

**STAFF REPORT**  
**City of Lancaster**

CC 8
12/13/16
MVB

Date: December 13, 2016

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

Subject: **Create Phases 1 and 2 of Tract Map No. 54274; Located on the Northeast Corner of 20<sup>th</sup> Street East and Kettering Street**

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**Recommendation:**

Approve the creation of Phases 1 and 2 for Tract Map No. 54274, located on the northeast corner of 20th Street East and Kettering Street, owned by Lancaster 20 Land, LLC.

**Background:**

On January 9, 2007, Cambridge Homes, LLC, entered into a Subdivision Undertaking Agreement to complete improvements for Tract Map No. 54274. Cambridge Homes, LLC, ultimately completed the improvements for lots 1 through 3 and lots 38 through 54.

On March 25, 2014, Lancaster 20 Land, LLC (the “Subdivider”), entered into a Subdivision Undertaking Agreement and posted securities to complete the improvements for lots 26 through 37 and lots 55 through 62 of Tract Map No. 54274. Those improvements are complete.

Now Subdivider wishes to enter into a Subdivision Improvement and Lien Agreement to complete improvements for the remainder of the Tract Map No. 54274 lots 4 through 25 and lots 63 through 80. That portion of the subject property identified as Phase 2 on Exhibit “A”.

Phase 1 will be the completed construction for all lots completed by Cambridge Homes, LLC, and Subdivider. Phase 2 will be the proposed construction by Subdivider for lots 4 through 25 and lots 63 through 80.

Staff recommends that Council approve the creation of Phases 1 and 2 for Tract Map No. 54274.

AT:lcs

**Attachments:**

Exhibit “A”