

AGENDA ITEM: 3.a.

DATE: 07-20-09

STAFF REPORT

TENTATIVE TRACT MAP NO. 61574 REQUEST FOR EXTENSION

DATE: July 20, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: United Engineering Group

LOCATION: 26.6± gross acres located on the southwest corner of Avenue K and 30th Street East

REQUEST: Subdivision of 45 single family lots in the R-10,000 Zone

RECOMMENDATION: Grant a one-year extension to July 17, 2010, based on the findings contained in the staff report and subject to added Condition Nos. 12, 13, 14, and all other previously approved conditions.

BACKGROUND AND STATUS: The General Plan Land Use designation for this location is UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) which is consistent with the project as approved. On July 17, 2006, the Planning Commission approved Tentative Tract Map No. 61574 for two years. On July 21, 2008, the Planning Commission granted a 30 day continuance until the August 18, 2008, Planning Commission meeting. On July 15, 2008, SB 1185 automatically extended this map for one year from July 17, 2008, until July 17, 2009. This is the first request available for an extension of the map. The applicant states that the completion of final improvement plans will require additional time.

FINDINGS:

1. The approval of the extension is consistent with the goals, objectives, policies, action program, and land use designation of UR (Urban Residential, 2.1 to 6.5 dwelling units per acre) of the adopted General Plan and is applicable to the subject property because it will provide 45 single family homes at a density of development consistent with the land use designation.
2. The findings justifying the original approval of the tentative map on July 17, 2006, remain valid.

3. The approval of the extension will allow for development of a project that is of benefit to the public health, safety, and welfare through completion of vital infrastructure or public improvements, including 30th Street East and Avenue K.
4. The granting of the extension is necessary to allow sufficient time for the applicant to prepare a final map and improvement plans.
5. There is no substantial change in the land use or development patterns in the vicinity of the tentative map that would cause detriment to the public health, safety, or welfare should the extension be granted, because the property has both the same or compatible land use and zoning as surrounding properties.

MODIFIED CONDITION:

2. Per the direction of the Public Works Director, improve and offer for dedication:
 - 30th Street East at 78 feet of an ultimate 100-foot right-of-way

ADDED CONDITIONS:

12. Per the direction of the Director of Public Works, 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.
13. Contact the Los Angeles County Waterworks District to determine if there are additional off-site improvements or conditions which would be required. The proposed development will also be required to pay all applicable District fees.
14. 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.
15. Per the direction of the Director of Public Works, the development shall comply with all the requirements of Ordinance 907 (Water Efficient Landscaping Requirements) (Modification of Resolution No. 06-11 Condition No. 64).
16. The Planning Director is authorized to review and approve elevations of individual homes, including and not limited to 360° architecture, color, exterior materials, etc. to ensure compatibility with Architectural Guidelines. In the event disputes arise between the applicant and the Planning Director regarding elevations or design of buildings, the matter

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may be appealed, and the Architectural and Design Commission (ADC) shall render the final decision.

Respectfully submitted,

Justin Patananan, Planning Technician

cc: Applicant
Engineer

Attachments: Applicant's Findings
Planning Commission Staff Report for July 17, 2006