

AGENDA ITEM: 4.

DATE: 11-21-11

**STAFF REPORT**

**TENTATIVE TRACT MAP NO. 70861**

DATE: November 21, 2011  
TO: Lancaster Planning Commission  
FROM: Planning Department  
APPLICANT: City of Lancaster Redevelopment Agency  
LOCATION: 6.23± gross acres located at the south side of Avenue I between Beech Avenue and Elm Avenue  
REQUEST: A subdivision for three lots (one lot located in the Commercial Zone and two in the High Density Residential Zone)

RECOMMENDATION: Adopt Resolution No. 11-20 approving Tentative Tract Map No. 70861.

BACKGROUND: On May 18, 2009, the Planning Commission continued Tentative Tract Map No. 70861 indefinitely.

	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>LAND USE</u>
NORTH	C, LI	C, LI	Service retail, church, veterinary, automotive repair
SOUTH	MR2	HDR	Multi-family and single family residences, vacant
WEST	MR2	HDR	Multi-family residences
EAST	C	C	Automotive repair, vacant

PUBLIC IMPROVEMENTS: Avenue I is improved with three lanes in either direction. Beech Avenue, Elm Avenue, and Gilley Way are improved with one lane in each direction. All utilities are available 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 Lancaster Redevelopment Agency is proposing to reconfigure 20 lots into three lots: Lot 1 at 165,528± square feet, or 3.8± acres; Lot 2 at 28,129± square feet, or .65± acres; and Lot 3 at 2,228± square feet, or .05± acres. The project is consistent with the General Plan land use designation of Commercial and Multi-Residential (15.1 to 30 dwelling units per acre). Reconfiguration of the properties would allow for the construction of residential units on Lot 1, and a landscape easement on Lot 2. Lot 3 would be granted to the adjacent parcel owner(s) through a Lot Line Adjustment.

Since the map will reconfigure 20 lots into three, the applicant has been conditioned to vacate Beech Avenue, Cedar Avenue, Date Avenue, and the alleys north of Gilley Way to Avenue I. All existing utilities must be relocated, abandoned, or appropriate easements provided.

Access to the subdivision would be obtained from Gilley Way via Elm Avenue to the west and Beech Avenue to the east. A 15-foot to 50-foot-wide landscape maintenance district with a decorative 6-foot-tall wall is located along the south side of Gilley Way. Adequate drainage facilities and improvements would be provided for the subdivision.

The density of the development is consistent with the General Plan designation of Commercial and Multi-Residential, 15.1-30 dwelling units per acre; the proposed subdivision meets the City's zoning requirement, for the Commercial and the High Density Residential Zones; and sufficient access, utilities, and infrastructure exist, or can be extended to serve the project. Therefore, staff is recommending that the Commission approve Tentative Tract Map No. 70861.

Respectfully submitted,

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Christopher Aune, Assistant Planner

cc: Applicant  
Engineer

## RESOLUTION NO. 11-20

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 70861

WHEREAS, a tentative subdivision map has been filed by City of Lancaster Redevelopment Agency for the division of 6.23± gross acres located south of Avenue I between Beech Avenue and Elm 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 C and HDR Zones; 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 November 21, 2011; 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 3-lot subdivision is consistent with the General Plan land use designation of MR2 (Multi-Residential 15.1 – 30 dwelling units per acre) and C (Commercial) for the subject property and with the following policy of the General Plan Policy No. 18.2.1 which states “Encourage appropriate infill development..”
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 reduced to a level of insignificance with mitigation 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 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 subdivision map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby approves Tentative Tract Map No. 70861, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 21<sup>st</sup> day of November, 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster

**ATTACHMENT TO PC RESOLUTION NO. 11-20**  
**TENTATIVE TRACT MAP NO. 70861**  
**CONDITIONS LIST**  
**November 21, 2011**

**GENERAL ADVISORY**

1. All standard conditions as set forth in Planning Commission Resolution Number 10-25 shall apply, except for Condition Nos. 61, 65, 71, 73, 74, 76, and 77.

**OTHER**

2. Per the direction of the Public Works Director, vacate Beech Avenue, Cedar Avenue, Date Avenue and the alleys north of Gilley Way to Avenue I. All existing utilities must be relocated, abandoned, or appropriate easements provided.
3. Per the direction of the Planning Director, Lot 3 may be granted to adjacent property owner(s) through a lot line adjustment. Otherwise, the property may be included in the landscape maintenance district.