



AGENDA ITEM: 4.
DATE: 11-13-23

STAFF REPORT

TENTATIVE TRACT MAP NO. 83590

DATE: November 13, 2023

TO: Lancaster Planning Commission

FROM: Mitzi Alvarado, Planner
Community Development Department

APPLICANT: Rodeo Credit Enterprises, LLC; Kris Pinero

LOCATION: ±28.5 acres at the northwest corner of Avenue J and 35th Street East
(APNs: 3150-028-001 and -002)

REQUEST: Tentative Tract Map (TTM) No. 83590 to allow for the subdivision of 28.5 gross acres into 106 single-family lots in the R-7,000 zone located at the northwest corner of Avenue J and 35th Street East (APN: 3150-028-001 and -002) and adopting a Mitigated Negative Declaration.

RECOMMENDATION: Adopt Resolution No. 23-34 approving TTM No. 83590 to allow for the subdivision of 28.5 gross acres into 106 single-family lots in the R-7,000 zone located at the northwest corner of Avenue J and 35th Street East (APN: 3150-028-001 and -002) and adopting a Mitigated Negative Declaration.

BACKGROUND

On September 17, 2007, the Planning Commission approved TTM No. 63365 for 114 single-family lots located at the northwest corner of Avenue J and 35th Street East. The map has since expired. On December 16, 2021, Rodeo Credit Enterprises, LLC submitted TTM No. 83590. 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 vacant land.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APN	3150-028-001 and -002
LOCATION	28.5± gross acres located at the northwest corner of Avenue J and 35 th Street East
ZONING AND LAND USE	R-7,000 (single-family residential, minimum lot size 7,000 square feet)
SURROUNDING LAND USES AND ZONING	North: Vacant, R-7,000 South: Vacant, R-7,000 East: Vacant, R-7,000 West: Vacant, R-7,000
CURRENT DEVELOPMENT	Vacant Land
ENVIRONMENTAL REVIEW	<p>An initial study/mitigated negative declaration (SCH # 2023100265) 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 October 10, 2023, and ended on November 9, 2023.</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 28.5 gross acres into 106 single-family residential lots. The lots range from 7,000 square feet to 13,161 square feet. Access to the subdivision would be provided from 35th Street East and Avenue J. All of the streets within the development would be private. Landscaping and a meandering sidewalk would be provided along 35th Street East and Avenue J.

ANALYSIS:

General Plan Consistency

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

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| 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 28.5 gross acres into 106 single-family residential lots.

Housing Element Consistency

Goal H-1: To promote a variety of housing types to meet the existing and future needs of Lancaster residents.

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.

The proposed project supports the goals and policies 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 13,161 square feet in area. This provides an additional housing choice for individuals. In addition, the proposed project would help with the production of housing units to meet the 9,023-unit demand.

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 City 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 exist 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 106 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 November 3, 2023.

RECOMMENDATION

Adopt Resolution No. 23-34 approving TTM No. 83590 to allow for the subdivision of 28.5 gross acres into 106 single-family lots in the R-7,000 zone located at the northwest corner of Avenue J and 35th Street East (Assessor Parcel Number: 3150-028-001 and -002) and adopting a Mitigated Negative Declaration.

Attachments:

- A. Resolution No. 23-34
- B. Aerial