

RESOLUTION NO. 23-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, GRANTING A THREE-YEAR TIME EXTENSION TO AUGUST 21, 2026, FOR TENTATIVE TRACT MAP NO. 61574 FOR 46 RESIDENTIAL LOTS IN THE R-10,000 ZONE (ASSESSOR PARCEL NUMBERS [APN: 3170-007-053])

WHEREAS, an extension has been requested by Rodeo Credit Enterprises, LLC., to grant a three-year time extension to August 16, 2026, for Tentative Tract Map No. 61574 and based on the findings contained in the staff report and attachment to Resolution 23-13; and

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

WHEREAS, Tentative Tract Map No. 61574 was approved by the Planning Commission on August 16, 2021, to allow for 46 residential lots, in accordance with the Lancaster Municipal Code, and the State Subdivision Map Act; and

WHEREAS, staff has performed the necessary investigation, prepared a written report, and recommended approval of this tentative map and conditional use permit extension; subject to conditions; and

WHEREAS, public notice was provided, as required by law, and a public hearing was held on June 12, 2023; 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 LMC Section 16.08.170 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 applicant 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 three-year time extension to August 16, 2026, for Tentative Tract Map No. 61574 based on the findings contained in the staff report and subject to the conditions list, attachment to Resolution 21-13.

PASSED, APPROVED and ADOPTED this 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

PATTI GARIBAY – Assistant Director, Community Development
Planning & Permitting
City of Lancaster

Within 10 working days of the date of this decision by the Commission, an applicant or an interested City resident may submit to the City Clerk a notice of appeal pursuant to LMC Sections 16.04.070 and 2.44.010 *et seq.*

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.