

**AGENDA ITEM:** 3.

**DATE:** 07-16-12

**STAFF REPORT  
TENTATIVE PARCEL MAP NO. 72015**

**DATE:** July 16, 2012  
**TO:** Lancaster Planning Commission  
**FROM:** Planning Department  
**APPLICANT:** City of Lancaster  
**LOCATION:** 21± gross acres located east of the Union Pacific Rail Road tracks on the north side of Avenue L  
**REQUEST:** A subdivision for 5 Industrial lots in the Specific Plan (SP) No. 90-01 Zone (Lancaster Business Park)

**RECOMMENDATION:** Adopt Resolution No. 12-16 approving Tentative Parcel Map No. 72015.

**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 Light Industrial with a Specific Plan overlay, is zoned SP 90-01, 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	LI (Specific Plan)	SP 90-01	Light Industrial/Office
EAST	LI (Specific Plan)	SP 90-01	Office
SOUTH	HI	HI	Automotive repair
WEST	LI	LI	Union Pacific Rail Road

PUBLIC IMPROVEMENTS: The site is bounded to the west by Union Pacific Rail Road tracks, to the south by Avenue L, which is improved with three lanes in each direction, and to the east by Avenue K-15, which is improved with one lane of traffic in each direction. Avenue K-15 and Federal Drive would be extended into the project site. All utilities are available or can be extended to serve the site.

ENVIRONMENTAL REVIEW: The project is within Lancaster Business Park Phase III, for which an environmental impact report (EIR) was certified by the City Council in October 1990. Staff review of the EIR indicates that it adequately describes the potential impacts and provides necessary mitigation measures (Attachment A) for the project. Staff has, therefore, determined that none of the conditions described in Section 15162 of the State CEQA Guidelines have occurred with respect to this project; therefore, no further environmental review is required.

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 proposed subdivision consists of 5 Industrial lots in the SP Zone. The lots would range in size from approximately 1.76 acres to 10.06 acres. The project is consistent with the General Plan land use designation of Light Industrial (Specific Plan), and SP 90-01 zoning of the property.

Access to the subdivision would be obtained from the future extension of Avenue K-15 via Business Center Parkway to the east, and from Federal Drive via Business Center Parkway to the north.

Future development on any of the proposed parcels would require further review, through a Director's Review application. Site plan review of future development would include assessment of proposed on-site improvements, such as building placement and architecture, parking, landscaping, as well as off-site improvements, such as the construction of street, curb and gutter and other infrastructure.

The proposed subdivision meets the zoning requirements for the SP 90-01 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. 72015.

Respectfully submitted,

---

Christopher Aune, Assistant Planner

cc: Applicant  
Engineer

## **RESOLUTION NO. 12-16**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 72015**

WHEREAS, a tentative parcel map has been filed by the City of Lancaster to subdivide 21± gross acres into 5 parcels. The lots would range in size from approximately 1.76 acres to 10.06 acres in the SP 90-01 Zone, located east of the Union Pacific Rail Road tracks on the north side of Avenue L, 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 SP 90-01 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 July 16, 2012; and

Pursuant to Section 15162 and 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines, the proposed tentative parcel map is within the scope of the Program Environmental Impact Report (SCH #89010281) prepared for the Lancaster Business Park, and no further environmental review is required; and

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

1. The proposed design and improvement of the five-lot subdivision are consistent with the General Plan land use designation of Light Industrial with a Specific Plan (SP) overlay 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. 72015, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 16<sup>th</sup> day of July, 2012, 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. 12-16**  
**TENTATIVE PARCEL MAP NO. 72015**  
**CONDITIONS LIST**  
**July 16, 2012**

**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. 18-19, 24, 30, 60-62, 66-71 (deleted), and modified Condition Nos. 42 and 43.

**STREETS**

2. Per direction of the Public Works Director, improve and offer for dedication the following streets:
  - Avenue K-15 at 56 feet of an ultimate 56-foot right-of-way
  - Morton Way at 46 feet curb-to-curb, and at a 51-foot to 59-foot variable right-of-way
3. Per direction of the Public Works Director, improve and offer for dedication a cul-de-sac bulb for Federal Drive.
4. Per the direction of the Public Works Director, dedicate the right to restrict direct vehicular access to Avenue L and to Morton Way.

**SEWER AND STORM DRAIN**

5. Per the Director of Public Works, submittal of an overall drainage plan/hydrology study, which shows the surface flow, nuisance water, and mitigation plan, is required prior to recordation of final map.
6. A hydrology study shall be submitted and approved prior to recordation of the final map. The hydrology study shall verify, among other things, that the proposed streets and existing downstream streets are able to carry, top of curb to top of curb, the anticipated flow through the subdivision, and/or that potential drainage problems will be mitigated through the installation of drainage structures such as culverts, storm drains, or other improvements.
7. Per the direction of the Public Works Director, dedicate a 28-foot wide public easement along the easterly boundary from Avenue K-15 to Federal Way for sanitary sewer and storm drain purposes.
8. Per the direction of the Public Works Director, construct a sewer in Avenue K-15 and in the proposed easement to connect to the existing sewer in Federal Way.

9. Per the direction of the Public Works Director, construct a storm drain in Avenue K-15 and in the proposed easement to outlet on Federal Way.
10. Per the direction of the Public Works Director, dedicate a 60-foot wide drainage easement along the westerly boundary of Lot 3 and Lot 4.
11. Per the direction of the Public Works Director, a redundant storm drain system is required at the sump inlet at the end of the cul-de-sac in Avenue K-15 adjacent to Lot 3. The design and installation of the redundant storm drain system will be subject to the approval of the Public Works Director. Dedicate a 15 foot wide drainage easement and a 10 foot wide access easement along the northerly boundary of Lot 3.

**OTHER CONDITONS**

12. Per the direction of the Planning Director and the Public Works Director, dedicate and improve a 12-foot wide easement on both sides of Avenue K-15, on the west side of Morton Way, and around the cul-de-sac bulb of Federal Way for landscape, pedestrian, water and other public utilities.