LANCASTER PLANNING COMMISSION
REGULAR MEETING

AGENDA RECAP

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

LEGAL 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

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.
CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS
None.

MINUTES

1. Approval of Minutes from the Special Meeting of June 22, 2020
   APPROVED: 7-0-0-0-0

CONTINUED PUBLIC HEARINGS

2. Conditional Use Permit No. 17-19
   APPROVED to be CONTINUED to the August 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.

3. Conditional Use Permit No. 18-17
DENIED: 3-4-0-0-0 adoption of Resolution 20-12 (NOES: Cook, Harvey, Tufts, Vose)
APPROVED: 5-2-0-0-0 adoption of Resolution 20-13 (NOES: Moore, Parris)

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.
NEW PUBLIC HEARINGS

4. **Conditional Use Permit No. 19-17**  
   **APPROVED: 5-2-0-0-0 (NOES: Cook and Harvey)**

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

   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

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS
None.

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.