executive Order N-29-20. The meeting will be conducted telephonically.

**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.