



AGENDA ITEM: 3.

DATE: 12/12/22

STAFF REPORT

SPECIFIC PLAN NO. 15-01 AMENDMENT TENTATIVE TRACT MAP NO. 73507 AMENDMENT

DATE: December 12, 2022

TO: Lancaster Planning Commission

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

APPLICANT: CV Communities, LLC / Mike White

LOCATION: ±237 acres generally bounded by Avenue K, Avenue K-8, 62nd Street West, and 70th Street West

REQUEST: Amend the Avanti North Specific Plan (SP No. 15-01) and Tentative Tract Map No. 73507 to modify the development standards and increase the total number of single-family residential lots to 873 in the Specific Plan No. 15-01 zone

RECOMMENDATION: Adopt Resolution No. 22-34 recommending to the City Council approval of the amendment to Specific Plan No. 15-01 and approving the amendment to Tentative Tract Map No. 73507 to modify the development standards for the Specific Plan and increase the number of residential lots to a maximum of 873 single-family residential lots in the SP 15-01 zone generally bounded by Avenue K, Avenue K-8, 62nd Street West, and 70th Street West (APN: 3204-002-126).

BACKGROUND

On October 17, 2005, the Planning Commission approved Tentative Tract Map No. 53229 which subdivided the subject property (Avanti North) and the property to the south (Avanti South) into 1,594 residential lots, one school site, and one large park. In 2015, two separate applications were received for the property; one for the property north of Avenue K-8 and one for the property south of Avenue K-8.

On May 15, 2017, the Planning Commission voted to continue the public hearing on the Avanti North project for 30 days to allow the Commission additional time to review the project. On June 19, 2017, the Planning Commission approved TTM No. 73507 to subdivide the subject property into 753 single family lots, two neighborhood park sites, and an open space area for storm water detention and water quality filtration purposes. The Planning Commission also certified the Environmental Impact Report (EIR) (SCH #2015111056) prepared for the project and recommended to the City Council adoption of the Avanti North Specific Plan.

On August 8, 2017, the City Council certified the EIR and introduced Ordinance No. 1030 adopting the Avanti North Specific Plan.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APN	3204-002-126
LOCATION	±237 acres generally bounded by Avenue K, Avenue K-8, 62 nd Street West, and 70 th Street West
ZONING AND LAND USE	Specific Plan No. 15-01; vacant
SURROUNDING LAND USES AND ZONING	North: Vacant and residential subdivisions; R-7,000 South: Vacant; SP No. 15-02 (Avanti South Specific Plan) East: Residential subdivisions; R-7,000 West: Vacant
CURRENT DEVELOPMENT	The subject property is currently vacant.
ENVIRONMENTAL REVIEW	An Environmental Impact Report (SCH #2015111056) was prepared for the Avanti North Specific Plan (SP 15-01) and Tentative Tract Map No. 73507 and certified on August 8, 2017. A review of the pertinent environmental documents determined that the proposed amendments to the Specific Plan and TTM would not generate any additional environmental impacts or warrant additional mitigation measures. As such, an Addendum to the Environmental Impact Report has been prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT DESCRIPTION:

Original Approval

The original approval of SP No. 15-01/TTM No. 73507 allowed for the subdivision of the project site into 753 single-family residential lots ranging in size from 5,250 square feet to 8,750, two neighborhood parks, two open space lots for storm water detention and master planned streets. The Specific Plan provided the policies and guidelines to ensure the efficient and orderly development of the master planned community.

The Specific Plan was divided into six sections:

- Introduction: Provides introductory information about the proposed project, the governmental authority to prepare specific plans, and the physical setting and characteristics of the Avanti North property.
- Land Use, Infrastructure, and Approach to Development: Presents the Land Use Plan and describes the allowable land uses, infrastructure components (circulation, drainage, water, and sewer systems), open space and recreation elements, and plans for short-term grading and long-term maintenance.
- Planning Area Development Standards: Sets for the zoning standards for each of the community's nine planning areas.
- Landscape Plan and Guidelines: Provides guidance for landscaping, exterior lights, walls, and fencing. Included, is a list of recommended plant materials, guidelines for landscaping along streets, at focal points, in open space/detention basin areas, and in the two neighborhood parks.
- Architectural Theme and Style Guidelines: Describes six complementary architectural themes that homebuilders in the Avanti North community are encouraged to use. Also provided, is guidance on home plotting and architectural design variation to achieve visually interesting and diverse street scenes.
- Specific Plan Administration: Defines procedures for determining conformance with this Specific Plan, amending the Specific Plan, and approving plans and permits that implement the Specific Plan.

Within the Specific Plan, Planning Areas were established that provided more detail for the individuals uses, including size of lots, density, allowable uses, etc. Table 2 summarizes the information for the original planning areas.

Table 2: Original Specific Plan Planning Areas

Planning Area	Acres	Lot Size	# of Units	Gross Density (du/ac)
A	31.5	5,250	150	4.8
B	35.5	6,050	148	4.2
C	42.7	6,900	156	3.8
D	47.4	7,800	156	3.3
E	42.5	8,750	137	3.2
F	6.3	N/A	Private Parks	N/A
G	4.1			
H and I	11.8	N/A	Storm water detention	N/A

Proposed Amendment

The applicant is proposing to modify the development standards in the specific plan, including the minimum lot size and lot width, in order to add an additional 120 residential lots for a maximum of 873 residential lots. The resulting lots would range from a minimum of 5,000 square feet to a minimum of 6,600 depending upon the Planning Area. Specific changes are listed below. There are no changes to the format of the Specific Plan, landscaping guidelines, or architectural styles.

- Reduction in the minimum lot size in Planning Areas B, C, D and E
- Reduction in the minimum lot width in all residential Planning Areas
- Increase in the density of Planning Areas A, B, D and E
- Slight reduction in the size of the two parks for a total park acreage of 10.2 acres instead of 10.4 acres
- Reduction in the size of the open space/basin areas from 11.8 acres to 10.4 acres.
- Minor modifications to roadway configurations

The revisions to the specific plan would result in the land use summary detailed in Table 3. These revisions have also been reflected in the amendment to Tentative Tract Map No. 73507.

Table 3: Specific Plan Revised Land Use Summary

Planning Area	Land Use	# of Dwelling Units	Acres	Gross Density (du/ac)
A	5,250 sf residential lots	151	30.5	5.0
B	5,500 sf residential lots	153	34.2	4.5
C	6,000 sf residential lots	179	46.7	3.8
D	5,000 sf residential lots	97	18.6	5.2
	6,000 sf residential lots	91	23.3	3.9
E	5,500 sf residential lots	104	23.4	4.4
	6,600 sf residential lots	98	24.6	4.0
F	Neighborhood Park (west side)	---	4.2	---
G	Neighborhood Park (east side)	---	6.0	---
H	Open Space/Basin	---	5.0	---
I	Open Space/Basin	---	5.4	---
	Master Plan Streets	---	15.4	---

ANALYSIS:

General Plan Consistency

The modifications to the specific plan and the tentative tract map were analyzed for consistency with the City of Lancaster General Plan 2030. The proposed modifications would be consistent with the General Plan designations of Specific Plan and Urban Residential. The proposed use is consistent with the following goals and policies of the General Plan:

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 17.1.1: Maintain an adequate inventory of land for residential, commercial, employment, quasi-public, public and open space uses.

Policy 17.1.2: Provide sufficient land to accommodate a variety of housing types meeting the economic, lifestyle, and social needs of current and future residents.

Goal 19: To achieve an attractive and unique image for the community by creating a sustainable, cohesive and enduring built environment.

Policy 19.2.2: Create walkable, mixed-use, transit-accessible neighborhoods and commercial districts that provide opportunities for young and old to live, work, shop, and recreate.

Policy 19.3.1: Promote high quality development by facilitating innovation in architecture/building design, site planning, streetscapes, and signage.

The proposed project would not be inconsistent with any applicable goals, objectives or policies of the City of Lancaster's General Plan.

Compliance with the Lancaster Municipal Code (LMC)

The proposed amendments to the specific plan and the tentative tract map would be in compliance with the Lancaster Municipal Code.

SPECIFIC PLAN/ZONE CHANGE FINDINGS

In order to change the zoning or modify a specific plan which is the equivalent to the zoning for an area, the Planning Commission must make the findings contained in Section 17.24.120 of the Lancaster Municipal Code.

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

The amendment to the specific plan would modify some of the development standards to allow for an additional 120 lots for a total of 873 single family residential lots. This modification is consistent with the intent of the original specific plan to be able to provide for a variety of housing options in a unique and walkable neighborhood.

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

The modification to the specific plan is needed to increase the total number of lots to 873 single family residential lots. The change in the development standards would allow for a wider variety of lot sizes and provide residents of the Antelope Valley more choices in housing types.

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

The subject property is already subject to the standards in the existing Avanti North Specific Plan. No change in the size of the subject property would occur and additional property would not be added to the specific plan.

- 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.**

The Avanti North Specific Plan already exists and is applicable to the subject property. The amendment would modify some of the development standards within the plan and allow the total number of residential lots to increase by 120 to a maximum of 873 single family residential lots. The amendment would be in the interest of public health, safety, and general welfare and would be in conformance with good zoning practices.

TENTATIVE TRACT MAP FINDINGS

In order to grant an amendment to 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 amendment to Tentative Tract Map No. 73507 is a residential subdivision that is 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 located within the boundaries of the Avanti North Specific Plan (SP No. 15-01) and would be consistent with the amended Specific Plan upon approval.

- 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, Title 17 of the LMC and the development standards identified in the Avanti North Specific Plan (SPR No. 15-01), as amended.

- 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 Environmental Impact Report (EIR) was originally certified for the proposed project with an Addendum to the EIR prepared to address the proposed

amendments. No significant impacts to fish, wildlife or their habitat were identified. Mitigation measures identified in the EIR are still applicable to the proposed project and would ensure impacts are less than significant.

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 the amendment would allow for an additional 120 lots to be added to Tentative Tract Map No. 73507 for a total of 873 single family residential lots. These lots would range in size depending upon the Planning Area and would provide additional housing options for residents of the Antelope Valley. 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.

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. 22-34 recommending to the City Council approval of the amendment to Specific Plan No. 15-01 and approving the amendment to Tentative Tract Map No. 73507 to modify the development standards for the Specific Plan and increase the number of residential lots to a maximum of 873 single-family residential lots in the SP 15-01 zone generally bounded by Avenue K, Avenue K-8, 62nd Street West, and 70th Street West (APN: 3204-002-126).

Attachment:

- A. Resolution No. 22-34
- B. Tentative Tract Map No. 73507
- C. Avanti North Specific Plan, December 2022
- D. Environmental Impact Report Addendum, December 2022