

AGENDA ITEM: 4.

DATE: 03-19-07

**STAFF REPORT**

**TENTATIVE PARCEL MAP NO. 66629**

DATE: March 19, 2007

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Alan Neuburger

LOCATION: 2.18± gross acres located on the northeast corner of 20<sup>th</sup> Street West and Avenue L-8

REQUEST: A subdivision for 2 residential lots Lot No. 1 at 45,773 feet (1.05± acres), and Lot No. 2 at 40,034 square feet (.92± acres) the RR-1 Zone.

RECOMMENDATION: Adopt Resolution No. 07-17 approving Tentative Parcel Map No. 66629

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

GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE: The subject property is designated Non-Urban Residential (0.4 to 2.0 dwelling units per acre) by the General Plan, is zoned RR-1 (Rural Residential one unit per acre, minimum lot size 40,000 square feet). There is an existing single-family residence located on Parcel No. 1. 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	RR-2.5	Single family residence
EAST	NU	RR-2.5	Single family residence
SOUTH	NU	RR-1	Single family residence
WEST	NU	RR-1	Single family residence

PUBLIC IMPROVEMENTS: The site is bounded on the west by 20<sup>th</sup> Street West, which is improved with one of travel in each direction and to the south by Avenue L-8, which is unimproved. Utilities, including sewer and water services, exist in the area and 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 (Minor Land Divisions), Class 15, of the State CEQA Guidelines. This section states that Class 15 consist of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all service and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The action is in conformance with the General Plan. The project will not have a significant effect relating to traffic, noise, or air quality, is not in an area with sensitive habitat for rare or endangered species, and can be adequately served by all required utilities and public service.

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 proposing to subdivide the property into 2 Lots: Lot No. 1 at 1.05± acres or 45,773 square feet, and Lot No. 2 at .92± acres or 40,034 square feet. The project is consistent with the General Plan land use designation of Non-Urban Residential (0.4 to 2.0 dwelling units per acre), and RR-1 zoning of the property (minimum lot size of 40,000 square feet). Division of the property would allow for the construction of a single family residence on the newly created lot (Lot No. 2).

The proposed lots would have the following access: Lot No.1 from 20<sup>th</sup> Street West and Lot No. 2 from future Avenue L-8 or from 20<sup>th</sup> Street West via a shared driveway with Lot No. 1. The proposed lots have the potential to generate 10 vehicular trips per day, with 1 trip occurring during peak hours. The added trips should not significantly affect surrounding streets due to adequate internal access.

Typically in White Fence Farms street improvements are not required. However, the applicant has been conditioned to offer for dedication Avenue L-8. In addition, due to drainage issues, the applicant has been conditioned to provide added pavement at the intersection of 20<sup>th</sup> Street West and Avenue L-8 in order to direct drainage north onto 20<sup>th</sup> Street West, finish the construction of the curb, sidewalk, gutter, and curb return with a handicap ramp on 20<sup>th</sup> Street West, and to install street lights per city standards.

The density of the development is consistent with the General Plan designation of Non-Urban Residential (0.4 to 2.0 dwelling units per acre); the proposed subdivision meets the City's zoning requirements for the RR-1 Zone; and sufficient access, utilities, and infrastructure exist or can be extended to serve the project site. Therefore, staff is recommending that the Commission approve Tentative Parcel Map No. 066629.

Respectfully submitted,

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Randie Davis, Assistant Planner

cc: Applicant  
Engineer

## RESOLUTION NO. 07-17

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 66629

WHEREAS, a tentative subdivision map has been filed by Alan Neuburger for a subdivision of two lots: Lot No. 1 at 45,773 square feet (1.05± acres), and Lot No. 2 at 40,034 square feet (.92± acres) in the RR-1 Zone, located on the northeast corner of 20<sup>th</sup> Street West and Avenue L-8, 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 RR-1 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 March 19, 2007; 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 Conditional Use Permit:

1. The proposed design and improvement of the 2-lot subdivision are consistent with the General Plan land use designation of NU (Non-Urban Residential) for the subject property.  
"Provide sufficient land to accommodate a variety of housing types meeting the economic lifestyle, and social needs of current and future residents." (Policy 17.1.2)
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 proposed use will not result in a significant effect on the environment because potential impacts have been found to be insignificant, and the use is categorically exempt from the requirements of the California Environmental Quality Act, as noted in the environmental review section of the staff report prepared for this project..
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 of housing needs of the region because an additional 1 dwelling unit 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.

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. 66629, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 19<sup>th</sup> day of March, 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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KENNETH G MANN, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster

**ATTACHMENT TO RESOLUTION NO. 07-17**  
**TENTATIVE PARCEL MAP 66629**  
**CONDITIONS LIST**  
**March 19, 2007**

**GENERAL ADVISORY**

1. All standard conditions as set forth in Planning Commission Resolution No. 06-12 shall apply except Conditions No.3, 19, 23, 25, 27, 28, 34, 36, 38, 39, 51, 57, 58, 59, and 63.

**STREETS**

2. Per the direction of the Public Works Director, offer for dedication the following:
  - Avenue L-8 at 32 feet from centerline.
3. Per the direction of the Public Works Director, finish constructing curb, sidewalk and gutter on 20<sup>th</sup> Street West to include curb return and handicap ramp.
4. Per the direction of the Public Works Director, add pavement at the intersection of 20<sup>th</sup> Street West and Avenue L-8 to direct drainage north on 20<sup>th</sup> Street West.

**OTHER CONDITONS**

5. Per the direction of the Public Works Director, install street lights on 20<sup>th</sup> Street West.
6. Per the direction of the Public Works Director, locate driveway for future lot on Avenue L-8 or a common driveway at the northerly lot boundary on 20<sup>th</sup> Street West.