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RESIDENTIAL DEVELOPMENT SUMMARY REPORT

CITY OF LANCASTER
COMMUNITY DEVELOPMENT DIVISION
DEVELOPMENT SERVICES DEPARTMENT

For more information, call (661) 723-6100

Residential Development Annual Count – Permits Issued Since 2015

Year	Permits
2015	93
2016	98
2017	121
2018	174
2019	232
2020	297

Approved Residential Tract Maps – Under Construction or Partially Constructed

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Homes Built	Lots Remaining	Total Lots
Approved Residential Tract Maps - Partially Constructed (INACTIVE)								
46818	CUP 88-20 TM 46290 TM 46870	30± gr ac SFR subdivision; SE corner of Ave I and 20 th St E	R-7000	Eastside	Narcissa Homes, 17993 Hwy 18, #6 Apple Valley, CA 92307 (619) 242-5211	40	7	47
47583	TM 47771 CUP 02-04 SP 95-01	40± gr ac SFR subdivision; SE corner of 90 th St W and Ave I	R-7000	Westside	K. Hovnanian/Forecast Homes 39959 Sierra Hwy #Z, Palmdale, CA 93550 / (661) 274-9998	35	102	137
47895		10± gr ac SFR subdivision; NW corner of Ave K-12 and Challenger Way	R-7000	Lancaster	Warner Land Corp. Box 7024, Tarzana, CA 91357 (818) 775-0200	24	15	39
54007		10± gr ac SFR subdivision; SW corner of Ave H-12 and Challenger Way	R-7000	Lancaster	Regency Hills Homes X, LLC 13347 Ventura Blvd #202, Sherman Oaks, CA 91423 / (909) 612-0163	0	43	43
54199	54199-01	14.7± gr ac SFR subdivision; NE corner of Ave H-8 and 5 th St E	R-7000	Lancaster	First Pacific, 300 E State St Redlands, CA 92373 / (909) 798-3688	20	35	55
54406		4.9± gr ac SFR subdivision; west of 5 th St E, approx. 500 ft. north of Ave K	R-7000	Lancaster	Silver Oaks Estates, 7785 E. Bridgewood Dr, Anaheim Hills, CA 92808 / (949) 494-2565	12	9	21
37538		117± gr ac SFR subdivision (Royal Equestrian Estates); north side of Ave N between 40 th and 42 nd St W	RR-1	Westside	Western Consolidated Investors P.O. Box 1569, Lancaster, CA 93539	50	10	60
43677		16± gr ac SFR subdivision (Tierra del Sol); SE corner of Ave J-8 and 35 St E	RR-1	Eastside	AV Financial Corp., P.O. Box 828 Lancaster, CA 93534 / (661) 945-3511	135	2	137
44167	CUP 86-04 GPA 84-07 ZC 85-05 Ph 1: 45007 Ph 2: 44167	71± gr ac SFR subdivision (Los Hermanos); south of Ave M between 32 nd and 40 th St W	SRR	Westside	Gary Fischer, Thomas M. Wilson 44219 Sierra Highway Lancaster, CA 93535 (661) 942-4842	45007: 34 44167: 17	45007: 4 44167: 12	45007: 38 44167: 29
44990		16± gr ac SFR subdivision; SW corner of Ave L-8 and 22 nd St W	RR-1	Westside	Don Putnam, 1610 W Ave L-4 Lancaster, CA 93534	13	1	14
53375	Ph: 53375 Ph: 53375-01	60± gr ac SFR subdivision; NW corner of Ave M and 25 th St W	RR-1	Westside	Dennis Pursley (Desert Sage) 807 W Ave J Lancaster, CA 93534 / (661) 948-5644	53375:28 53375-1:23	53375: 1 53375-1: 2	5337:29 53375-1:25
Approved Residential Tract Maps - Under Construction (ACTIVE)								
39910		SE corner of Ave L & 57th St W.				106	6	112
54025		23± gr ac SFR subdivision; SE corner of 20 th St E and Lancaster Bl	R-7000	Eastside	KB Home, 25155 Stanford Ave #B215 Valencia, CA 91355 / (661) 219-6880	68	30	98
54274		17± gr ac SFR subdivision; NE corner of 20 th St E and Kettering St	R-7000	Eastside	Lancaster 20 Land, LLC (Kevin Walsh) 960 N Tustin St #385, Orange CA 92861 / (909) 917-3226	40	40	80

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Homes Built	Lots Remaining	Total Lots
61542		4.36± gr ac SFR subdivision; approx. 296 ft. west of 56 th St W, south side of Ave J-12	R-7000	Westside	Wells Eason Development 212 E Ave K6 Ste 330 Lancaster, CA 93535 / (661) 942-6071	18	4	22
61206		40.9± gr ac SFR subdivision; SE corner of 35 th St E and Ave J	R-7000	Eastside	KB Home (Dorado Skies) 25155 Stanford Ave #B215 Valencia, CA 91355 / (661) 219-6880	158	11	169
63346		9.76± gr ac SFR subdivision; SW corner of 37 th St W and Ave J-4	R-7000	Lancaster	FH II, LLC 8300 Utica Avenue Suite 300 Rancho Cucamonga, CA 91730	28	9	37
61819	61817 61818	43.3± gr ac SFR subdivision; NW corner of 20 th St E and Ave H-8	R-7000	Lancaster	Frontier Homes, 42225 10 th St W #D Lancaster, CA 93534 / (661) 949-2439	121	30	151
60294	GPA 03-03 ZC 03-03	30± gr ac SFR subdivision; NE corner of 65 th St W and Ave J	R-7000	Westside	KB Home, 25155 Stanford Ave #B215 Valencia, CA 91355 / (661) 219-6880	70	29	99
61489	PM 61707 61489 61489-1	36.13± gr ac SFR subdivision; NW corner of 50 th St W and Ave J-8	R-7000	Westside	Stratham Properties 2201 Dupont Dr #300 Irvine, CA 92612 / (949) 833-1554	61489:13 61489-1:42	61489:60 61489-1:37	61489:73 61489-1:79

Approved Residential Tract Maps – Recorded / No Permits Issued

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Recorded Lots
Approved Residential Tract Maps- Recorded						
44439		8± gr ac SFR subdivision; SW corner of Ave L-12 and 70 th St W	R-10000	Westside	Turnkey Developers, Inc., 5042 Wilshire Blvd #136 Los Angeles, CA 90036 / (310) 219-1617	23
61493		3.25± ac SFR subdivision; NE corner of 22 nd St W and Ave J-4	R-7000	Lancaster	Pro Value Properties, Inc., P.O. Box 1065 Burbank, CA 91507 / (818) 769-7880	12
62845		37± gr ac SFR subdivision; NW corner of 32 nd St W and Ave M	SRR	Westside	Davidon Homes, 1600 S. Main St #150 Walnut Creek, CA 94596 / (925) 945-8000	63
63595		1.31± gr ac SFR subdivision; NW corner of 37 th St W and Ave J-6	R-7000	Lancaster	Trimark Pacific Homes, 31111 Agoura Rd #210 Westlake Village, CA 91361 / (818) 706-9797	5
72266		5± gross acres located on the northeast corner of 26 th Street West and Avenue L-8	RR-1	Westside	Dennis Pursley 807 West Ave J, Lancaster, CA 93534	4
67582		1.71± gr ac SFR subdivision; NE corner of Ave J-8 and 52 nd St W	R-7000	Westside	Stratham Properties, 2201 Dupont Dr #300 Irvine, CA 92612 / (949) 833-1554	8
60430-1		23± gr ac SFR subdivisions; NW corner of K and 36 th St W	R-7,000	Lancaster	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	16

Approved Residential Tracts– Not Yet Recorded / Pending Expiration

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Expiration Date	# of Lots
Approved Residential Tentative Parcel Maps							
66627		1.28± gr ac SFR 2-lot subdivision; east side of Sierra Vista Way, 215 s/o Paddock Way	SRR	Westside	Andrew and Daria Eliopoulos 42225 10 th Street West, Suite 101 Lancaster, CA 93534 / (661) 942-8481 READY TO RECORD Deemed complete, went to City Council 2/14/17		2
69578		2.55± gr ac SFR 4-lot subdivision; NW corner of 37 th St W and Ave L-6	SRR	Westside	Chickkiah and Vasantha Padmanabhan 41416 Mission Dr, Palmdale, CA 93551 (661) 945-0886 Going to City Council	3/15/19 0 ext. rem.	4
74975		12.79± gr ac to split the lot to residential and commercial; SW corner of Ave H and 20 th St W	R-7,000	Lancaster	David Horne 280 Beverly Blvd Beverly Hills, CA 90212 Plan Check	12/18/19 3 ext. rem.	2
82327		2.5± gross acre site located along 43rd Street West, south of Avenue M-12	SRR	Westside	Dennis Pursley P.O Box 4735 Lancaster, CA 93539 (661) 984-5644	9/18/22 (AB 1561) 3 ext. rem.	3
Approved Tentative Tract Maps							
60430	48723 46923	23± gr ac SFR subdivisions; NW corner of K and 36 th St W	R-7,000	Lancaster	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	12/19/21	66
60664		8± gr ac SFR subdivision; between Ave K and K-4, approx. 200 ft. east of Buena Vista Way	R-7000	Lancaster	Submitted to Mapping and ROW Division		39
60885-01		12.51± gr ac SFR subdivision; west side of 60 th St W, approx. 290 ft. south of Ave J-8	R-7000	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212 READY TO RECORD City Council approved on 2/12/19		49
61038		10± gr ac SFR subdivision; west side of 60th St W, approx. 660 ft. north of Ave J	R-7000	Westside	Mark Seminaro, 18881 Von Karman Ave #150 Irvine, CA 92612 / (949) 715-3020 Water Will Serve Letter		41
61040		15.1± gr ac SFR subdivision; NW corner of future 55 th St W and future Ave K-14	R-7000	Westside	Lafferty Homes, 23404 Lyons Ave #477 Newhall, CA 91321 / (661) 310-0352 READY TO RECORD City Council Approved on 10/24/17		58
61041		15.1± gr ac SFR subdivision; NW corner of 55 th St W and Ave L	R-10000	Westside	Lafferty Homes, 23404 Lyons Ave #477 Newhall, CA 91321 / (661) 310-0352 Submitted to Mapping and ROW Division		40
61118	60294	9.98± gr ac SFR subdivision; NW corner of Ave J and 62 nd St W	R-7000	Westside	Global Investments (Aaron Rivani) 3470 Wilshire Blvd #1020, Los Angeles, CA 90010 / (213) 365-0005 Water Will Serve Letter	9/19/22 0 ext. rem.	33

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Expiration Date	# of Lots
61734		5± gr ac SFR subdivision; approx. 663 ft. north of Ave J-12, approx. 658 ft. west of 60 th St W	R-7000	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212 READY TO RECORD City Council approved on 2/12/19		19
61989-01		20.25± gr ac SFR subdivision; SW corner of 67 th St W and Ave L	R-10000	Westside	Lancaster Downs 115, LLC, 10721 Trenea St #200 San Diego, CA 92131 / (858) 653-3003 READY TO RECORD Submitted to Mapping and ROW Division		56
62120-01		80± gr ac SFR subdivision; SE corner of 40 th St W and Lancaster Blvd	R-7000	Lancaster	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212 Submitted to Mapping and ROW Division		316
62578		20.1± gr ac SFR subdivision; west of 40 th St W and Ave J-12	R-7,000	Lancaster	American Premiere Homes 7116 Valjean Ave Van Nuys, CA 91406 Submitted to Mapping and ROW Division		84
62664		17.5± gr ac SFR subdivisions; SE corner of 30 th St W and Ave M-4	SRR	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212 Submitted to Mapping and ROW Division		60
66842		22± gr ac for SFR subdivisions, SE corner of 40 th St W and Ave J-8	R-7,000	Lancaster	Blanc Blue, LLC 7116 Valjean Ave Van Nuys, CA 91406	12/18/22 0 ext. rem.	84
71563	CUP 11-09 GPA 11-03 ZC 11-03	28± gr ac SFR subdivision and RPD; NW corner of 60 th St W and Ave J	R-7000	Westside	Pacific Communities (Corinna Ocampo) 1000 Dove St, Newport Beach, CA 92660 (949) 660-8988 ext. 172 Water Will Serve Received		108
73344		4.19± gr ac SFR subdivisions, NE corner of Avenue J-8 and 37 th Street	R-7,000	Lancaster	J6 and 37 th Street, LLC 2301 East 7 th Street, Suite D200 Los Angeles, CA 90023	2/21/22 0 ext. rem.	18
73507	Avanti North EIR 15-01 SP15-01,	Avenue K, Avenue K-8, 70 th Street West, 60 th Street West	UR	Westside	Avanti North LP/City Ventures 3121 Michelson #150 Irvine, CA 92612 / (949) 395-5823	6/19/22 0 ext. rem.	753
80290		20 ± gr ac for SFR Northeast corner of 37 th Street East and Avenue J	R-7,000	Eastside	Royal Investors Group, Inc. 15821 Ventura Blvd., #460 Encino, CA 91436	05/26/22 (AB 1561) 0 ext. rem	78
74312	SP 15-02 Avanti South GPA 16-01 ZC 16-01 DA 18-01	62nd Street West, 75 th Street West, Avenue K-8, Avenue L	RR-2.5	Westside	Royal Investors Group 15821 Ventura Blvd #460, Encino, CA 91436	DA – 2026	1,375 SFH 325 Multi-family units
70180	CUP 15-18	±19.55 gr ac SFR northeast corner of Lancaster Boulevard and 44 th St. West	R-7,000	Lancaster	So Cal Desert 5, LLC and Lancaster Blvd & 45 th Street West, LLC	9/18/22 (AB 1561) 3 ext. rem	109

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Expiration Date	# of Lots
70181	CUP 15-15	±23.36 gr ac SFR northwest corner of Lancaster Boulevard and 40th St. West	R- 7,000	Lancaster	Lancaster Blvd & 42nd Street West, LLC	9/18/22 (AB 1561) 3 ext. rem	141
70182	CUP 15-16	±28.10 gr ac by Avenue I, 40th Street West, Jackman Street, and 42nd Street West	R-7,000	Lancaster	Lancaster Blvd & 42nd Street West, LLC and 41st West LLC	9/18/22 (AB 1561) 3 ext. rem	139
70892	CUP15-17	30± gr ac for SFR residential planned development; SE corner of Ave I and 40 th St W	R-7,000	Lancaster	WKR 360-6, LLC 3470 Wilshire Blvd, # 1020 Los Angeles, CA 90010	9/18/22 (AB 1561) 3 ext. rem	154
82039	CUP18-08	East side of 15th Street West between Avenue J-2 and Avenue J-4	MU-N	Lancaster	Lancaster Housing Authority 44933 Fern Ave., Lancaster, CA 93534	9/18/22 (AB 1561) 3 ext. rem	37
61733	PR17-10	10.19± gr ac for SFR NEC of W Avenue L-4 and 27th St West	SRR	Westside	Icon Properties 2408 Foxtail Dr., Palmdale, CA 93551	8/27/23 0 ext. rem	18
72534	CUP15-08	20± gr ac for SFR subdivisions; SE corner of Avenue J-8 and 67 th St W	R-7,000	Westside	GID Lancaster 80 LLC 3470 Wilshire Blvd, Suite 1020 Los Angeles, CA 90010	9/18/22 0 ext. rem	109
78213	GPA 17-04 ZC17-04 CUP 17-27	NEC of Division Street and Avenue I	R-7,000	Lancaster	Lancaster Housing Authority 44933 Fern Ave., Lancaster, CA 93534	5/14/22 1 ext. rem	167
82830		62nd Street West and Lancaster Blvd	R-7,000	Westside	99 Serenade Lancaster, LLC 3470 Wilshire Blvd. Suite 1020 Los Angeles, CA 90010	5/18/22 3 ext. rem	22
82831		62nd Street West and Lancaster Blvd	R-7,000	Westside	99 Serenade Lancaster, LLC 3470 Wilshire Blvd. Suite 1020 Los Angeles, CA 90010	5/18/22 3 ext. rem	13
74966		17.5 ± gr ac for SFR subdivision Northeast corner of Avenue J and 42nd Street West	R-7,000	Lancaster	Pacific Land Company 1875 Century Park East, #2230 Los Angeles, CA 90067	2/24/22 3 ext. rem	67
74101	CUP 16-09	22.51 ± gr ac for SFR residential planned development; Ave K and 25 th St W	R-10,000	Eastside	TK Properties 16 Via Coralle Newport Coast, CA 92657	11/20/22 (AB 1561) 3 ext. rem	88
71210	CUP 15-19	25± gr ac for SFR residential planned development; SE corner of Ave K and 55 th St W	R-7,000	Westside	So Cal Portfolio, LP 19153 Town Center Drve #106 Apple Valley, CA 92308	1/27/22 3 ext. rem	171
61921		NEC of 40 th Street West and Avenue J	R-7,000	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	12/14/20 3 ext. rem	70
Approved Multi-Family Residential							
CUP 18-26		Near the NWC of Sahuayo Street and Avenue K-4	SP 80-02	Eastside	Abbey Road 15305 Rayen Street North Hills, CA 91343	5/21/21	80
SPR 19-07		1752 East Avenue J-4	HDR	Lancaster	USA Properties Fund, Inc. 3200 Douglas Blvd, Suite 200 Roseville, CA 95661	8/5/22	264

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Expiration Date	# of Lots
SPR 20-02		Northwest corner of 27th Street West and Avenue K-12	HDR	Lancaster	LA Family Housing 7843 Lankershim North Hollywood, CA 91605	11/2/20	72

Residential Projects- In Review

Tract No.	Related Cases	Project / Location	Zone	Applicant / Owner	APN:	# of Lots
Tentative Tract Maps- In Review						
82298		Lancaster Blvd and 30 th St. East	R-7,000	West Palm Development 1875 Century Park East, Suite 283 Los Angeles, CA 90067	3150-005-015 and 3135-005-039	25
82208	CUP 18-18	Avenue J-8 and 55 th Street West	R-7,000	Pacific Summit Capital 212 S Palm Avenue Alhambra, CA 91801	3203-033-002, 3203-033-021 and 3203-033-022	99
78258	CUP 18-23 GPA 18-05 ZC 18-05	West of Sierra Highway between Avenue H and Avenue H-13	MDR/C/PK/R-7,000	Lancaster Housing Authority 44933 Fern Avenue Lancaster, CA 93534	3135-009-900 to -915, 3135-005-901, -903 to -914, 3135-006-900, -901, -903, -905 to -923 and 3135-028-986 to -987	324
61678	CUP 20-05	57th Street West and Avenue K	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3204-009-044, -045, -002, -007	123
61248		SWC 35th Street East and Avenue J	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3204-009-044, -045, -002, -007	159
82777		65th Street West b/w Avenue J-8 and Avenue J-12	R-7,000	Shizao Zheng 1378 West Zhongshan Road Haishu District	3203-018-114	36
60367		NWC of Lancaster Boulevard and 40 th Street East	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-021-019, -020, -022, -025, -026	117
60348	CUP 20-06, GPA 20-01, ZC 20-01	NEC of 40 th Street West and Avenue N	SRR	Pacific Communities 1000 Dove St, Newport Beach, CA 92660		413
83231		NEC of 20 th St E and Nugent St	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-008-072	39
82298		SWC of Lancaster Blvd and 32 nd St E	R-7,000	West Palm Development Corp. 1875 Century Ark East, Suite 2230 Los Angeles, CA 90067	3150-005-015 and 3150-015-039	25

Tract No.	Related Cases	Project / Location	Zone	Applicant / Owner	APN:	# of Lots
83232		NWC 60 th St W and Ave K-12	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3204-008-048	80
61574		SWC 30 th St E and Ave K	R-10,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3170-007-053	45
62484		SEC of 25 th St E and Nugent St	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-027-022 and 3150-027-026	37
62485		SWC of 30 th St E and Nugent St	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-027-025 and 3150-027-008	33
83315		SEC of Nugent St & 30 th St E	R-7,000	9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-028-005	103
Multi-Family Residential – In Review						
82418	TTM 82418 SPR 19-01	NWC of Avenue I and 40 th Street East	MDR	Challman Engineering 41758 12 th Street West Palmdale, CA 93551	3154-011-016	106
82243	CUP 20-02	20 th St West, South of Avenue L and North of Lancaster Blvd	MU-C	Investment Concepts 1667 East Lincoln Avenue Orange, CA 92865	3121-034-025	4 lots, 458 units
	CUP 21-01 GPA21-01 ZC21-01	Southeast corner of 15 th Street West and Avenue L	RR-2.5	Westlanc Partners, Inc 1401 Westwood Blvd. Suite 302 Los Angeles, CA 90024	3109-026-032, 3109- 026-040, 3109-026- 042, and 3109-026- 044	118
74965 MOD	CUP 21-03	SWC of Sierra Hwy and Ave I	C	Bridge Housing/Lancaster Housing Authority	3134-001-902, -905, -908, -910, 3134- 002-903, -904, -906, -908, 3134-003-905, -907, -910, -911, - 916, -919, 3134-004- 912, -913, -915, - 916, -917, and 918	114