



AGENDA ITEM: 2.

DATE: 10-17-22

STAFF REPORT

TENTATIVE TRACT MAP NO. 61920 ZONE CHANGE NO. 21-04

DATE: October 17, 2022

TO: Lancaster Planning Commission

FROM: Monique Garibay, Planner
Community Development Division, Development Services Department

APPLICANT: United Civil, Inc

LOCATION: 38.9± gross acres at the northeast corner of 55th Street West and Avenue K (APNs: 3203-016-035, -036, -037)

REQUEST: Tentative Tract Map to subdivide 38.9± gross acres into 162 single-family residential lots in the R-10,000 and R-15,000 zones; Zone change from R-10,000 and R-15,000 to R-7,000

RECOMMENDATION: Adopt Resolution No. 22-30 approving Tentative Tract Map (TTM) No. 61920 to allow for the subdivision of 38.9 gross acres into 162 single-family lots located at the northeast corner of 55th Street West and Avenue K (Assessor Parcel Numbers: 3203-016-035, -036, -037), adopting a Mitigated Negative Declaration, and recommending approval to City Council for Zone Change (ZC) No. 21-04 for a change of zone from R-10,000 and R-15,000 to R-7,000.

BACKGROUND

On July 18, 2005, the Planning Commission approved Tentative Tract Map for the subdivision of 108 single-family residential lots. On August 20, 2007, the Planning Commission approved a one-year extension which carried the expiration of this map to July 18, 2007. Since 2008, the State of California granted four automatic extensions, which carried the expiration of the map to July 18, 2016. The Planning Commission granted the final extension in 2016 and the map ultimately expired. In October 2021, the applicant refiled TTM 61920 for the subdivision of 162 single-family residential lots and ZC No. 21-04 for a change in zoning from R-10,000 and R-15,000 to R-7,000.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APNS	3203-016-035, -036, -037
LOCATION	38.9± gross acres located at the northeast corner of 55 th Street West and Avenue K
ZONING AND LAND USE	R-10,000 (single-family residential, minimum lot size 10,000 square feet) and R-15,000 (single-family residential, minimum lot size 15,000 square feet)
SURROUNDING LAND USES AND ZONING	North: Vacant, R-10,000 South: Vacant, R-10,000 (R-7,000 proposed), R-15,000 East: Vacant, R-10,000, R-15,000 West: Vacant, R-7,000
CURRENT DEVELOPMENT	Vacant Land
ENVIRONMENTAL REVIEW	An initial study (SCH #2022090101) 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 September 9, 2022 and ended on October 11, 2022. 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.

PROJECT DESCRIPTION:

The proposed project consists of a subdivision of approximately 38.9± gross acres into 162 single-family residential lots. The lots range from 7,011 square feet to 9,936 square feet. Access to the

subdivision would be provided from 52nd and 55th Street West and all of the streets within the development would be private. A change in zoning from R-10,000 and R-15,000 to R-7,000 has also been requested as part of the application. Parcel numbers 3203-016-035 and -036 are split zoned and currently have the designations of both R-10,000 (northern half) and R-15,000 (southern half). Split zoned parcels are more difficult to develop since each zone has to follow specific development standards. The proposed zone change would homogenize the entire project site so that the residential development follows the same standards of the R-7,000 zone.

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 3.3.1:** Minimize the amount of vehicular miles traveled.
- 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 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 38.9 gross acres into 162 single-family residential lots. The subdivision would develop three parcels off of 55th Street West and Avenue K, most of which is 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 13,101 square feet in area. This 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 (proposed) 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 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.

Zone Change

The proposed project is for the subdivision of 162 single-family residential lots in the R-10,000 and R-15,000 zones with a proposal to change to the R-7,000 zone and is subject to development

regulations under LMC Section 17.08.060.B (Table 3). Tables 2 and 3 identify the development standards for the current zones of the subject property.

Table 2: R-10,000 Development Standards

Site Specification	Standard
Minimum Lot Size	10,000 square feet
Minimum Width	70 feet
Minimum Corner Lot Width	85 feet
Minimum Depth	100 feet

Table 2: R-15,000 Development Standards

Site Specification	Standard
Minimum Lot Size	10,000 square feet
Minimum Width	70 feet
Minimum Corner Lot Width	85 feet
Minimum Depth	100 feet

The subject site is surrounded by single-family residential lots and vacant property. The General Plan designation would remain Urban Residential, but if approved, would need to conform with the R-7,000 standards shown below:

Table 4: R-7,000 Development Standards

Site Specification	Standard
Minimum Lot Size	7,000 square feet
Minimum Width	60 feet
Minimum Corner Lot Width	75 feet
Minimum Depth	100 feet

With approval of the zone change, the proposed project would be compatible with the existing, adjacent land uses within the vicinity.

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 162 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.

ZONE CHANGE FINDINGS:

In order to grant a change of zone, Section 17.24.120 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and**

Modified conditions warrant a revision in the zoning plan, as the proposed ZC is compatible with the existing land uses within the surrounding properties. Northwest of the proposed subject site are single-family homes and vacant lots which are zoned for single-family residential uses, consistent with the proposed zone change.

- B. That a need for the proposed zone classification exists within such area or district; and**

A need for the proposed zoning classification exists within the area to allow a greater variety of land uses on the subject site to serve the area. The proposed R-7,000 zone would allow for smaller lots and more residential units, which would be compatible with those lots and uses in the area.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The particular properties under consideration are a proper location for the R-7,000 zoning classification because it is compatible to the surrounding area. Single-family homes and land uses surround the subject sites. The zone change would be well-suited because it is on a major arterial across from single-family zoned properties.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.

Placement of the proposed zone at the location will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice because it would be harmonious with the surrounding properties.

LEGAL NOTICE

A notice of Public Hearing was mailed to all property owners and occupants within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in the Antelope Valley Press on October 7, 2022.

RECOMMENDATION

Adopt Resolution No. 22-30 approving Tentative Tract Map (TTM) No. 61920 to allow for the subdivision of 38.9 gross acres into 162 single-family at the northeast corner of 55th Street West and Avenue K (Assessor Parcel Numbers: 3203-016-035, -036, -037), adopting a Mitigated Negative Declaration, and recommending approval to City Council for Zone Change (ZC) No. 21-04 to change the zoning from R-10,000 and R-15,000 to R-7,000.

Attachment:

- A. Resolution No. 22-30
- B. Aerial