



AGENDA ITEM: 4.

DATE: 01/22/24

## STAFF REPORT

### TENTATIVE TRACT MAP NO. 83497 (TTM 21-010)

**DATE:** January 22, 2024

**TO:** Lancaster Planning Commission

**FROM:** Jocelyn Swain, Senior Planner  
Community Development Department  
Planning and Permitting Division

**APPLICANT:** Civil Design and Drafting, Inc./Imad Aboujawdah

**LOCATION:** ±30 gross acres on the north side of Avenue I at 42<sup>nd</sup> Street West  
(Assessor Parcel Numbers [APNs] 3105-018-014, 3105-018-044,  
3105-018-045, 3105-018-046)

**REQUEST:** A Tentative Tract Map to subdivide the subject property into 163  
single family residential lots in the MU-N (mixed use - neighborhood)  
zone

**RECOMMENDATION:** Adopt Resolution No. 24-04 approving Tentative Tract Map No.  
83497 (TTM 21-010) for the subdivision of approximately 30 gross  
acres into 163 single family residential lots in the MU-N zone located  
on the north side of Avenue I at 42<sup>nd</sup> Street West (APNs: 3105-018-  
014, 3105-018-044, 3105-018-045, 3105-018-046), adopting the  
Initial Study/Mitigated Negative Declaration (SCH# 2023120563),  
approving the Mitigation Monitoring and Reporting Program and  
authorizing staff to execute and file the Notice of Determination

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## **BACKGROUND**

On September 18, 2006, the Planning Commission approved Tentative Tract Map (TTM) No. 63283 (TTM 05-057) to subdivide a portion of the subject property into 85 single family residential lots. Tentative Tract Map No. 63283 expired after all available extensions were granted. Tentative Tract Map No. 83497 (TTM 21-010) was filed with the City of Lancaster on August 20, 2021

which includes the same parcels as TTM 63283 plus additional property.

### **GENERAL INFORMATION**

Table 1 summarizes the general information concerning this project.

**Table 1: General Information**

<b>ITEM</b>	<b>DESCRIPTION</b>
<b>APN</b>	3105-018-014, 3105-018-044, 3105-018-045, 3105-018-046
<b>LOCATION</b>	±30 gross acres on the north side of Avenue I at 42 <sup>nd</sup> Street West
<b>ZONING AND LAND USE</b>	The subject property is zoned MU-N and is currently vacant.
<b>SURROUNDING LAND USES AND ZONING</b>	North: Vacant; MU-N South: Single family residential subdivision; R-7,000 East: Vacant; Mixed Use – Commercial (MU-C) West: Vacant; MU-N
<b>CURRENT DEVELOPMENT</b>	The project site is currently vacant.
<b>ENVIRONMENTAL REVIEW</b>	<p>An initial study/mitigated negative declaration (SCH #2023120563) 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 December 20, 2023 and ended on January 19, 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 the subdivision of approximately 30 gross acres into 163 single family residential lots in the Mixed Use – Neighborhood (MU-N) zone. The lots within the subdivision would range in size from 4,785 square feet to 14,234 square feet. Two drainage basins would be included as part of the proposed project. Access to the subdivision would be from Avenue

I and the streets within the subdivision would be private. A block wall would surround the subdivision and a meandering sidewalk with landscaping would be provided along Avenue I.

## **ANALYSIS:**

### **General Plan Consistency**

The project was analyzed for consistency with the City of Lancaster General Plan 2030. The subdivision would be consistent with the General Plan land use designation of Mixed Use (MU) and the types of uses envisioned therein. The MU land use designation combines “retail, service, and office uses with higher density residential uses in the same building or on the same site with residential potentially located above commercial activities” (General Plan Objective 17.1). The use is consistent with the goals, objectives, and policies of the General Plan as indicated below.

- |                       |   |
|-----------------------|---|
| <b>Policy 3.1.1:</b>  | Ensure that development does not adversely affect the groundwater basin.  |
| <b>Policy 3.1.3:</b>  | Encourage the use of recycled tertiary treated wastewater when possible.  |
| <b>Policy 3.2.1:</b>  | Promote the use of water conservation measures in the landscape plans of new developments.  |
| <b>Policy 3.2.2:</b>  | Consider the potential impact of new development projects on the existing water supply.   |
| <b>Policy 3.2.5:</b>  | Promote the use of water conservation measures in the design of new developments.   |
| <b>Policy 3.3.1:</b>  | Minimize the amount of vehicular miles traveled.  |
| <b>Policy 3.4.4:</b>  | Ensure that development proposals, including City sponsored projects, are analyzed for short- and long-term impacts to biological resources and that appropriate mitigation measures are implemented. |
| <b>Policy 3.5.1:</b>  | Minimize erosion problems resulting from development activities.  |
| <b>Policy 3.6.1:</b>  | Reduce energy consumption by establishing land use patterns which would decrease automobile travel and increase the use of energy efficient modes of transportation.                                  |
| <b>Policy 15.1.2:</b> | 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 16.6.1:** Require new development to construct and/or pay for new on-site capital improvements necessitated by their project, consistent with performance criteria identified in Objective 15.1.
- Goal 17:** To establish a variety of land uses, which serve to develop Lancaster into a balanced and complete community in which people live, work, shop and play.
- 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.

The project would not conflict with any of the policies of the General Plan. The development would result in the subdivision of approximately 30 gross acres into 163 single family residential lots of varying size within the Mixed Use land use designation and would provide another housing choice for residents of the Antelope Valley. The landscaping throughout the subdivision and along Avenue I would be drought tolerant in accordance with City and State requirements and the future residences would be constructed in compliance with Title 24.

### **Housing Element Consistency**

The 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 the residents of the City. The project would provide 163 single family residences on lot sizes ranging from 4,785 square feet to 14,234 square feet. This development would support the following policies from the City's Housing Element and would help the City meet its current Regional Housing Needs Assessment (RHNA) numbers.

- Policy H-1.1:** Provide for adequate sites that will enable the production of 9,023 housing units through October 2029 to meet the demands of present and future residents, including an adequate number and range of new dwelling types affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households.
- Policy H-1.2:** Encourage a mix of housing types are provided, including single- and multi-family housing within a variety of price ranges to provide a range of housing options for Lancaster residents.

**Policy H-1.5:** Ensure adequate water and sewer capacity to meet Lancaster's housing need.

### **Compliance with the Lancaster Municipal Code (LMC)**

The project complies with the development standards for residential uses in the Mixed Use – Neighborhood (MU-N) zone. This zone allows for residential lots as small 4,750 square feet and minimum lot dimensions as little as 40 feet wide by 75 feet deep depending whether the residence is front driveway access or alley access. These development standards are specified in Section 17.10.060B of the Lancaster Municipal Code and the proposed project is consistent with these standards and the design and performance standards identified in Section 17.10.070.

### **Compliance with the City of Lancaster Design Guidelines**

The 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 development would be reviewed and approved for compliance with the Design Guidelines prior to the issuance of construction permits. This would ensure quality design with 360-degree architecture which enhances the community's image and quality of life.

### **TENTATIVE TRACT MAP FINDINGS**

In order to grant a tentative tract map, 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 project is a residential subdivision consistent with the general plan land use designation of Mixed Use (MU) and with the policies, goals, objectives, and specific actions of the General Plan, as discussed above. The 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 design and improvements of the subdivision are consistent with the General Plan and use designation of MU and the development standards identified in Sections 17.10.060 and 17.10.070 of the LMC. The project site 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 density of the development. Adequate

roadway capacity and infrastructure exists in the vicinity of the project 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 improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. An initial study was prepared for the development to assess potential impacts to twenty-one (21) resource areas including biological resources. No Joshua trees are present on the project and while no sensitive plant or animal species were observed during the surveys, the potential exists for some to occur on-site. Mitigation measures have been provided to ensure that any potential impacts remain less than significant. Mitigation measures have also been provided for other resource areas such as air quality, cultural resources, geology and soils, hazards/hazardous materials, noise, and transportation (VMT). Additionally, the developer would be required to pay the City's Biological Impact Fee, which is utilized to help conserve 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 of the subdivision and the associated improvements are not likely to cause serious public health problems as adequate sewer and water systems will be provided to the development. 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 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 project would have a beneficial effect on the housing needs of the region because an additional 163 single family dwelling units would be provided. The 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 existing in the vicinity of

the project site and the maintenance of this infrastructure is already occurring. Additionally, as discussed under Finding “d”, the proposed project would not have a significant impact on environmental resources.

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

The project is not expected to have any significant impact on any future passive or natural heating or cooling opportunities. The project has been designed to take advantage of heating and cooling opportunities to the extent feasible. Additionally, the 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 January 12, 2024.

**RECOMMENDATION**

Adopt Resolution No. 24-04 approving Tentative Tract Map No. 83497 to allow for the subdivision of approximately 30 gross acres into 163 single family residential lots in the MU-N located on the north side of Avenue I at 42<sup>nd</sup> Street West, (APNs: 3105-018-014, 3105-018-044, 3105-018-045, 3105-018-046), adopting the Initial Study/Mitigated Negative Declaration (SCH# 2023120563), approving the Mitigation Monitoring and Reporting Program and authorizing staff to execute and file the Notice of Determination

**Attachments:**

- A. Resolution No. 24-04
- B. Tentative Tract Map No. 83497 (TTM 21-010)
- C. Initial Study/Mitigated Negative Declaration