



LANCASTER

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RESIDENTIAL DEVELOPMENT SUMMARY REPORT

**CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT**

For more information, call (661) 723-6100.

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Single-Family Residential



Approved Residential Tract Maps – Under Construction

Tentative Map #	Location	Builder/Developer	Approved Lots	Units Under Construction
54007	SWC Ave H-12 & Challenger Way	Pacific Communities	43	34
61542	SWC 56th St W & Ave J-12	Pat Eason	22	2
60430	NWC Ave K & 36 th St W	Ravello Holdings	85	229 (primary, ADU, and JADU)
74101 (CUP 16-09)	SWC Ave K & 25 th St E	Foremost Pacific	86	172 (primary and ADU)
61817	NEC of Ave H-8 and 15th St E	Pacific Communities	150	145

Approved Residential Tract Maps – Models in Plan Check

Tentative Map #	Location	Builder/Developer	Approved Lots	Pending Permits
TTM 47583	SEC 90th St W & Ave I	KHovnanian	171	99
TTM 60885	NWC 60th St W & Ave J-12	Richmond	46	3
TTM 61248	SWC 35th St E & Ave J	KB Home	157	157
TTM 61989	67th St W & Ave L	Pacific Communities	56	56
TTM 61574	SWC 30 th St E and Ave K-4	8/6/23	45	45

Approved Residential Tract Maps – Undergoing Grading

Tentative Map #	Location	Builder/Developer	Number of lots
82831 82830 61118	NWC Avenue J and 62 St W	KB Homes	68
61040 61041	NWC 55 th St W and future Ave K-14	KB Homes	98
71563	NWC of 60 th St W and Ave J	Pacific Communities	108
72534	SEC of Ave J-8 and 67 th St W	Aaron Rivani	109
53642 CUP 22-08	SEC of 60 th St W & Ave K-4	Pacific Communities	208

Tract Maps Partially Constructed/Recorded (Inactive)

Tentative Map #	Location	Homes Built	Lots Remaining	Total Lots
46818	SEC of Ave I and 20 th St E	40	7	47
47895	NWC of Ave K-12 and Challenger Way	24	15	39
54406	West of 5 th St E, approx. 500 ft. north of Ave K	12	9	21
37538	North side of Ave N between 40 th and 42 nd St W	50	10	60
43677	SEC of Ave J-8 and 35 St E	135	2	137
44167	South of Ave M between 32 nd and 40 th St W	45007: 34 44167: 17	45007: 4 44167: 12	45007: 38 44167: 29
44990	SWC of Ave L-8 and 22 nd St W	13	1	14
53375	NWC of Ave M and 25 th St W	53375: 28 53375-1: 23	53375: 1 53375-1: 2	5337: 29 53375-1: 25

Nonrecorded Approved Residential Tracts

Tentative Map #	Location	Expiration Dates	Number of lots
82327	Along 43rd Street West, south of Avenue M-12	9/18/22 (AB 1561) 3 ext. rem.	3
60664	Between Ave K and K-4, approx. 200 ft. east of Buena Vista Way	*	39
61038	West side of 60 th St W, approx. 660 ft. north of Ave J	*	41
73507 Avanti North EIR 15-01 SP15-01	Avenue K, Avenue K-8, 70 th St W, 60 th St W	12/24	753
74312 SP 15-02 Avanti South GPA 16-01 ZC 16-01 DA 18-01	62 nd St W, 75 th St W, Ave K-8, Ave L	9/11/26	1,375 SFH 325 Multi-family units
70180 CUP 15-18	NEC of Lancaster Blvd and 44 th St W	9/18/25	109
70181 CUP 15-15	NWC of Lancaster Blvd and 40 th St W	9/18/25	141
70182 CUP 15-16	Bounded By Ave I, 40 th St W, Jackman St, and 42 nd St W	9/18/25	139
70892 CUP 15-17	SEC of Ave I and 40 th St W	9/18/25	154
74966	NEC of Ave J and 42 nd St W	2/24/25	67
71210 CUP 15-19 ZC 22-01	SEC of Ave K and 55 th St W	9/19/24	169
61921	NEC of 40 th St W and Ave J	12/14/25	70

82208	52 nd St W and Ave J-8	5/17/26	75
60367	NWC of Lancaster Blvd and 40 th St E	8/16/26	109
61574	SWC 30 th St E and Ave K-4	8/16/24	45
61678 CUP 20-05	SEC Ave K and 57 th St W	11/15/26	122
62484	SEC of 25 th St E and Nugent St	1/24/27	37
62485	SWC of 30 th St E and Nugent St	1/24/27	39
83232	NWC of 60 th St W and Ave K-12	5/16/27	80
61970	Avenue K-6 and Carol Street	6/21/27	8
61977	Avenue K-4 and Carol Street	6/21/27	16
83346 VAR 22-01	NEC of 5th St E & Ave H-8	9/19/24	111
82777	NWC 65 th St W & Ave J-8	3/20/25	36
83315	SEC of Nugent St and 30 th St E	4/17/25	103
83553 ZC 21-03	NWC 52 nd St W & Avenue L	5/9/25	28
83554	SEC 60 th St W & Ave K-10	2/13/25	18
83661 (21-01)	NEC 35 th St W & Ave J-8	11/24/24	34
61600	NWC of 57 th St W & Ave L	9/19/24	32
83571	40 th Street West, south of Avenue J-8	9/18/25	40
83572	NEC Lancaster Blvd & 35 th St E	8/21/25	118
83231	NEC Nugent St & 20 th St E	9/20/26	39
63786	30 th St E & Ave J-8	*	
61314	SEC of Ave K & 26 th St E	10/16/25	84
83590 TTM21-018	NWC of Ave J & 35 th St E	11/13/25	106
63137 TTM 22-008	NWC of 40 th St E & Ave J	2/26/26	53
69560 VAR23-001	Near E Ave J-5 & 8th St E	11/13/25	15
83573 TTM23-001	NWC Avenue K & 40 th St W	3/11/26	68

83497	NWC of 40 th Street West & Ave I	1/22/26	163
62403 CUP 21-10	SEC 80 th Street West & Avenue L	10/16/25	235
61920 ZC 21-004	NEC 55 th Street West and Avenue K	10/17/24	162
72739	NWC 65 th Street West & Avenue K	1/22/26	73
66680	South of Avenue K-8 between 57 th Street West and 52 nd Street est	12/11/25	219
62478	SEC 35 th Street East and Avenue I	10/16/25	74
62321	NEC Lancaster Boulevard and 25 th Street East	2/26/26	78
83865	SEC of Avenue J and 32 nd Street West	5/20/2026	28

Residential Tract Maps – In Review

Tentative Map #	Applicant	Location	Units
83299 CUP 20-06 GPA 20-01 ZC 20-01	Pacific Communities	NEC of 40 th St W and Ave N	413
82298	Pacific Land	SWC of Lancaster Blvd and 32 nd St E	25
67239	26 Global Infinity, LLC	Ave M-8 & 35 th St W	32
61573	Royal Investors	SEC of Ave H-8 and 20 th St E	77
53256	Danny Hernandez	42 nd St W & Ave H	150
64843 CUP23-016	Pacific Communities	Ave L-8, Ave M, 70 th St W, 80 th St W	467
83740 TTM23-010	David Horne	SWC Ave H & 20 th St W	49
83525 (23-006) SPR 23-011	Rodeo Credit Enterprises	SWC 50 th Street West & Avenue J	162
84283 (23-011)	KB Homes	Avenue L & 70 th Street West	56
62349 (22-005)	South 20E H-8, LLC	NWC 20 th Street East and Avenue I	78
83658 (23-005)	Triferet, LLC	40 th Street West and Avenue H-8	157
83793 (23-009)	Tripod Investments LLC	Avenue J-4 & 26 th Street East	26
84030 (24-003)	Chris Rincon	NEC Challenger Way & Avenue J-8	19
84417 (24-001)	Jonahtan Larios	Avenue L & 26 th Street West	4

MULTI-FAMILY RESIDENTIAL



Multi-Family Residential - Under Construction or in Plan Check

Case Numbers	Location	Builder/Developer	Number of Units
SPR 20-04	SEC of Avenue I and 20 th St W	Williams Homes	162
CUP 20-02/TPM 82243	SWC of 20 th St W and Ave I	Investment Concepts	392
CUP23-014/TPM 84233	NEC of 30 th St W and Lancaster Blvd	Guardian Capital	420
TTM 84221 SPR 23-009	West side of Sierra Highway between Ave H & Ave H-8 (Whit Carter Park)	Maison's Sierra (Ravello Holdings)	196 (primary residences and ADUs)

Multi-Family Residential - Approved

Case Numbers	Location	Expiration Dates	Number of Units
TTM 74965 CUP 21-03	SWC Ave I and Sierra Hwy	4/16/26	114
SPR 21-08	NEC 20 th St E & Ave I	5/17/25	97

Multi-Family Residential - In Review

Case Numbers	Location	Number of Units
CUP 22-09	40 th St W and Ave L	40
SPR23-013	Avenue I & 23 rd Street East	64
SPR 24-004	West side of Sierra Highway, between Avenue H and Avenue H-4	303
DR24-047	219 W Milling St	6

MIXED USE DEVELOPMENT



July 2024

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Mixed Use Development - In Review

Case Numbers:	Location	Number of units
CUP 21-01 GPA 21-01 ZC 21-01 TTM24-001	SEC 15 th St W and Ave L	235 room hotel, 181 apartment units, conference center, restaurants and retail