

AGENDA ITEM: 4.

DATE: 08-17-09

## STAFF REPORT

### TENTATIVE TRACT MAP NO. 62794

DATE: August 17, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Royal Investors Group LLC.

LOCATION: 28.0± gross acres located on the southeast corner of Avenue I and 35<sup>th</sup> Street West

REQUEST: A subdivision for 102 single family lots in the R-7,000 Zone

RECOMMENDATION: Continue Tentative Tract Map No. 62794 to a date uncertain.

BACKGROUND: Tentative Tract Map No. 62794 was filed on October 18, 2006. On May 16, 2007, staff met with the applicant and discussed the required revisions for the tentative map. On April 4, 2008, due to a lack of response from the applicant, staff sent a certified letter to the applicant requesting revisions to the map or withdrawal of the project within 30 days. No further communication was received during that timeframe, and a final request was sent by certified mail on May 18, 2009, due to the lack of progress or refusal to withdraw the project, and still no communication was received by the applicant. On August 3, 2009, staff prepared the staff report to deny Tentative Tract Map No. 62794 at the August 17, 2009, Planning Commission meeting due to the fact that staff was unable to complete the project review, perform adequate environmental review and make any findings in support of the project.

On August 10, 2009, the applicant contacted the Planning Department to request additional time to re-activate Tentative Tract Map No. 62794, and provide staff with a timeline to process the map to a date ready for Planning Commission meeting. In order to re-activate the proposed Tentative Tract Map, the applicant would be required to pay additional fees in order to re-instate and re-notice the project as a public hearing item.

Respectfully submitted,

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Randie Davis, Assistant Planner

cc: Applicant  
Engineer