

AGENDA ITEM: 3.

DATE: 03-15-10

**STAFF REPORT**

**TENTATIVE PARCEL MAP NO. 69578**

DATE: March 15, 2010  
TO: Lancaster Planning Commission  
FROM: Planning Department  
APPLICANT: Chickkiah and Vasantha Padmanabhan  
LOCATION: 2.55± gross acres located on the northwest corner of 37<sup>th</sup> West and Avenue L-6  
REQUEST: A subdivision for 4 single family lots in the SRR Zone

RECOMMENDATION: Adopt Resolution No. 10-07 approving Tentative Parcel Map No. 69578.

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

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: The subject property is designated NU (Non-Urban Residential; 0.4 to 2 dwelling units per acre) by the General Plan, is zoned SRR (Semi-Rural Residential; 2 dwelling units per acres or a minimum net area of 20,000 square feet), and is currently vacant. The General Plan designation, zoning, and land use of the surrounding properties are as follows:

	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>LAND USE</u>
NORTH	NU	SRR	Vacant
EAST	NU	SRR	Single Family Residential (61538)
SOUTH	NU	SRR	Vacant
WEST	NU	SRR	Vacant

PUBLIC IMPROVEMENTS: The site is bounded to the east by 37<sup>th</sup> Street West, and improved with one travel lane in each direction. All utilities are available or can be extended to serve the sites.

ENVIRONMENTAL REVIEW: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15315 Class 15, Minor Land Divisions. This project is a division of residential property in an urbanized area into four residential lots, and is in conformance with the General Plan and Zoning. The project has not been involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The site can be served by all required utilities and public services. This project has been determined not to have a significant effect on the environment, and shall, therefore, be exempt from the provisions of CEQA.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 1,500-foot radius of the project, posted in three places, posted on the subject property, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The applicant is requesting approval to subdivide a 2.55± gross acres site into four lots: Parcel No. 1 at 20,990 square feet, Parcel No. 2 at 21,152 square feet, Parcel No. 3 at 26,611 square feet, and Parcel No. 4 at 26,637 square feet, which meet or exceed the minimum lot size of 20,000 net square feet.

Access to Lot Nos. 1 and 2 would be provided from Avenue L-6, and access to Lot Nos. 3 and 4 would be from 37<sup>th</sup> Street West. The proposed lot sizes are consistent with the General Plan Land Use designation (Non-Urban Residential; 0.4 to 2 dwelling units per acres) and the SRR (Semi-Rural Residential, minimum lot size 20,000 square feet) zoning designation for the site. Division of the property would allow for the construction of a single-family house on each lot.

A Phase I Cultural Resource Investigation was conducted for the proposed project site by RT Factfinders on the property on October 2008. As a result of the survey, it has been determined that the proposed development will have no adverse effect on any significant cultural resources on the property or within the vicinity. Based on this assessment, there is no need to have an archaeological monitor onsite for ground altering activities. No further action is necessary. However, should previously unidentified resources be uncovered as a result of a proposed development, archaeological testing/evaluation of the identified resources(s) must be completed. To this extent, the project proponent should have an archaeological/paleontological consultant on-call, and prepared to respond to any materials unearthed during future ground altering activities.

A Phase I Environmental Site Assessment, was conducted on the property by Earth Systems Southern California on October 3, 2008. According to the investigation, no obvious recognized environmental conditions were revealed during the course of this assessment for the subject property. No further environmental investigation of the subject property appears warranted at this time.

In addition to the site visit, a regulatory database search was conducted on the project site and the immediately surrounding area (up to one mile) by EDR, and dated September 11, 2008. The subject property and adjoining parcels were not identified as having hazardous materials use, storage, disposal, or release sites.

A Biological Report was conducted by Mark Hagan dated November 12, 2008 (BRA). The study area was characteristic of a Joshua tree (*Yucca brevifolia*) and desert scrub plant community. A project survey was conducted to determine if desert tortoise, Mohave ground squirrel, burrowing owls, and other sensitive plant and animal species or their sign were present on the project site. No desert tortoises or tortoise sign (e.g., burrows, tracks, scat) were observed on the project site or in the surrounding area. No sensitive plant species were identified. No threatened, endangered or sensitive animal species or their sign was observed. Therefore, it is not expected that Mohave ground squirrels would be present. No impacts to these species would occur. No burrowing owls or sign thereof were observed on the project site during the survey.

The density of the development is consistent with the General Plan designation of Non-Urban Residential (0.4 to 2 dwelling units per acre). The proposed subdivision meets the City's zoning requirements for the SRR zone; sufficient access, utilities and infrastructure exist or can be extended to serve the project. Therefore, staff is recommending that the Commission approve Tentative Parcel Map No. 69578.

Respectfully submitted,

---

Randie Davis, Assistant Planner

cc: Applicant  
Engineer

## **RESOLUTION NO. 10-07**

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 69578

WHEREAS, a tentative parcel map has been filed by Chickkiah and Vasantha Padmanabhan for the division of 2.55± gross acres located on the northwest corner of 37<sup>th</sup> Street West and Avenue L-6, as shown on the attached site map, into four lots; and

WHEREAS, staff has conducted necessary investigations to assure the proposed division of land would be consistent with the purposes of the City's Subdivision Ordinance, the State Subdivision Map Act, and the regulations of the SRR Zone; and

WHEREAS, a written report was prepared by staff, which included a recommendation for approval of this tentative parcel map subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on March 15, 2010; and

WHEREAS, the proposed project is categorical exempt under Class 15 Section 15315 of the State Guidelines for the implementation of the California Environmental Quality Act, and a Notice of Exemption will be filed with the County Clerk of Los Angeles County; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this map:

1. The proposed design and improvement of the four lot subdivision are consistent with the General Plan land use designation of NU (Non-Urban Residential) for the subject property.
2. The site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided, and the site has no topographical constraints.
3. The design and improvement of the subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is not within a sensitive habitat area and all potential impacts are insignificant as noted in the environmental review section of the staff report.
4. The design and improvement of the subdivision are not likely to cause serious public health problems because sewer and water systems will be provided to the project.
5. The design and improvement of the subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision, because all such easements have been incorporated into the

proposed public streets (or will be abandoned), based on staff review of a preliminary title report.

6. The proposed subdivision may have a beneficial effect on the housing needs of the region because an additional four dwelling units could be provided, and the City has balanced these needs against the public service needs of its residents and available fiscal and environmental resources.
7. The proposed subdivision provides, to the extent feasible, for the future passive or natural heating or cooling opportunities in the subdivision because the size and configuration of the parcels would allow for such systems, and

WHEREAS, this Commission, after considering all evidence presented, further finds that approval of the proposed tentative parcel map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby approves Tentative Parcel Map No. 69578, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 15<sup>th</sup> 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

**ATTACHMENT TO PC RESOLUTION NO. 10-07  
TENTATIVE PARCEL MAP NO. 69578  
CONDITIONS LIST  
March 15, 2010**

**GENERAL/ADVISORY**

1. All standard conditions as set forth in Planning Commission Resolution No. 06-12 shall apply, except Condition Nos. 19, 34, 39, 51, 56, 58, 59, 61 (modified), and 62 (modified).

**STREETS**

2. Per the direction of the Public Works Director, improve and offer for dedication the following streets to rural street standards:
  - 37<sup>th</sup> Street West at a 44 feet of an ultimate 54-foot right-of-way
  - Avenue L-6 at a 44 feet of an ultimate 54-foot right-of-way
3. The project shall meet all the requirements of the rural street standards per Section 16.20.080.

**WATER AND SEWER**

4. Per the direction of the Directors of Planning and Public Works, at the time of project construction, the applicant shall be required to comply with all Ordinances adopted to address the balance of water supply to water demand.
5. The applicant shall contact the Quartz Hill Water District and comply with all their requirements. The proposed development will also be required to pay all applicable District fees.

**LANDSCAPING**

6. Landscape plans shall be prepared in accordance with Ordinance No. 907 and submitted to the Public Works Department, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plans must be approved prior to issuance of permits. Such plans are to be incorporated into the development of the site and shall show size, type, and location of all plants, trees, and irrigation facilities. (Modified Condition No. 62)

**OTHER CONDITIONS**

7. Per the direction of the Director of Public Works, all street lighting systems designed after July 1, 2007, shall be designed as City owned and maintained street lighting systems. The Developer's engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.

8. Prior to grading, the applicant shall provide 24 hours, 7 days a week, a contact name and valid phone number regarding blowing dust or debris from the site.
9. The Planning Director is authorized to review and approve the elevations of future individual houses proposed within the Tract to ensure that they are compatible with the architectural design guidelines established for the overall development. Design and location of such houses are subject to review and approval of the Planning Director, including but not limited to architectural style, color, exterior materials, material and type of walls. The applicant shall provide 360-degree architectural treatments for all proposed houses. In the event disputes arise between the applicant and the Planning Director regarding elevations, or design of the houses, the matter may be appealed to the Architectural and Design Commission (ADC), and the ADC shall render the final decision.
10. The applicant shall vary setbacks of house placement and meet all requirements of the Architectural Design Guidelines.
11. Prior to approval of the final map, the subdivider shall meet with representatives of Southern California Edison Company to resolve any conflicts regarding easement rights and/or facilities held by the Southern California Edison company that may involve the subject property. The subdivider shall provide documentation to the Public Works Director and the Planning Director from the Southern California Edison Company showing that all issues regarding these matters have been resolved, and that there are no conflicts and/or restrictions that would prevent the development of the subdivision.
12. Per the direction of the Planning Director, installation of the front yard and street side yard landscaping is required. A landscape and irrigation plan shall be submitted for review and approval by city staff. Said landscaping and irrigation system shall conform to the requirements of Ordinance No. 629. (Modified Condition No. 61)
13. Per the direction of the Planning Director, landscaping and irrigation systems shall be installed on all portions of single family residential lots open to view from a public street not used for building, vehicle access, or parking and to be maintained by the homeowner.
14. Prior to occupancy, the applicant will provide a masonry wall along the interior lot lines per the direction of the Planning Director.