



AGENDA ITEM: 2.

DATE: 12/12/22

STAFF REPORT

TENTATIVE TRACT MAP NO. 53642 CONDITIONAL USE PERMIT NO. 22-08

DATE: December 12, 2022

TO: Lancaster Planning Commission

FROM: Jocelyn Swain, Senior Planner
Community Development Division, Development Services Department

APPLICANT: Pacific Communities Builders, Inc. / Nelson Chung

LOCATION: ±40 acres at the southeast corner of 60th Street West and Avenue K-4
(Assessor Parcel Numbers: 3204-009-026, 3204-009-079, 3204-009-081)

REQUEST: A Tentative Tract Map and Conditional Use Permit to subdivide the subject property into 208 single family residential lots and allow for the construction of an age-restricted residential planned development in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone

RECOMMENDATION: Adopt Resolution No. 22-33 approving Tentative Tract Map No. 53642 and Conditional Use Permit No. 22-08 for the subdivision of the subject property into 208 single family residential lots and the construction of an age-restricted residential planned development in the R-7,000 zone located at the southeast corner of 60th Street West and Avenue K-4 (APNs: 3204-009-026, 3204-009-079, 3204-009-081) and adopting a Mitigated Negative Declaration

BACKGROUND

Tentative Tract Map No. 53642 was approved by the Planning Commission on April 19, 2004 and has since expired. No other hearings before Planning Commission or City Council have occurred on the project site.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APN-	3204-009-026, 3204-009-079, 3204-009-081
LOCATION	±40 acres at the southeast corner of 60 th Street West and Avenue K-4
ZONING AND LAND USE	The subject property is zoned R-7,000 (single family residential, minimum lot size 7,000 square feet) and is currently vacant.
SURROUNDING LAND USES AND ZONING	North: Residential subdivision; R-7,000 South: Avenue K-8 followed by vacant land and a residential subdivision; R-7,000 East: Vacant; R-7,000 West: 60 th Street West followed by residential subdivision; R-7,000
CURRENT DEVELOPMENT	The project site is currently vacant.
ENVIRONMENTAL REVIEW	<p>An initial study (SCH #2022100369) 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 18, 2022 and ended on November 17, 2022.</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 tentative tract map for the subdivision of approximately 40 acres into 208 single family residential lots and lots for common open space and drainage basins. It also includes a conditional use permit to create an age-restricted residential planned development on smaller lots.

All of the residential lots within the subdivision would be a minimum of 4,250 square feet and a maximum of 8,531 square feet. The residential planned development allows for smaller lot sizes and variations from the R-7,000 development standards in exchange for a minimum of 15% common open space and enhanced design features. The proposed development standards for the subdivision area listed below.

Proposed Development Standards

Site Specification	Proposed Standard
Lot Size	4,250 sf
Minimum Lot Width	45'
Minimum Lot Depth	90'
Maximum Lot Coverage	50%
Side Yard Setback	4'

The proposed development would provide approximately 5.86 acres (approximately 16.33%) of common open space. The open space would be located in the center of the site and includes park areas/community gardens, walking trails, recreational area (including swimming pool) and a community building. Additionally, there is a park and drainage basin located at the northwest corner of the project site. These areas would provide recreational opportunities for residents residing within the community.

The proposed development would be gated with access from Avenue K-8. All roadways within the subdivision will be private. This community would be age-restricted with most residents 55 years old and older. All of the residences would be single-story and average approximately 1,600 square feet in size. The houses would be 2-bedroom with the ability for an optional 3rd bedroom.

ANALYSIS:

General Plan Consistency

The proposed project was analyzed for consistency with the City of Lancaster General Plan 2030. The proposed facility would be consistent with the General Plan land use designation of Urban Residential (UR) and the types of uses envisioned therein. The UR land use designation envisions a variety of residential uses with “density ranges 2.1 to 6.5 dwellings per acre” (General Plan Objective 17.1). The proposed use is consistent with the goals, objectives, and policies of the General Plan as indicated below.

- Policy 3.1.1:** Ensure that development does not adversely affect the groundwater basin.
- Policy 3.1.3:** Encourage the use of recycled tertiary treated wastewater when possible.
- Policy 3.2.1:** Promote the use of water conservation measures in the landscape plans of new developments.
- Policy 3.2.2:** Consider the potential impact of new development projects on the existing water supply.
- Policy 3.2.5:** Promote the use of water conservation measures in the design of new developments.
- Policy 3.3.1:** Minimize the amount of vehicular miles traveled.
- Policy 3.4.4:** 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.
- Policy 3.5.1:** Minimize erosion problems resulting from development activities.
- Policy 3.6.1:** Reduce energy consumption by establishing land use patterns which would decrease automobile travel and increase the use of energy efficient modes of transportation.
- Policy 4.3.3:** Ensure that the provision of noise attenuation does not create significant negative visual impacts.
- 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 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 proposed project would not conflict with any of the policies of the General Plan. The proposed development would result in the subdivision of 40 acres which are designated for residential uses and develop an age-restricted residential community. This would provide another housing choice for residents in the community.

Housing Element Consistency

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 the residents of the City. The proposed project would provide a gated community with single-family residences on smaller lots. This community would be age-restricted with most of the residents 55 years and older. This provides an additional housing choice in the community which is not currently available.

Compliance with the Lancaster Municipal Code (LMC)

The proposed project complies with the development standards for residential uses in the R-7,000 zone as identified in Sections 17.08.060, 17.08.070 and 17.08.340 of the Lancaster Municipal Code with the approval of the conditional use permit.

Compliance with the City of Lancaster Design Guidelines

The proposed 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 proposed 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 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 of the General Plan. 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 design and improvements of the proposed subdivision are consistent with the General Plan and use designation of UR and the development standards identified in Sections 17.08.060, 17.08.070, and 17.08.340 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 proposed 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 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 proposed development to assess potential impacts to 21 resource areas including biological resources. No sensitive status plant or animal species were identified during the surveys and 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 soil, hazards, and noise. 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 proposed 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 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 project would have a beneficial effect on the housing needs of the region because an additional 208 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 existing in the vicinity of the project site and the maintenance of this infrastructure is already occurring. Additionally, all roadways, sewer, and water lines within the subdivision would be private and maintained by the Homeowners/Property Owner's Association.

- 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.

CONDITIONAL USE PERMIT FINDINGS

In order to grant a CUP, Section 17.32.090 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings:

- a. That the proposed use will not be in substantial conflict with the adopted general plan for the area.**

The CUP for the proposed project would be in conformance with the General Plan Land Use Designation of Urban Residential (UR). In addition, the proposed project would be consistent with the goals, objectives, policies, and specific actions identified within the General Plan.

b. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

The proposed project is for a residential subdivision on smaller lots. The entire development would be gated and improvements would be installed to ensure that adequate infrastructure exists to serve the development. While the lots would be smaller than other R-7,000 developments in the area; however, the use (residential) would be the same. As such, the proposed project would not affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

The proposed residential development would be located a residential zoned area with other residential developments in the immediate area. The proposed development would be consistent with the zone and the surrounding properties and would not be materially detrimental to the use, enjoyment or valuation of other property.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed residential development would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the public or surrounding community.

c. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed development is of adequate size and shape to meet all of the required development standards of the R-7,000 zone with the adoption of the conditional use permit. The residential development would have adequate landscaping, parking, open space and other development features to integrate with the surrounding residential uses developments.

d. The proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate.

The project site would be gated and accessed from a driveway on Avenue K-8. All roadways adjacent to the project site (60th Street West, Avenue K-4, and Avenue K-8)

would be improved to handle the amount and type of traffic that will be accessing the project site.

2. By other public or private service facilities as are required.

The proposed site location has adequate sewer, water, fire, and police services to serve the site or those services can be obtained.

RESIDENTIAL PLANNED DEVELOPMENT FINDINGS

In order to approve a residential planned development, the findings in Section 17.08.340 must be made:

- a. The residential planned development meets the goals of the city general plan, pertaining to community design, and the objectives to “enhance overall community form, create a vibrant sense of place,” and to “improve the city’s visual identify by utilizing design standards that install a sense of pride and well-being in the community.**

The proposed development would be consistent with City’s General Plan and the Lancaster Municipal Code. The proposed development would provide additional housing type which does not currently exist within the City. The proposed project would be an age-restricted development which would provide open space and recreational amenities within the community. The overall development and the residences would be consistent with the City’s Design Guidelines and would provide a sense of place.

- b. The residential planned development adheres to the adopted city design guidelines and the design and performance standards listed in this section, and is consistent with the mission statement of “implementing quality design for timeless architecture that enhances the community’s image, pride and quality of life.”**

The proposed development would be consistent with the General Plan, Lancaster Municipal Code and the City’s Design Guidelines. The architecture and floor plans for the residences and the recreational facilities would be reviewed and approved prior to the issuance of building permits.

- c. The residential planned development is comprehensive, covers a logical planning area, and provides the opportunity for unique and creative designs that are not possible under the city’s typical development regulations.**

The proposed development is comprehensive and covers an approximately 40-acre area. This size of development allows an additional variety of housing to be provided within the City that does not currently exist (age-restricted development.)

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 December 2, 2022.

RECOMMENDATION

Adopt Resolution No. 22-33 approving Tentative Tract Map No. 53642/Conditional Use Permit No. 22-08 to allow for the subdivision of approximately 40 acres into 208 residential lots and the construction of an age-restricted residential planned development at the southeast corner of 60th Street West and Avenue K-4 in the R-7,000 zone (APNs: 3204-009-026, 3204-009-079, 3204-009-081) and adopt the Mitigated Negative Declaration.

Attachments:

- A. Resolution No. 22-33
- B. Site Plans/Elevations
- C. Initial Study