

STAFF REPORT
City of Lancaster

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MVB

Date: November 12, 2013

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Amendment of Title 16 and Title 17 of the Lancaster Municipal Code – Expiration of Discretionary Approvals in Conjunction with a Tentative Map**

Recommendation:

Introduce **Ordinance No. 995**, amending Sections 16.08.190 and 17.32.170.A of the Lancaster Municipal Code, and adding Section 17.32.175 to the Lancaster Municipal Code, relating to the expiration of other discretionary approvals in conjunction with a tentative map.

Fiscal Impact:

None.

Background:

The Lancaster Municipal Code establishes expiration dates and extension provisions for a variety of land use actions, including conditional use permits, site plan reviews, and tentative maps. Tentative maps, however, are also governed by the State Subdivision Map Act, which mandates extensions of tentative maps when certain conditions are met. At times, these mandates create conflicts between the expiration dates of tentative maps and other related land use actions when they are part of an overall project approval. The City’s municipal code currently recognizes the potential for these conflicts to occur for certain residential projects by allowing the expiration date of both a tentative map and a related conditional use permit to be coterminous. However, such provisions do not currently exist for commercial or industrial projects, even though the potential for conflicting expiration dates also exists for these types of development.

Discussion:

The proposed ordinance would allow for the expiration dates of discretionary land use actions approved in conjunction with a tentative map to be coterminous with that tentative map. This change would permit commercial and industrial projects that also require a tentative map approval to receive the same benefits as residential projects currently enjoy. The proposed language in the ordinance is permissive rather than mandatory; this would allow the City to establish different expiration dates for related discretionary land use actions if, for some reason, having a coterminous date was not desirable.

The Planning Commission held a public hearing on the proposed ordinance on October 21, 2013, and unanimously recommended to the City Council approval of the proposed ordinance.

BSL/jr

Attachments:

Planning Commission Staff Report from 10-21-13
Ordinance No. 995