

AGENDA ITEM: 7.

DATE: 08-16-10

STAFF REPORT

TENTATIVE PARCEL MAP NO. 71248

DATE: August 16, 2010

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Yvonne Lane

LOCATION: 35.67± gross acres located on the northeast corner of 60th West and Avenue L-8

REQUEST: A subdivision for 4 lots in the R-7,000 and CPD Zone

RECOMMENDATION: Adopt Resolution No. 10-39 approving Tentative Parcel Map No. 71248.

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 UR (Urban Residential; 2.1 – 6.5 dwelling units per acre) and C (Commercial) by the General Plan, and is zoned R-7,000 (one single family residential, minimum lot size 7,000 square feet) and CPD (Commercial Planned Development) 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	C	CPD	Residential Development Dairy Farm
EAST	UR	R-7,000	Single Family Residential
SOUTH	UR	R-7,000	Single Family Residential
WEST	L.A. County	R-1-10,000	Single Family Residential

PUBLIC IMPROVEMENTS: The site is bounded to the west by 60th Street West, which is improved with one lane of travel in the northern direction, and two lanes of travel in the southern direction, and to the south by Avenue L-8, which is 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 and commercial property in an urbanized area into four 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 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 35.67± gross acres site into four lots: Parcel No. 1 at 23.28 gross acres, Parcel No. 2 at 6.80 gross acres, Parcel No. 3 at 1.27 gross acres, and Parcel No. 4 at 4.32 gross acres. On July 14, 2009, Lancaster General Plan Land Use Map was adopted under Resolution No. 09-52. On July 13, 2010, the corresponding Zoning map was adopted under Ordinance 945. As a result, the northern and eastern portion of parcel numbers 3102-027-042 and 043 were re-designated from C (Commercial) to UR (Urban Residential), and rezoned from CPD (Commercial Planned Development) to R-7,000 (one single family residential, minimum lot size 7,000 square feet). The applicant is requesting a reconfiguration of the parcels to reflect the new General Plan Land Use and Zoning patterns.

Access to Lot No. 1 would be provided from Avenue L-4 and 57th Street West, Lot Nos. 2 and 3 from 60th Street West, and Lot No. 4 from Avenue L-8. As a condition of approval for Lot Nos. 2, 3, and 4, staff would require reciprocal access agreements between the parcels. The proposed lot size for Lot No. 1 is consistent with the General Plan Land Use designation (Urban Residential; 2.1 to 6.5 dwelling units per acres). In addition, the lot sizes for Lot Nos. 2, 3, and 4, are consistent General Plan Land Use designation of C (Commercial). Division of the property would allow for the construction of single-family residential homes on Lot No. 1 and commercial development on Lot Nos. 2, 3, and 4.

A Phase I Cultural Resource Investigation was conducted for the proposed project site by Groark Historical Consulting on the property on December 22, 2009. 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 on site 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 December 17, 2009. According to the investigation, no obvious recognized environmental conditions were revealed during the course of this assessment for the subject property. However, the assessment revealed that the northern portion of the subject property consisted of row crops from at least 1953 to 1968. It is possible that agricultural chemicals (insecticide, pesticides, and/or herbicides) were once applied to this portion of the property. On January 11, 2010, Earth Systems Southern California collected a soil sample from the project site and detailed the results in a report entitled "Limited Phase II Environmental Services Parcel, and dated February 9, 2010". The laboratory results from the samples collected indicated that Organochlorine pesticides of the soils tested were below the reporting limits, and all metal sample concentrations in the samples soils appear to be within naturally occurring levels for soils in the project area. Therefore, 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 by EDR, and dated December 16, 2009. The subject property and adjoining parcels were not identified as having hazardous materials use, storage, disposal, or release sites.

A Biological Report was prepared by Circle Mountain Biological Consultants, Inc., dated February 2010. A site visit was conducted on January 27, 2010, approximately 25± acres is occupied by rubber rabbitbrush (*Chrysothamnus nauseosus*), while the remaining 10± acres has been substantially altered from native scrub. 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, and 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 Urban Residential; 2.1 to 6.5 dwelling units per acre and Commercial. The proposed subdivision meets the City's zoning requirements for the R-7,000 zone, and the Commercial Planned Development 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. 71248.

Respectfully submitted,

Randie Davis, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 10-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 71248

WHEREAS, a tentative parcel map has been filed by Yvonne Lane for the division of 35.67± gross acres located on the northeast corner of 60th West and Avenue L-8, 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 R-7,000 and Commercial Planned Development 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 August 16, 2010; and

WHEREAS, the proposed project is categorically 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 subdivisions are consistent with the General Plan land use designation of UR (Urban Residential) and C (Commercial) 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 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. 71248, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 16th day of August 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. 10-39
TENTATIVE PARCEL MAP NO. 71248
CONDITIONS LIST
August 16, 2010**

GENERAL ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 10-24 shall apply.
2. A reciprocal access agreement shall be required for Lot Nos. 2, 3, and 4.