



AGENDA ITEM: 3
DATE: 5/20/2024

STAFF REPORT

TENTATIVE TRACT MAP NO. 22-009 (TTM 67239)

DATE: May 20, 2024
And
TO: Lancaster Planning Commission

FROM: Kendall Brekke, Planner
Community Development Department
Planning and Permitting Division

APPLICANT: 26 Global Infinity, LLC and Rodeo Credit Enterprises, LLC

LOCATION: ±20.5 acres at the northwest corner of 35th Street West and Avenue M-8 (APN: 3111-001-063 and -088)

REQUEST: A Tentative Tract Map to subdivide the subject property into 32 single-family lots in the Semi-Rural Residential (SRR) zone.

RECOMMENDATION: Adopt Resolution No. 24-11 approving Tentative Tract Map No. 22-009 (TTM 67239) for the subdivision of approximately 20.5 gross acres into 32 single-family lots located at the northwest corner of 35th Street West and Avenue M-8 (APN: 3111-001-063 and -088) in the Semi-Rural Residential (SRR) zone, and adopting the Initial Study/Mitigated Negative Declaration (SCH# 2024040600), approving the Mitigation Monitoring and Reporting Program and authorizing staff to execute and file the Notice of Determination.

BACKGROUND

On February 19, 2008, the Planning Commission approved Tentative Tract Map No. 67239 to subdivide the subject property and a portion of neighboring parcels into 49 single-family lots. Several time extensions were obtained through state legislation and granted by Planning Commission, which culminated in the project expiring on March 19, 2020.

On May 24, 2022, the applicant, Rodeo Credit Enterprises, LLC., submitted a new project utilizing the previous Los Angeles County Tract Map No. 67239, under Tentative Tract Map No. 22-009, for the subdivision of the subject ±20.5 acres into 32 single-family lots.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APN	3111-001-063 and 3111-001-088
LOCATION	<u>+20.5</u> acres at the northwest corner of 35 th Street West and Avenue M-8
ZONING AND LAND USE	Semi-Rural Residential (SRR)
SURROUNDING LAND USES AND ZONING	North: Vacant; SRR South: Single-family residential; SRR East: Vacant; SRR West: Vacant; SRR
CURRENT DEVELOPMENT	The project site is currently vacant.
ENVIRONMENTAL REVIEW	<p>An initial study/mitigated negative declaration (SCH #2024040600) 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 12, 2024 and ended on May 12, 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 32-lot single-family residential subdivision on approximately 20.5 acres on the northwest corner of 35th Street West and Avenue M-8. The lots would range in size from 20,010 square feet to 32,225 square feet. Access to the subdivision would be provided from 35th Street West. The streets within the subdivision would be private.

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. |
| Objective 3.6: | Encourage efficient use of energy resources through the promotion of efficient land use patterns and the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy. |
| Policy 3.6.3: | Encourage the incorporation of energy conservation measures in existing and new structures. |
| 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 ± 20.5 gross acres into 32 single-family residential lots. It would adhere to all Federal, State and local energy efficiency requirements, including Title 24 standards that would not result in the inefficient, wasteful or unnecessary consumption of building energy. All utilities would service the project. In addition, the construction of new homes would be compatible to the adjacent properties.

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 32 single family residences on lot sizes ranging from 20,010 square feet to 32,225 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 SRR zone as identified in Sections 17.08.060 and 17.08.070.

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 Non-Urban (NU) 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 land use designation of NU and the development standards identified in Sections 17.08.060 and 17.080.070 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 proposed improvements would not cause substantial environmental damage or substantially 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 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 32 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.

- 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 May 10, 2024.

RECOMMENDATION

Adopt Resolution No. 24-11 approving Tentative Tract Map No. 22-009 (TTM 67239) for the subdivision of approximately 20.5 gross acres into 32 single-family lots located at the northwest corner of 35th Street West and Avenue M-8 (APN: 3111-001-063 and -088) in the Semi-Rural Residential (SRR) zone, and adopting the Initial Study/Mitigated Negative Declaration (SCH# 2024040600), approving the Mitigation Monitoring and Reporting Program and authorizing staff to execute and file the Notice of Determination.

Attachments:

- A. Resolution No. 24-11
- B. Tentative Tract Map No. 67239
- C. Initial Study/Mitigated Negative Declaration
- D. Mitigation Monitoring and Reporting Program