



AGENDA ITEM: 4.

DATE: 5/20/24

STAFF REPORT

TENTATIVE TRACT MAP NO. 22-16 (83865)

DATE: May 20, 2024

TO: Lancaster Planning Commission

FROM: Mitzi Alvarado, Planner
Community Development Department

APPLICANT: Challman Engineering; Ken Verzosa

LOCATION: ± 7.5 gross acres located at the Southwest Corner of Avenue J and 32nd Street West (Assessor Parcel Number: 3153-017-022, -023 and -024)

REQUEST: Tentative Tract Map to subdivide $7.5 \pm$ gross acres into 28 single-family residential lots and one lot for a detention basin in the R-7,000 zone

RECOMMENDATION: Adopt Resolution No. 24-12 approving Tentative Tract Map No. 22-16 (TTM 83865) to allow for the subdivision of 7.5 gross acres into 28 single-family lots and one lot for a detention basin in the R-7,000 zone located at the Southwest Corner of Avenue J and 32nd Street West (Assessor Parcel Numbers: 3153-017-022, -023 and -024), adopting the Initial Study/Mitigated Negative Declaration (SCH #2024040662), approving the Mitigation Monitoring and Reporting Program, and authorizing staff to execute and file the Notice of Determination

BACKGROUND

On November 2, 2022, Challman Engineering submitted an application for Tentative Tract Map No. 22-16 (TTM 83865). There have been no prior hearings on this proposed map. The proposed subdivision is located in the R-7,000 zone and is currently undeveloped. The surrounding land uses are Single-family residential developments and religious facilities. The proposed project would complete the street improvements for the existing subdivision to the west.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APNS	3153-017-022, -023 and -024
LOCATION	7.5± gross acres located at the northeast corner of Avenue J and 32 nd Street West
ZONING AND LAND USE	R-7,000 (single-family residential, minimum lot size 7,000 square feet)
SURROUNDING LAND USES AND ZONING	North: Single-Family residence, R-7,000 South: Single-Family Residential, R-7,000 East: Single-Family Residential, R-7,000 West: Single-Family Residential, R-7,000
CURRENT DEVELOPMENT	Vacant Land
ENVIRONMENTAL REVIEW	<p>An initial study/mitigated negative declaration (SCH #2024040662) was prepared for the proposed project and circulated for a 30-day public review period in accordance with the California Environmental Quality Act (CEQA). The public review period started on April 16, 2024 and ended on May 16, 2024.</p> <p>Effective January 1, 1991, applicants whose projects have the potential to result in the loss of fish, wildlife, or habitat through urbanization and/or land use conversion are required to pay filing fees as set forth under Section 711.4 of the Fish and Game Code. Pursuant to Section 21089(b) of the Public Resources Code, the approval of a project is not valid, and no development right is vested, until such fees are paid.</p>

PROJECT DESCRIPTION:

The proposed project consists of a subdivision of approximately 7.5± gross acres into 29 lots with 28 lots for single-family residences and with one lot for a detention basin. The lots range from

7,000 to 12,309 square feet. Access to the subdivision would be provided from 33rd Street West. All of the streets within the development would be public.

ANALYSIS:

General Plan Consistency

The proposed project would be consistent with the following goals, objectives, policies, and specific actions:

- Specific Action 3.2.1(a):** Through the landscape plan check process, require the provision of drought-tolerant landscaping and water-saving irrigation systems for new residential, commercial, and industrial developments in accordance with City landscape ordinances.
- Policy 3.5.1:** Minimize erosion problems resulting from development activities.
- Objective 3.6:** Encourage efficient use of energy resources through the promotion of efficient land use patterns, the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy.
- Policy 3.6.2:** Encourage innovative building, site design and orientation techniques which minimize energy use.
- Policy 15.1.2:** Cooperate with local water agencies to provide an adequate water supply system to meet the standards for domestic and emergency needs.
- Policy 15.1.5:** Ensure sufficient infrastructure is built and maintained to handle and treat wastewater discharge.
- Policy 16.3.1:** Promote development patterns which will minimize the costs of infrastructure development, public facilities development and municipal service cost delivery.
- Policy 18.1.4:** Encourage the long-term maintenance of new residential development.
- Policy 18.2.2:** Encourage appropriate development to locate so that municipal services can be efficiently provided.
- Objective 19.2:** Integrate new development with established land use patterns through quality infill to enhance overall community form and create

a vibrant sense of place.

There are no goals, objectives, policies, or specific actions of the General Plan that would conflict with the proposed project. The proposed project would subdivide approximately 7.5 gross acres into 29 lots with 28 lots for single-family residences. The subdivision would develop three parcels west of 32nd Street West and south of Avenue J, which is currently vacant land.

Housing Element Consistency

Goal 6: To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.

The proposed project supports the goals and objectives of the City of Lancaster's Housing Element. Specifically, the Housing Element identifies objectives and policies to provide a variety of housing types to residents of the City and Antelope Valley as a whole. The proposed project would provide single family residences on lots ranging from 7,000 square feet to 12,309 square feet in area. This project provides an additional housing choice for individuals.

Compliance with the Lancaster Municipal Code

The proposed project complies with the development standards for residential uses in the R-7,000 zone as identified in Sections 17.08.060 and 17.08.070 of the Lancaster Municipal Code (LMC).

Compliance with the City of Lancaster Design Guidelines

The proposed project complies with the intent of the Design Guidelines with respect to site design and layout for residential developments. Pedestrian connectivity is provided within the project site and along the project frontage. The elevations and floor plans for the proposed residential lots would be reviewed and approved prior to issuance of construction permits for compliance with the design guidelines. This would ensure quality design with 360-degree architecture which enhances the community's image and quality of life.

TENTATIVE MAP FINDINGS:

In order to grant a TTM, Section 16.08.110 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings:

- A. The proposed subdivision is consistent with the general plan, any applicable specific plan, and is compatible with the general plan land uses, goals, objectives, policies, and specific actions specified in such plan**

The proposed project is a residential subdivision consistent with the general plan land use designation of Urban Residential (UR) and with the policies, goals, objectives, and specific actions identified above. The proposed project is not located within the boundaries of a Specific Plan.

B. The design and improvement of the proposed subdivision is consistent with the general plan, any applicable specific plan, Title 17, and this title.

The proposed design and improvements of the proposed project are consistent with the General Plan land use designation of UR and the development standards identified in Sections 17.08.060 and 17.08.070 of the LMC. The proposed project is not located within the boundaries of a Specific Plan.

C. The site is physically suitable for the type and density of the development proposed.

The project site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exists or can be provided to support the development.

D. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. All environmental impacts to biological resources associated with the proposed project would be less than significant with the incorporation of the identified mitigation measures and conditions of approval. Additionally, the developer would be required to pay the City's biological impact fee, which is utilized to help conserve the biological resources found throughout the Antelope Valley.

E. The design of the subdivision or the type of improvements will not cause serious public health problems.

The design and improvement of the subdivision are not likely to cause serious public health problems as adequate sewer, and water systems will be provided to the proposed project. Additionally, all residences within the subdivision are required to have trash collection services in accordance with the City of Lancaster's Waste Management franchise agreement.

F. The design or the types of improvements of the subdivision will not conflict with easements acquired by the public at large, for access through, or use of, property within the subdivision. The city may approve the map if alternate easements will be provided in accordance with Section 66474(g) of the Subdivision Map Act.

There are no known public easements or access across the subject property; therefore, the design of the subdivision will not conflict with public access. Any utility can be accommodated within the design of the proposed project.

- G. The city's action will not have an adverse effect on the housing needs of the region and the city has balanced these needs against the public service needs of its residents and available fiscal and environmental resources, in accordance with Section 66412.3 of the Subdivision Map Act.**

The proposed subdivision would have a beneficial effect on the housing needs of the region because an additional 34 dwelling units could be provided. The proposed project would not adversely affect the economic health of the City as the infrastructure to support the proposed project, such as roadways and utility lines, currently exist in the vicinity of the project site and the maintenance of this infrastructure is already occurring.

- H. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

The proposed project is not expected to have any significant impact on any future passive or natural heating or cooling opportunities. The proposed project has been designed to take advantage of heating and cooling opportunities to the extent feasible. Additionally, the proposed project is required to comply with Title 24, which includes requirements for solar energy.

LEGAL NOTICE

A 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 Antelope Valley Press on May 10, 2024.

RECOMMENDATION

Adopt Resolution No. 24-12 approving Tentative Tract Map No. 22-16 (TTM 83865) to allow for the subdivision of 7.5 gross acres into 29 lots with 28 lots for single-family residences with one lot for a detention basin in the R-7,000 zone, located at the southwest corner of Avenue J and 32nd Street West (Assessor Parcel Numbers: 3153-017-022, -023 and -024), adopt the Initial Study/Mitigated Negative Declaration, approving the Mitigation Monitoring and Reporting Program, and authorizing staff to execute and file a Notice of Determination.

Attachments:

- A. Resolution No. 24-12
- B. Aerial
- C. IS/MND
- D. Mitigation Monitoring and Reporting Program