

AGENDA ITEM: 6.

DATE: 12-20-10

STAFF REPORT

TENTATIVE PARCEL MAP NO. 71379

DATE: December 20, 2010

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Sacred Heart Church

LOCATION: 9.59± gross acres located between Jackman Street and Kettering Street and Beech Avenue and former Date Avenue

REQUEST: Reconfigure 27 lots into two lots: Lot No. 1 at 3.23± gross acres and Lot No. 2 at 6.36± gross acres in the HDR Zone

RECOMMENDATION: Adopt Resolution No. 10-56 approving Tentative Parcel Map No. 71379.

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

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: The subject property is designated as MR2 (Multi-Residential 15.1-30.0 DU/AC), and is zoned HDR (High Density Residential, 15.1-30.0 DU/AC). The western portion of the site is occupied by Sacred Heart Church and School, and the eastern portion 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	MR2	HDR	Single Family Residences
EAST	C	C	Multi-Family Residences with Social Center; Sheriff's Station
SOUTH	Downtown Specific Plan	SP 80-01	Library; Housing
WEST	O	PK	Future American Heroes Park

PUBLIC IMPROVEMENTS: The site is bounded to the north by Jackman Street, to the east by Beech Avenue, and to the south by Kettering Street, which are currently improved with one lane of traffic in each direction. All utilities are available or can be extended to serve the site.

ENVIRONMENTAL REVIEW: The project is classified as a categorical exemption from the California Environmental Quality Act (CEQA) under Section 15315, Class 15 (Minor Land Divisions) of the State CEQA Guidelines. This project is in conformance with the General Plan and Zoning.

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 proposing to reconfigure 27 lots into two Lots: Lot No. 1 at 3.23± acres or 140,698 square feet, and Lot No. 2 at 6.36 acres or 277,041 square feet. The project is consistent with the General Plan land use designation of Multi-Family Residential (15.1 to 30 dwelling units per acre), and HDR zoning of the property (minimum lot size of 5,000 square feet). The proposal would allow for the future expansion of Sacred Heart Church.

Since the parcel map will reconfigure 27 parcels into two, the applicant has been conditioned to vacate Cedar Avenue, Date Avenue, and the alleys, all existing utilities must be relocated, abandoned, or appropriate easements provided.

The density of the development is consistent with the General Plan designation of Multi-Family Residential, 15.1 to 30.0 dwelling units per acre. The proposed church expansion meets the zoning requirements for the HDR zone; and 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. 71379.

Respectfully submitted,

Christopher Aune, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 10-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 71379

WHEREAS, a tentative parcel map has been filed by Sacred Heart Church to subdivide 9.59± acres by reconfiguring 27 parcels into two parcels; Lot No. 1 at 3.23± gross acres, and Lot No. 2 at 6.36± gross acres, in the HDR Zone, located between Jackman Street and Kettering Street, Beech Avenue and Date Avenue, as shown on the attached site map; 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 HDR Zone; and

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

WHEREAS, public notice was provided as required by law and a public hearing was held on December 20, 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 two-lot subdivision are consistent with the General Plan land use designation of MR2 (Multi-Residential 15.1-30.0 DU/AC) 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 adequate 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 appropriate landscaping would be required for the project to meet the requirements of the City's Zoning Ordinance.

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

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby approves Tentative Parcel Map No. 71379, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 20th day of December, 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. 10-56
TENTATIVE PARCEL MAP NO. 71379
CONDITIONS LIST
December 20, 2010

GENERAL ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 10-24 for Tentative Parcel Maps shall apply, except for Condition Nos. 16, 18, 19-42, 60-62, 66-71 (deleted).

OTHER CONDITONS

2. Per the direction of the Director of Public Works, in order to vacate Cedar Avenue, Date Avenue and the alleys, all existing utilities must be relocated, abandoned, or appropriate easements provided.