

AGENDA ITEM: 7.

DATE: 11-16-09

STAFF REPORT

TENTATIVE TRACT MAP NO. 61246

DATE: November 16, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Royal Investment Group

LOCATION: 40± gross acres located on the northeast corner of 40th Street East and Avenue J-8

REQUEST: A subdivision for 131 single family lots in the R-7,000 and O Zones

RECOMMENDATION: Adopt Resolution No. 09-33 denying Tentative Tract Map No. 61246.

ENVIRONMENTAL REVIEW: No environmental review was prepared for the proposed project.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS:

- August 30, 2004 - Tentative Tract Map No. 61246 was filed.
- April 4, 2007 - staff met with the applicant to discuss the required revisions for the tentative map.
- January 24, 2008 - staff sent a letter to the applicant requesting the status of the tentative map.
- April 21, 2008 - the applicant submitted a letter requesting to continue with the processing of the tentative map.
- January 16, 2009 - due to lack of progress from the applicant, staff sent a letter to the applicant requesting the revisions to the map or a letter requesting withdrawal of the project within 30 days.
- August 31, 2009 - a final request to submit the revisions or withdraw the project was sent to the applicant by certified mail.

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The applicant has not responded to any requests to progress the map to completion since April 2008. Therefore, based on the lack of progress or refusal to withdraw the project, staff is unable to complete the environmental review and make any findings; and staff is recommending that the Commission deny Tentative Tract Map No. 61246 due to lack of progress.

Respectfully submitted,

Brigitte Ligons, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 09-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, DENYING TENTATIVE TRACT MAP NO. 61246

WHEREAS, a tentative subdivision map has been filed by Royal Investment Group for the division of 40± gross acres of land into 131 single family lots located on the northeast corner of 40th Street East and Avenue J-8, as shown on the attached site map; and

WHEREAS, an application for the above-described tentative subdivision map has been filed pursuant to the regulations contained in Article I of Chapter 17.32 of the Lancaster Municipal Code; and

WHEREAS, notice of intention to deny the granting of a tentative subdivision map has been given due to lack of progress by the applicant including failure to provide necessary corrections and revised plans; and

WHEREAS, staff has performed necessary investigations, and due to lack of progress on the proposed subdivision, is recommending denial of this application pursuant to Section 65956 of the Government Code of the State of California; and

WHEREAS, public notice was provided as required by law and a public hearing was held on November 16, 2009; and

WHEREAS, no initial study was performed for this proposed subdivision because the applicant did not supply the information necessary to complete an initial study; and

WHEREAS, this Commission hereby denies the tentative subdivision map based on the lack of progress by the applicant, and the ability to substantiate the findings required by Section 16.08.110 of the Lancaster Municipal Code (Subdivision Ordinance).

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby denies Tentative Tract Map No. 61246.

ADOPTED this 16th day of November 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster