

AGENDA ITEM: 6.

DATE: 03-17-08

## STAFF REPORT

### VESTING TENTATIVE PARCEL MAP NO. 64637

DATE: March 17, 2008

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Bonino Family Trust, LP

LOCATION: 19.58± gross acres located on the northeast corner of Columbia Way/Avenue M and future 2<sup>nd</sup> Street West

REQUEST: A subdivision for 4 parcels in the OP Zone

RECOMMENDATION: Adopt Resolution No. 08-06 approving Vesting Tentative Parcel Map No. 64637.

BACKGROUND: On August 10, 2004, the City Council approved General Plan Amendment No. 04-01 and Zone Change 04-03, which redesignated 63± gross acres to Office Professional from Light Industry to allow the OP designation for the future development of more compatible land uses adjacent to the Los Angeles County Courthouse facilities. The project site is located on approximately 20 acres within the redesignated area.

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: The subject property is designated as Office Professional by the General Plan, is zoned OP (Office Professional), and is currently undeveloped. 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	Light Industry	LI	Industrial Building
South	BP (City of Palmdale)	M-4	Vacant
West	Office Professional	OP	Vacant
East	Light Industry	LI	Commercial/Retail

PUBLIC IMPROVEMENTS: The project site is bounded to the north by Avenue L-12 and on the east by Division Street, both of which are unimproved and privately maintained, and to the south by Columbia Way/Avenue M which is partially improved with one lane of travel in each direction. All utilities are available or can be extended to serve the site.

ENVIRONMENTAL REVIEW: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15315 Class 15, Minor Land Divisions. This project is a division of office professional property in an urbanized area into four or fewer lots, and is in conformance with the General Plan and Zoning. The project has not been 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 site can be served by all required utilities and public services. This project has been determined not to have a significant effect on the environment and shall, therefore, be exempt from the provisions of CEQA.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 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 requesting approval of a parcel map to subdivide the subject property into four parcels to allow for the option of marketing each parcel separately for future office professional development, as follows: Parcel No. 1 at 4.27± acres, Parcel No. 2 at 4.45± acres lot, Parcel No. 3 at 4.45± acres, and Parcel No. 4 at 4.27± acres.

Future access to the site would be provided from 2<sup>nd</sup> Street West via Avenue L-12 to the north, and Columbia Way/Avenue M to the south. The project has been conditioned to provide a right-turn lane on Columbia Way/Avenue M at the intersection with 2<sup>nd</sup> Street West. Also, the project has been conditioned to install a raised landscape median in Columbia Way/Avenue M with a left-turn pocket onto 2<sup>nd</sup> Street West. At this time, there are no proposed development plans for the 19.58±-acre commercial site, and the required improvements would be deferred until such time as actual development occurs on the first parcel.

The Zoning Ordinance, Section 17.12.800.B.1 requires lots to be a minimum of 10,000 square feet each; therefore, the proposed subdivision meets the minimum requirements for lots located within the Office Professional Zone. Any future development proposal for the four parcels will require the submittal, review, and approval of the appropriate development application. All future development proposals would be subject to further environmental review.

A Phase I Cultural Resource Study was conducted on the property by RTFactfinders during October 2005. As a result of the investigation, one historic period artifact was found on the project site. The find consists of a cement slab foundation, a cistern, a well, and a sparse scatter of post-1945 artifacts. However, the site was determined ineligible as a significant cultural resource and no further work was recommended. In the event that such artifacts or sites are discovered during the development of the property, work must stop at the discovery site and a qualified archaeologist will need to evaluate the new find, and, if necessary, implement an appropriate mitigation program.

Mark Hagan conducted a biological survey on the property during November 2006. The survey was conducted to look for signs of desert tortoise, Mohave ground squirrel, burrowing owl, and other sensitive plant and animal species. No desert tortoises or tortoise sign were observed on the property. The proposed project site is located within the geographic range of the Mohave ground squirrel and contains potentially suitable habitat to support the Mohave ground squirrel. During the survey, one burrowing owl and twelve burrows with sign thereof were observed within the study area. In addition, one inactive bird nest was observed within a Joshua tree on the site. Since the proposed project does not involve any physical change to the environment at this time, any future development proposal for the four parcels within the project site will require further environmental review of impacts to the biological resources.

Bruin Geotechnical Services prepared a Phase I Environment Site Assessment Report during November 2005, and an addendum to the original report was prepared on October 24, 2007. As result of the investigation, two concrete building foundations, a circular raised concrete foundation and an intact cistern well was observed on the site. In addition, piles of soil of unknown origin, discarded tires and debris were present on the site. Since the proposed project does not involve any physical change to the environment at this time, any future development proposal for the four parcels within the project site will require further environmental review of hazardous impacts.

Vesting Tentative Parcel Map No. 64637 is consistent with the General Plan land use designation of Office Professional and OP (Office Professional) zoning of the property. The proposed subdivision meets the City's zoning requirement, for the OP zone and sufficient access, utilities, and infrastructure exist or can be extended to serve the project. Therefore, staff is recommending that the Commission approve Vesting Tentative Parcel Map No. 64637.

Respectfully submitted,

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Brigitte Ligons, Assistant Planner

cc: Applicant  
Engineer

## RESOLUTION NO. 08-06

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING VESTING TENTATIVE PARCEL MAP NO. 64637

WHEREAS, a tentative subdivision map has been filed by the Bonino Family Trust, LP for the division of 19.58± gross acres of land into 4 parcels located on the northeast corner of Columbia Way/Avenue M and future 2<sup>nd</sup> Street West, 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 OP Zone; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this vesting tentative parcel map subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on March 17, 2008; and

WHEREAS, the proposed project is categorically exempt under Class 15, Section 15315 Minor Land Divisions 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 map:

1. The proposed design and improvement of the 4-lot subdivision are consistent with the General Plan land use designation of Office Professional for the subject property.
2. The site is physically suitable for the type and intensity of office professional development that would be allowed in the future on each of the parcels, because adequate roadway capacity and infrastructure exist or can be provided, and the site has no topographical constraints.
3. The design and improvement of the subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all future development of the parcels would be subject to further environmental review and the subdivision of 4 parcels will not have a significant effect on the environment as noted in the environmental review section of the staff report.
4. The design and improvement of the subdivision are not likely to cause serious public health problems because adequate sewer and water service 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 will not adversely affect the housing needs of the region because the City has provided through its General Plan sufficient sites where a wide range of dwelling units 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, and

WHEREAS, this Commission, after considering all evidence presented, further finds that approval of the proposed vesting tentative parcel map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby approves Vesting Tentative Parcel Map No. 64637, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of March, 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

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KENNETH G. MANN, Chairman  
Lancaster Planning Commission

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster

**ATTACHMENT TO PC RESOLUTION NO. 08-06  
VESTING TENTATIVE PARCEL MAP NO. 64637  
CONDITIONS LIST  
March 17, 2008**

**GENERAL ADVISORY**

1. All standard conditions as set forth in Planning Commission Resolution Number 06-12 shall apply except Condition Nos. 19, 24, 25, 28, 30, 34, 36, 56 thru 62 inclusive.

**STREETS**

2. Per direction of the Public Works Director, improve and offer for dedication:
  - Columbia Way/Avenue M at 80 feet of an ultimate 120-foot right-of-way
  - Avenue L-12 at 60 feet of an ultimate 80-foot right-of-way
  - 2<sup>nd</sup> Street West at 60 feet of an ultimate 80-foot right-of-way
3. Per direction of the Public Works Director, install a raised landscaped median on Columbia Way/Avenue M.\*
4. Per the direction of the Public Works Director, provide a left-turn lane in the raised median on Columbia Way/Avenue M at the intersection with 2<sup>nd</sup> Street West, and extend to the east to connect with the existing median. The applicant will receive credit against their traffic impact fee for the cost of extending the median to the east.\*
5. Per direction of the Public Works Director, install a right-turn lane on Columbia Way/Avenue M at the intersection with 2<sup>nd</sup> Street West. The lane and dedication shall be 122.55 feet in length and 12 feet in width, with a 90-foot transition.\*

\*Note: Per direction of the Public Works Director, all improvements may be deferred until such time as actual development occurs on the first parcel.

6. The project proponent will be required to contact the Los Angeles the Los Angeles County Waterworks District No. 40 to determine if there are additional off-site improvements or conditions that would be required. The proposed development may also be required to pay all applicable District fees.
7. Per the direction off the Public Works Director, all street lighting systems designed after July 1, 2007, shall be designed as City owned and maintained street lighting systems. The Developer's engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.

**OTHER CONDITIONS**

8. Prior to approval of the final map, the subdivider shall meet with representatives of Southern California Edison Company to resolve any conflicts regarding easement rights and/or facilities held by the Southern California Edison company that may involve the subject property. The subdivider shall provide documentation to the Public Works Public Works and the Planning Director from the Southern California Edison Company showing that all issues regarding these matters have been resolved and that there are no conflicts and/or restrictions that would prevent the development of the subdivision.
  
9. Per the direction of the Directors of Planning and Public Works, at the time of project construction, the applicant shall be required to comply with all Ordinances adopted to address the balance of water supply to water demand.