

RESOLUTION NO. 20-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, GRANTING A TWO-YEAR TIME EXTENSION TO SEPTEMBER 19, 2022, FOR TENTATIVE TRACT MAP NO. 61118 FOR A 33 SINGLE-FAMILY LOT SUBDIVISION IN THE R-7,000 ZONE (ASSESSOR'S PARCEL NUMBER 3203-008-047).

WHEREAS, an extension has been requested by Aaron Rivani and 99 Serenade Lancaster, LLC ("Applicant"), to grant a two-year time extension to September 19, 2022 for Tentative Tract Map No. 61118 (TTM 61118) based on the findings contained in the staff report and subject to the conditions list, attachment to Resolution 20-04; and

WHEREAS, an application for the extension has been filed pursuant to Chapter 16.08.150 of the Lancaster Municipal Code (LMC); and

WHEREAS, Tentative Tract Map No. 61118 was approved by the Planning Commission on September 19, 2005, for a 33 single-family lot subdivision in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone in accordance with the City's Subdivision Ordinance, the State Subdivision Map Act, and the regulations of the R-7,000 zone (single family residential, minimum lot size 7,000 square feet) and adopted a mitigated negative declaration; and

WHEREAS, Staff has performed the necessary investigation, prepared a written report, and recommended approval of this tentative map extension, subject to revised conditions; and

WHEREAS, public notice was provided, as required by law, and a public hearing was held on August 17, 2020; and

WHEREAS, the Planning Commission, after considering all evidence presented, desires to approve the Applicant's requested tentative map extension; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LANCASTER, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

Section 2. That the Planning Commission hereby adopts the following Tentative Map Extension findings, pursuant to Section 16.08.160 findings in support of approval of this application:

- a. The proposed subdivision is consistent with the general plan and any applicable specific plan and is compatible with the general plan land uses, goals, objectives, policies and specific actions specified in such plan.
- b. The findings justifying the original approval of the tentative map remain valid.
- c. The approval of the extension will allow for development of a project that is of benefit to the public health, safety and welfare through completion of

vital infrastructure or public improvements, correction of existing hazardous conditions, or enhancement of public facilities.

- d. The granting of the extension is necessary to allow sufficient time for the subdivider to complete final map and improvement plans.
- e. There is no substantial change in the land use or development patterns in the vicinity of the tentative map that would be detrimental to the public health, safety or welfare should the extension be granted.

Section 3. That the Planning Commission hereby grants a two-year time extension to September 19, 2022, for Tentative Tract Map No. 61118 based on the findings contained in the staff report and, attachment to Resolution 20-19.

PASSED, APPROVED and ADOPTED this 17th day of August 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

LARISSA DE LA CRUZ, Senior Manager – Community Development
City of Lancaster