



AGENDA ITEM: 2.

DATE: 10-19-2020

STAFF REPORT

TENTATIVE TRACT MAP NO. 61921

DATE: October 19, 2020

TO: Lancaster Planning Commission

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

APPLICANT: Royal Investors Group, LLC

LOCATION: 20± gross acres located at the northeast corner of Avenue J and 40th Street West (Assessor Parcel Numbers: 3153-011-036 and 3153-011-043)

REQUEST: Subdivision of 70 residential lots in the R-7,000 zone.

RECOMMENDATION: Adopt Resolution No. 20-23 approving Tentative Tract Map (TTM) No. 61921 to allow for the subdivision of 20 gross acres into 70 lots in the R-7,000 zone located at the northeast corner of Avenue J and 40th Street West (APNs: 3153-011-036 and 3153-011-043).

BACKGROUND

On August 21, 2005, Royal Investors submitted Tentative Tract Map No. 61921 for a subdivision of 74 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone. The Planning Commission approved TTM No. 61921 on April 17, 2006 and it expired on April 17, 2018. On May 28, 2019, Royal Investors Group refiled Tentative Tract Map No. 61921 for 70 single family residential lots in the R-7,000 zone.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APNS	3153-011-036 and 3153-011-043
LOCATION	20± gross acres located at the northeast corner of Avenue J and 40 th Street West
ZONING AND LAND USE	R-7,000 (single family residential, minimum lot size 7,000 square feet)
SURROUNDING LAND USES AND ZONING	North: Fire Station #130 and vacant, R-7,000 South: Residential subdivisions, R-10,000 East: Residential subdivisions, R-7,000 West: Vacant, Commercial Planned Development (CPD)/ R-7,000
CURRENT DEVELOPMENT	Vacant Land
ENVIRONMENTAL REVIEW	<p>An initial study (SCH #2020090306) 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 September 16, 2020 and ended on October 16, 2020.</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 the subdivision of approximately 20 gross acres into 70 single family residential lots in the R-7,000 zone. Lot sizes within the development would range in size from 7,008 square feet to 10,909 square feet.

The primary entrances to the subdivision would be from Avenue J, 38th Street West and Newgrove Street, with interior streets connecting to the subdivision to the east. The streets within the subdivision would be public as they complete public roadways within the existing tract. A meandering sidewalk would be provided along Avenue J and 40th Street. Landscaping would be provided along the perimeter of the subdivision and in the front yards of the individual lots at the time of construction.

The floor plans and elevations of the residences associated with the subdivision would be subject

to review and approval by the City's Architectural and Design Commission prior to the issuance of building permits.

ANALYSIS:

General Plan Consistency

The proposed project would be consistent with the following goals, objectives, policies, and specific actions:

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| Policy 3.1.1: | Ensure that development does not adversely affect the groundwater basin. |
| Policy 3.2.1: | Promote the use of water conservation measures in the landscape plans of new developments. |
| Specific Action 3.2.1(a): | Through the landscape plan check process, require the provision of drought-tolerant landscaping and water-saving irrigation systems for new residential, commercial, and industrial developments in accordance with City landscape ordinances. |
| 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 3.3.2: | Facilitate the development and use of public transportation and travel modes such as bicycle riding and walking. |
| Policy 3.3.3: | Minimize air pollutant emissions generated by new and existing development. |
| 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 3.5.2: | Since certain soils in the Lancaster study area have exhibited shrink-swell behavior and a potential for fissuring, and subsidence may exist in other areas, minimize the potential for damage resulting from the occurrence of soils movement. |
| Objective 3.6: | Encourage efficient use of energy resources through the promotion |

of efficient land use patterns, the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy.

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 3.6.2: Encourage innovative building, site design and orientation techniques which minimize energy use.

Policy 3.6.3: Encourage the incorporation of energy conservation measures in existing and new structures.

Policy 3.6.6: Consider and promote the use of alternative energy, such as wind energy and solar energy.

Policy 4.3.1: Ensure that noise-sensitive land uses and noise generators are located and designed in such a manner that City noise objectives will be achieved.

Policy 10.1.1 Facilitate the use of bicycles as an alternative form of transportation, as well as a form of recreation.

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 15.3.1: Direct growth to areas with adequate existing facilities and services, areas which have adequate facilities and services committed, or areas where public services and facilities can be economically extended.

Objective 16.3: Foster development patterns and growth which contributes to, rather than detracts from net fiscal gains to the City.

Policy 16.3.1: Promote development patterns which will minimize the costs of infrastructure development, public facilities development and municipal service cost delivery.

Policy 18.1.4: Encourage the long-term maintenance of new residential development.

- Objective 18.2:** Encourage the location of new urban growth so that the provision of services to new development is not a burden to existing residents.
- Policy 18.2.1:** Encourage appropriate infill development.
- Policy 18.2.2:** Encourage appropriate development to locate so that municipal services can be efficiently provided.
- Objective 19.2:** Integrate new development with established land use patterns through quality infill to enhance overall community form and create a vibrant sense of place.

There are no goals, objectives, policies, or specific actions of the General Plan that would conflict with the proposed project. The proposed project would subdivide approximately 20 gross acres into 70 single family residential lots. The subdivision would develop the remaining two parcels between the existing subdivision to the east and 40th Street West providing for a cohesive look along Avenue J.

Housing Element Consistency

- Goal 6:** To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.
- Policy 6.1.2:** Promote infill housing development within areas presently approved for urban density residential development, as well as areas which have been committed to urban development.

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 residents of the City and Antelope Valley as whole. The proposed project would provide single family residences on lots ranging from 7,000 square feet to almost 11,000 square feet in an area which is close to existing amenities such as parks and shopping. This provides an additional housing choice for individuals.

Compliance with the Lancaster Municipal Code

The proposed project complies with the development standards for residential uses in the R-7,000 zone as identified in Sections 17.08.060 and 17.08.070 of the Lancaster Municipal Code (LMC).

Compliance with the City of Lancaster Design Guidelines

The proposed project complies with the intent of 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 (Avenue J and 40th Street West). The elevations and floor plans for the proposed residential lots would be reviewed and approved by the Architectural and Design

Commission prior to issuance of construction permits for compliance with the design guidelines. This would ensure quality design with 360-degree architecture which enhances the community's image and quality of life.

TENTATIVE MAP FINDINGS:

In order to grant a TTM, 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 that is consistent with the general plan land use designation of UR, and with the policies, goals, objectives, and specific actions identified above. 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 proposed design and improvements of the proposed project are consistent with the General Plan land use designation of UR, and with the development standards identified in Sections 17.08.060 and 17.08.070 of the LMC. The proposed project 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 proposed density of development because adequate roadway capacity and infrastructure exist 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 would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. All environmental impacts to biological resources associated with the proposed project would be less than significant with the incorporation of the identified mitigation measures and conditions of approval. Additionally, the developer would be required to pay the City's biological impact fee which is utilized to help converse the 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 and improvement of the subdivision are not likely to cause serious public health problems as adequate sewer and water systems will be provided to the proposed project. 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 subdivision would have a beneficial effect on the housing needs of the region because an additional 70 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 exist in the vicinity of the project site and the maintenance of this infrastructure is already occurring.

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 the 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 October 9, 2020.

RECOMMENDATION

Adopt Resolution No. 20-23 approving Tentative Tract Map (TTM) No. 61921 to allow for the subdivision of 20 gross acres into 70 lots in the R-7,000 zone located at the northeast corner of Avenue J and 40th Street West (APNs: 3153-011-036 and 3153-011-043).

Attachment:
Resolution No. 20-23