

RESOLUTION NO. 09-75

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LANCASTER, CALIFORNIA, APPROVING
TENTATIVE PARCEL MAP NO. 68150

WHEREAS, a tentative parcel map has been filed by Lancaster West 60th, LLC, for the division of 40± net acres of land into 8 parcels located on the northwest corner of 60th Street West and Avenue L, 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 CPD Zone; and

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

WHEREAS, public notice was provided as required by law and a public hearing on the tentative parcel map held before the Planning Commission on July 7, 2009, and recessed to July 8, 2009; and the City Council on July 21, 2009; and

WHEREAS, pursuant to Section 15090(a)(2) final environmental impact report has been prepared for the proposed project and approved for certification by the City Council on July 21, 2009, and the City Council considered the information contained within this final EIR prior to making a decision on this tentative tract map; and

WHEREAS, this Council hereby adopts the following findings in support of approval of this tentative parcel map:

1. The proposed design and improvement of the 8 lot commercial subdivision are consistent with the General Plan land use designation of C (Commercial) for the subject property.
2. The site is physically suitable for the type and intensity of commercial development 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 the site is not within a sensitive habitat area and all potential impacts are insignificant, can be mitigated as noted in the environmental review section of the staff report, or are acceptable due to overriding considerations as noted in Exhibit "A" of City Council Resolution No. 09-73.
4. The design and improvement of the subdivision are not likely to cause serious public health problems because adequate sewer and water systems 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) prior to recordation of the final map.
6. The proposed subdivision will not adversely affect housing needs of the region because the City has designated sufficient residential land through its General Plan to meet its identified shared of the regional housing need; therefore, the subdivision and use of this site commercial purposes will not be detrimental to regional housing needs.
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 Council, after considering all evidence presented, further finds that approval of the proposed tentative parcel map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

1. This Council hereby adopts all findings set forth in attached Exhibit "A" of City Council Resolution No. 09-73, and hereby adopts Mitigation Monitoring Program (Exhibit "B" of the City Council Resolution No. 09-73.
2. This Council hereby approves Tentative Parcel Map No. 68150 subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 09-75, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)
