

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

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01/27/09
MVB

Date: January 27, 2009  
To: Mayor Parris and City Council Members  
From: James R. Williams, Director of Public Works  
Subject: **Amendment to Title 16 of the Lancaster Municipal Code (Subdivision Ordinance)**

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**Recommendation:**

Introduce **Ordinance No. 917**, an ordinance of the City Council of the City of Lancaster, California, amending Sections 16.20.060 and 16.20.080 of the Lancaster Municipal Code relating to the requirements for improvements beyond centerline on arterial streets.

**Fiscal Impact:**

None.

**Background:**

In cases where the ultimate street right-of-way is not entirely within a proposed subdivision, Sections 16.20.060 and 16.20.080 of the City's Subdivision Ordinance currently require subdividers to provide twenty (20) feet of paved improvements beyond the centerline of arterial streets in order to provide for the installation of required medians and left turn pockets at their ultimate location (seven (7) feet wide) and to provide for one lane of through traffic (thirteen (13) feet wide). These provisions do not consider the need for paved shoulders along arterial streets. Paved shoulders are desirable along arterial streets to enhance their safety by affording maneuver room and providing space for immobilized vehicles. They also offer a measure of safety to pedestrians in sparsely developed areas where there are no sidewalks and provide space for bicyclists. In addition, they may serve as speed-change lanes for vehicles turning into driveways.

The American Association of State Highway and Transportation Officials (AASHTO) Policy on the Geometric Design of Highways and Streets recommends the width of usable outside shoulders on divided arterials should be at least eight (8) feet.

Staff is, therefore, recommending that Subdivision Ordinance Sections 16.20.060 and 16.20.080 be modified as shown in the attached ordinance to provide for an additional eight (8) feet of paved improvements beyond centerline to accommodate a paved shoulder. The modifications will require subdividers to construct an additional eight (8) feet of pavement beyond centerline on the partially improved side of arterial streets. The City Engineering Division has met with Gretchen Gutierrez of the BIA to discuss these proposed modifications.

This proposed ordinance was reviewed by the Planning Commission on December 15, 2008, and the Commission recommended (by a 5-0 vote) that the City Council approve the ordinance.

CSW:ddd

**Attachment:**

Ordinance No. 917