

AGENDA ITEM: 4.

DATE: 10-19-09

STAFF REPORT

TENTATIVE TRACT MAP NO. 68547

DATE: October 19, 2009
TO: Lancaster Planning Commission
FROM: Planning Department
APPLICANT: Gloria Munoz and Manuel Munoz Corral
LOCATION: 1.61± gross acres located approximately 206 feet south of Avenue J and approximately 410 feet west of 8th Street East
REQUEST: A subdivision for 6 single family lots in the R-7,000 Zone

RECOMMENDATION: Adopt Resolution No. 09-30 approving Tentative Tract Map No. 68547

BACKGROUND: There have been no prior hearings before either the City Council or the Planning Commission concerning this property.

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: The subject property is designated as UR (Urban Residential; 2.1 to 6.5 dwellings units per acre) by the General Plan, is zoned R-7,000 (one single family dwelling unit per 7,000 square feet lot), and is currently vacant. The General Plan designation, zoning, and land use of the surrounding properties are as follows:

	GENERAL PLAN	ZONING	LAND USE
NORTH	UR	R-7,000	Single Family Residential
EAST	UR	R-7,000	Vacant
SOUTH	UR	R-7,000	Single Family Residential
WEST	UR	R-7,000	Single Family Residential

PUBLIC IMPROVEMENTS: The site is bounded to the south by Woodington Drive. All public utilities are available or can be extended to serve the site.

ENVIRONMENTAL REVIEW: The project is classified as a categorical exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32. The proposed use will not result in a significant effect on the environment, because the project is less than five acres in size and is characterized as an in-fill development, consistent with the General Plan and zoning designation. The project will not have a significant effect relating to traffic, noise, or air quality, is not in an area with sensitive habitat for rare or endangered species, and can be adequately served by all required utilities and public services.

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 the newspaper of general circulation per prescribed procedure.

ANALYSIS: The proposed subdivision consists of six single family lots in the R-7,000 Zone. The lots range in size from 9,018 square feet to 9,846 square feet. The project is consistent with the General Plan land use designation of Urban Residential (2.1 to 6.5 dwelling units per acre) and the R-7,000 zoning designation of the property (minimum lot size of 7,000 square feet). Division of the property would allow for the construction of a single family residence on each lot. This is an in-fill development, the property to the east is vacant; the property to the north, south, and west contains single family residences.

The proposed residential subdivision would have two points of access: one from Avenue J via Rodin Avenue, then east on Woodington Drive, and the second from 8th Street East via Avenue J-4 then north on Tabler Avenue. The proposed subdivision has the potential to generate 60 vehicular trips per day with 6 trips occurring during peak hours, which would not significantly impact surrounding streets.

A Phase I Cultural Resource Assessment was conducted for the proposed project site by RTFactfinders during December 2006. As a result of the investigation, no historic or prehistoric period sites or artifacts were identified on the property. No known burials are located on the project site. Therefore, no impacts would occur.

KCE Matrix prepared a Phase I Environmental Site Assessment Report during January 2007. According to the report, there is no evidence to suggest the manufacture, generation, use, storage and/or disposal of hazardous substances at the subject site. No environmental impairment was observed during the site reconnaissance performed on December 11, 2006. Therefore, no further environmental investigations are recommended.

Foothill Associates conducted a biological survey on the property in February 2007. Refuse was abundant and included garden clippings, discarded household items, and construction debris. The

results of the survey indicate that the desert tortoise, Mohave ground squirrel, and burrowing owl are absent from the subject property and adjacent survey areas.

The density of the development is consistent with the General Plan designation of Urban Residential (2.1 to 6.5 dwelling units per acre); the proposed subdivision meets the City's zoning requirements for the R-7,000 Zone; and sufficient access, utilities, and infrastructure exist or can be extended to serve the project site. Therefore, staff is recommending that the Commission approve Tentative Tract Map No. 68547.

Respectfully submitted,

Elma Watson, Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 09-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 68547

WHEREAS, a tentative subdivision map has been filed Gloria Munoz and Manuel Munoz Corral for the division of 1.61± gross acres located approximately 206 feet south of Avenue J and approximately 410 feet west of 8th Street East, into 6 single family lots, 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 R-7,000 Zone; and

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

WHEREAS, public notice was provided as required by law and a public hearing was held on October 19, 2009; and

WHEREAS, the proposed project is categorically exempt under Class 32 Section 15332 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 6-lot subdivision are consistent with the General Plan land use designation of UR (Urban Residential) for the subject property.
2. The site is physically suitable for the type and proposed density of 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 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 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), based on staff review of a preliminary title report.

6. The proposed subdivision may have a beneficial effect on the housing needs of the region because an additional 6 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 tentative subdivision map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

This Commission hereby approves Tentative Tract Map No. 68547, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 19th day of October, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster

ATTACHMENT TO PC RESOLUTION NO. 09-30
TENTATIVE TRACT MAP NO. 68547
CONDITIONS LIST
October 19, 2009

GENERAL/ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 06-11 shall apply except Condition No. 64 (modified below) and deleted Condition Nos. 59 and 68.

STREETS

2. Per direction of the Public Works Director, improve and offer for dedication the following streets:
 - Woodington Drive at 42 feet of an ultimate 60-foot right-of-way
 - Tabler Street at 41 feet of an ultimate 58-foot right-of-way

OTHER CONDITIONS

3. Per the direction of the Planning Director, all elevations for proposed buildings shall be compatible with the architectural design guidelines established. Design and location of such buildings are subject to review and approval by the Planning Director and be submitted 90 days prior to issuance of building permit, including but not limited to architectural style, color, exterior materials, material and type of fences and walls, and location and screening of trash enclosures. The applicant shall provide 360° architectural treatments for all proposed buildings. In the event disputes arise between the applicant and the Planning Director regarding elevations, or design of the buildings, the matter may be appealed to the Architectural and Design Commission (ADC), and the ADC shall render the final decision.
4. 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.
5. 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.
6. The development shall comply with all requirements of Ordinance No. 907 (Water Efficient Landscaping Requirements).
7. Per the direction of the Director of Public Works and prior to approval, landscape plans shall be prepared in accordance with Ordinance No. 907 and submitted to the Development Engineering Department, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plans are to be incorporated into development of the site and shall show size, type, and location of all plants, trees, and irrigation facilities. (Modified Condition No. 64)

8. Per the direction of Public Works and Planning, the applicant shall use drought tolerant measures, such as E-T controllers and rotator nozzles, wherever possible, and use drought tolerant landscaping.
9. 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 (LS-3 rate schedule). 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.
10. Prior to grading, the applicant shall provide a 24-hour, 7 days a week, contact name and valid phone number regarding blowing dust or debris from the site.