

AGENDA ITEM: 6.

DATE: 03-15-10

STAFF REPORT

VESTING TENTATIVE TRACT MAP NO. 69707

DATE: March 15, 2010

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Kathleen Ke

LOCATION: 4.19± gross acres located on the southwest corner of 30th Street West and Avenue L-8

REQUEST: A subdivision for 7 single family lots in the SRR Zone

RECOMMENDATION: Adopt Resolution No. 10-10 denying Vesting Tentative Tract Map No. 69707 without prejudice.

BACKGROUND: There have been no prior hearings before either the City Council or the Planning Commission concerning this property.

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 1,500-foot radius of the project, and noticed in the newspaper of general circulation per prescribed procedure.

ANALYSIS: The applicant has not responded to any requests to progress the map to completion since October 2007.

- October 8, 2007 – Vesting Tentative Tract Map No. 69707 was filed.
- January 9, 2008 – staff met to discuss the concerns of the proposed project at the Pre-DRC meeting.
- January 10, 2008 – staff mailed a copy of the Development Review Committee comments to the owner and engineer of record; no revisions were submitted.
- February 12, 2009 - staff sent a letter to the applicant and engineer of record requesting the status of the tentative map; no response was received from neither the owner nor the engineer.

PC Staff Report
Vesting Tentative Tract Map No. 69707
March 15, 2010
Page 2

- August 25, 2009 – a final request to submit the revisions or withdraw the project was sent to the applicant by certified mail; no response from the owner or the engineer.

Based on the lack of progress or refusal to withdraw the project, staff is unable to complete the environmental review and make any findings. Therefore, staff is recommending that the Commission deny Vesting Tentative Tract Map No. 69707 due to lack of progress without prejudice.

Respectfully submitted,

Elma Watson, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 10-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, DENYING VESTING TENTATIVE TRACT MAP NO. 69707

WHEREAS, a tentative subdivision map has been filed by Kathleen Ke for the division of 4.19± gross acres located on the southwest side of 30th Street West and Avenue L-8, into 7 single family lots, 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 16.08 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 applicant 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 March 15, 2010; 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 desires to deny the tentative subdivision map based on the lack of progress by the applicant, and the concurrent lack of ability to substantiate the findings required by Section 16.08.110 of the Lancaster Municipal Code (Subdivision Ordinance).

PC Resolution No. 10-10
Vesting Tentative Tract Map No. 69707
March 15, 2010
Page 2

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby denies without prejudice Vesting Tentative Tract Map No. 69707.

ADOPTED this 15th day of March, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster