

RESOLUTION NO. 22-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, 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 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)

WHEREAS, an amendment to a Specific Plan (SP) has been requested by CV Communities, LLC, to modify the development standards in the SP No. 15-01 zone; and

WHEREAS, an amendment to an approved Tentative Tract Map (TTM) has been requested by CV Communities, LLC, to increase the number of single-family residential lots in the subdivision; and

WHEREAS, an application for the above-described amendment to the Specific Plan has been filed pursuant to the regulations contained in Section 17.24.070 of the Lancaster Municipal Code (“LMC”); and

WHEREAS, an application for the above-described Tentative Tract Map amendment has been filed pursuant to Chapter 16.08 of the Lancaster Municipal Code (“LMC”); and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

WHEREAS, an Environmental Impact Report (SCH #2015111056) was prepared for Specific Plan No. 15-01 (Avanti North) and Tentative Tract Map No. 73507 and certified by the City Council on August 8, 2017. A review of the pertinent environmental documents determined that the proposed amendment to the Specific Plan and Tentative Tract Map 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.

WHEREAS, public notice was provided, as required by law, and a public hearing was held on December 12, 2022; and

WHEREAS, the Planning Commission, after considering all evidence presented, desires to approve the Applicant’s requested Specific Plan and Tentative Tract Map amendments

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

Section 1. That the Planning Commission hereby adopts the following findings pursuant to Section 17.24.120 of the LMC, in support of approving the amendment to the Specific Plan:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
- b. That a need for the proposed zone classification exists within such area or district.
- c. That the particular property under consideration is a proper location for said zone classification within such area or district.
- 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.

Section 2. That the Planning Commission hereby adopts the following findings pursuant to Section 16.08.110 of the LMC:

- 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.
- b. The design and improvement of the proposed subdivision is consistent with the general plan, any applicable specific plan, Title 17, and this title.
- c. The site is physically suitable for the type and density of the development proposed.
- 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.
- e. The design of the subdivision or the type of improvements will not cause serious public health problems.
- 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.
- 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.
- h. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

Section 3. This Commission hereby finds the foregoing recitals are true, correct and a substantive part of this resolution.

Section 4. That the proposed amendments to the specific plan and tentative tract map would not generate any additional environmental impacts or warrant additional mitigation measures. As such, an Addendum was prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

Section 5. That the Planning Commission hereby certifies the Addendum to the Environmental Impact Report (SCH #2015111056) certified by the City Council on August 8, 2017 for the Avanti North Specific Plan (SP No. 15-01) and TTM No. 73507. No further environmental review is required.

Section 6. This Commission hereby recommends to the City Council the approval of the amendment to the Avanti North Specific Plan (SP No. 15-01).

Section 7. This Commission hereby approves the amendment to Tentative Tract Map No. 73507, subject to the revised conditions attached hereto and incorporated herein. The approval of the tentative tract map shall not be effective until the approval of the specific plan amendment.

PASSED, APPROVED and ADOPTED this 12th day of December 2022, 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

Attachment:
Revised Conditions List