



AGENDA ITEM: 3.

DATE: 08-21-23

STAFF REPORT

TENTATIVE TRACT MAP NO. 61574 TEX23-006 REQUEST FOR EXTENSION

DATE: August 21, 2023

TO: Lancaster Planning Commission

FROM: Shannon Edwin, Planner
Community Development Department

APPLICANT: Rodeo Credit Enterprises, LLC.

LOCATION: Approximately 15± acres at the northwest corner of 30th Street East and Avenue K-4 (APN: 3170-007-053)

REQUEST: Grant a three-year extension to August 16, 2026 for Tentative Tract Map (TTM) No. 61574 for the subdivision of 46 residential lots in the R-10,000 zone.

RECOMMENDATION: Adopt Resolution No. 23-20 granting a three-year extension to August 16, 2026 for Tentative Tract Map No. 61574 for 46 single-family residential lots in the R-10,000 zone.

BACKGROUND

On August 16, 2021, the Planning Commission approved Tentative Tract Map (TTM) No. 61574 for a 46 single family residential lot subdivision for Rodeo Credit Enterprises, LLC. This TTM will expire on August 16, 2023.

The applicant is requesting all three of the available one-year extensions which would make the expiration date of the TTM August 16, 2026. The applicant states that additional time is needed for the processing and completion of the final map and associated improvement plans.

ANALYSIS:

Pursuant to Lancaster Municipal Code (LMC) Section 16.08.170, the following findings must be made to approve the extension:

- 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.**

The proposed subdivision is consistent with the Urban Residential (UR) land use designation and the goals, objectives, policies and specific actions identified in the General Plan.

- B. The findings justifying the original approval of the tentative map remain valid.**

The findings contained in the original staff report remain valid and have not changed.

- C. The approval of the extension will allow for development of a project that is of benefit to public health, safety, and welfare through completion of vital infrastructure or public improvements, correction of existing hazardous conditions, or enhancement of public facilities.**

Approval of the extension will allow for the development of a project which is of benefit to public health, safety and welfare through the completion of infrastructure and other public improvements.

- D. The granting of the extension is necessary to allow sufficient time for the applicant to complete final map and improvement plans.**

The granting of the time extension will allow the applicant additional time to prepare a final map and associated 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.**

The land use and development patterns in the vicinity of the proposed subdivision have not changed since approval of the map and the proposed project would not be detrimental to public health, safety, or welfare should the extension be granted.

RECOMMENDATION

Adopt Resolution No. 23-20 granting a three-year extension to August 16, 2026, for Tentative Tract Map No. 61574 for 46 residential lots in the R-10,000 zone.

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Attachments:

- A. Resolution No. 23-20
- B. Planning Commission Staff Report dated August 16, 2021