

STAFF REPORT
City of Lancaster

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MVB

Date: April 26, 2016

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Appeal of Planning Commission’s Approval of One-Year Extension to Vesting Tentative Tract Map No. 60291 (Proposed Subdivision of 66 Lots on 20 Acres Located on the south side of Avenue K-4)**

Recommendation:

Adopt **Resolution No. 16-16**, upholding the Planning Commission’s decision by denying the appeal and approving a one-year extension to January 16, 2017, for Vesting Tentative Tract Map No. 60291.

Fiscal Impact:

None.

Background:

This vesting tentative tract map was originally approved by the City Council on January 16, 2007, along with certification of an environmental impact report for the proposed project, adoption of required findings, and adoption of a mitigation monitoring program. Although the map originally was due to expire on January 16, 2009, automatic map extensions granted by the State of California effectively extended the map expiration date to January 16, 2016. The applicant filed for a map extension, and the request was heard and approved by the Planning Commission on January 25, 2016. This action was subsequently appealed on February 4, 2016.

The appellants have requested a denial of the map based on perceived inconsistencies with several cited General Plan objectives, policies, and specific actions and also stated that a map extension is not in compliance with current water restrictions. The cited sections of the General Plan are included in Attachment “A” to this staff report, and are all related to biological resources.

As noted in the background section of the report, an environmental impact report was certified by the City Council as part of the original map approval. The environmental impact report identified numerous mitigation measures to reduce potential impacts to biological resources. The findings adopted by the Council originally approving the map noted that these mitigation measures would adequately address potential impacts and, where impacts remained, they were considered acceptable due to overriding considerations. There has been no substantial change to the proposed map, or the surrounding area, since the original approval, and the adopted mitigation measures would remain in effect as part of any map extension. Given that the environmental impact report, findings, and adopted mitigation measures remain valid and in effect for the project, staff recommends that the Council uphold the Planning Commission decision and grant the requested extension to the vesting tentative map.

BLS/jr

Attachments:

Resolution No. 16-16

PC Staff Report dated January 25, 2016

PC Staff Report dated November 20, 2006

Appeal Filed February 4, 2016

Attachment "A"

Final Environmental Impact Report (*on file with the City Clerk's Office*)