



Creating a better tomorrow. **Together.**

RESIDENTIAL DEVELOPMENT SUMMARY REPORT

**CITY OF LANCASTER
COMMUNITY DEVELOPMENT DIVISION
DEVELOPMENT SERVICES DEPARTMENT**
For more information, call (661) 723-6100

Approved Residential Tract Maps – Under Construction or Partially Constructed

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Homes Built	Lots Remaining	Total Lots
Approved Residential Tract Maps - Partially Constructed (INACTIVE)								
46818	CUP 88-20 TM 46290 TM 46870	30± gr ac SFR subdivision; SE corner of Ave I and 20 th St E	R-7000	Eastside	Narcissa Homes, 17993 Hwy 18, #6 Apple Valley, CA 92307 (619) 242-5211	40	7	47
47583	TM 47771 CUP 02-04 SP 95-01	40± gr ac SFR subdivision; SE corner of 90 th St W and Ave I	R-7000	Westside	K. Hovnanian/Forecast Homes 39959 Sierra Hwy #Z, Palmdale, CA 93550 / (661) 274-9998	35	102	137
47895		10± gr ac SFR subdivision; NW corner of Ave K-12 and Challenger Way	R-7000	Lancaster	Warner Land Corp. Box 7024, Tarzana, CA 91357 (818) 775-0200	24	15	39
54007		10± gr ac SFR subdivision; SW corner of Ave H-12 and Challenger Way	R-7000	Lancaster	Regency Hills Homes X, LLC 13347 Ventura Blvd #202, Sherman Oaks, CA 91423 / (909) 612-0163	0	43	43
54199	54199-01	14.7± gr ac SFR subdivision; NE corner of Ave H-8 and 5 th St E	R-7000	Lancaster	First Pacific, 300 E State St Redlands, CA 92373 / (909) 798-3688	20	35	55
54406		4.9± gr ac SFR subdivision; west of 5 th St E, approx. 500 ft. north of Ave K	R-7000	Lancaster	Silver Oaks Estates, 7785 E. Bridgewood Dr, Anaheim Hills, CA 92808 / (949) 494-2565	12	9	21
37538		117± gr ac SFR subdivision (Royal Equestrian Estates); north side of Ave N between 40 th and 42 nd St W	RR-1	Westside	Western Consolidated Investors P.O. Box 1569, Lancaster, CA 93539	50	10	60
43677		16± gr ac SFR subdivision (Tierra del Sol); SE corner of Ave J-8 and 35 St E	RR-1	Eastside	AV Financial Corp., P.O. Box 828 Lancaster, CA 93534 / (661) 945-3511	135	2	137
44167	CUP 86-04 GPA 84-07 ZC 85-05 Ph 1: 45007 Ph 2: 44167	71± gr ac SFR subdivision (Los Hermanos); south of Ave M between 32 nd and 40 th St W	SRR	Westside	Gary Fischer, Thomas M. Wilson 44219 Sierra Highway Lancaster, CA 93535 (661) 942-4842	45007: 34 44167: 17	45007: 4 44167: 12	45007: 38 44167: 29
44990		16± gr ac SFR subdivision; SW corner of Ave L-8 and 22 nd St W	RR-1	Westside	Don Putnam, 1610 W Ave L-4 Lancaster, CA 93534	13	1	14
53375	Ph: 53375 Ph: 53375-01	60± gr ac SFR subdivision; NW corner of Ave M and 25 th St W	RR-1	Westside	Dennis Pursley (Desert Sage) 807 W Ave J Lancaster, CA 93534 / (661) 948-5644	53375:28 53375-1:23	53375: 1 53375-1: 2	5337:29 53375-1:25
Approved Residential Tract Maps - Under Construction (ACTIVE)								
39910		SE corner of Ave L & 57th St W.	R-10000	Westside	Patrick Eason	106	6	112
54025		23± gr ac SFR subdivision; SE corner of 20 th St E and Lancaster Bl	R-7000	Eastside	KB Home, 25155 Stanford Ave #B215 Valencia, CA 91355 / (661) 219-6880	68	30	98

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Homes Built	Lots Remaining	Total Lots
54274		17± gr ac SFR subdivision; NE corner of 20 th St E and Kettering St	R-7000	Eastside	Lancaster 20 Land, LLC (Kevin Walsh) 960 N Tustin St #385, Orange CA 92861 / (909) 917-3226	40	40	80
61542		4.36± gr ac SFR subdivision; approx. 296 ft. west of 56 th St W, south side of Ave J-12	R-7000	Westside	Wells Eason Development 212 E Ave K6 Ste 330 Lancaster, CA 93535 / (661) 942-6071	18	4	22
61206		40.9± gr ac SFR subdivision; SE corner of 35 th St E and Ave J	R-7000	Eastside	KB Home (Dorado Skies) 25155 Stanford Ave #B215 Valencia, CA 91355 / (661) 219-6880	158	11	169
63346		9.76± gr ac SFR subdivision; SW corner of 37 th St W and Ave J-4	R-7000	Lancaster	FH II, LLC 8300 Utica Avenue Suite 300 Rancho Cucamonga, CA 91730	28	9	37
60294	GPA 03-03 ZC 03-03	30± gr ac SFR subdivision; NE corner of 65 th St W and Ave J	R-7000	Westside	KB Home, 25155 Stanford Ave #B215 Valencia, CA 91355 / (661) 219-6880	70	29	99
61489	PM 61707 61489 61489-1	36.13± gr ac SFR subdivision; NW corner of 50 th St W and Ave J-8	R-7000	Westside	Stratham Properties 2201 Dupont Dr #300 Irvine, CA 92612 / (949) 833-1554	61489:13 61489-1:42	61489:60 61489-1:37	61489:73 61489-1:79
62578		20.1± gr ac SFR subdivision; west of 40 th St W and Ave J-12	R-7,000	Lancaster	Ravello Holdings, Inc 12424 Wilshire Blvd. Suite 670 Los Angeles, CA 90025	6	78	84

Approved Residential Tract Maps – Recorded / No Permits Issued

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Recorded Lots
Approved Residential Tract Maps - Recorded						
44439		8± gr ac SFR subdivision; SW corner of Ave L-12 and 70 th St W	R-10000	Westside	Turnkey Developers, Inc., 5042 Wilshire Blvd #136 Los Angeles, CA 90036 / (310) 219-1617	23
61493		3.25± ac SFR subdivision; NE corner of 22 nd St W and Ave J-4	R-7000	Lancaster	Pro Value Properties, Inc., P.O. Box 1065 Burbank, CA 91507 / (818) 769-7880	12
62845		37± gr ac SFR subdivision; NW corner of 32 nd St W and Ave M	SRR	Westside	Davidon Homes, 1600 S. Main St #150 Walnut Creek, CA 94596 / (925) 945-8000	63
63595		1.31± gr ac SFR subdivision; NW corner of 37 th St W and Ave J-6	R-7000	Lancaster	Trimark Pacific Homes, 31111 Agoura Rd #210 Westlake Village, CA 91361 / (818) 706-9797	5
72266		5± gross acres located on the northeast corner of 26 th Street West and Avenue L-8	RR-1	Westside	Dennis Pursley 807 West Ave J, Lancaster, CA 93534	4
67582		1.71± gr ac SFR subdivision; NE corner of Ave J-8 and 52 nd St W	R-7000	Westside	Stratham Properties, 2201 Dupont Dr #300 Irvine, CA 92612 / (949) 833-1554	8
60430-1		23± gr ac SFR subdivisions; NW corner of K and 36 th St W	R-7,000	Lancaster	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	16
66842		22± gr ac for SFR subdivisions, SE corner of 40 th St W and Ave J-8	R-7,000	Lancaster	Blanc Blue, LLC 7116 Valjean Ave Van Nuys, CA 91406	84

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Recorded Lots
61118	60294	9.98± gr ac SFR subdivision; NW corner of Ave J and 62 nd St W	R-7000	Westside	Global Investments (Aaron Rivani) 3470 Wilshire Blvd #1020, Los Angeles, CA 90010 / (213) 365-0005 Water Will Serve Letter	33
62120-01		80± gr ac SFR subdivision; SE corner of 40 th St W and Lancaster Blvd	R-7000	Lancaster	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	316
61733	PR17-10	10.19± gr ac for SFR NEC of W Avenue L-4 and 27th St West	SRR	Westside	Icon Properties 2408 Foxtail Dr., Palmdale, CA 93551	18
61248		SWC 35th Street East and Avenue J	R-7,000		Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	165
60885-01		12.51± gr ac SFR subdivision; west side of 60 th St W, approx. 290 ft. south of Ave J-8	R-7000	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	49

Approved Residential Tracts– Not Yet Recorded / Pending Expiration

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Expiration Date	# of Lots
Approved Residential Tentative Parcel Maps							
82327		2.5± gross acre site located along 43rd Street West, south of Avenue M-12	SRR	Westside	Dennis Pursley P.O Box 4735 Lancaster, CA 93539 (661) 984-5644	9/18/22 (AB 1561) 3 ext. rem.	3
Approved Tentative Tract Maps							
60430	48723 46923	23± gr ac SFR subdivisions; NW corner of K and 36 th St W	R-7,000	Lancaster	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	12/19/21	66
60664		8± gr ac SFR subdivision; between Ave K and K-4, approx. 200 ft. east of Buena Vista Way	R-7000	Lancaster			39
61038		10± gr ac SFR subdivision; west side of 60th St W, approx. 660 ft. north of Ave J	R-7000	Westside	Mark Seminario, 18881 Von Karman Ave #150 Irvine, CA 92612 / (949) 715-3020 Serve Letter		41
61040		15.1± gr ac SFR subdivision; NW corner of future 55 th St W and future Ave K-14	R-7000	Westside	Lafferty Homes, 23404 Lyons Ave #477 Newhall, CA 91321 / (661) 310-0352		58
61041		15.1± gr ac SFR subdivision; NW corner of 55 th St W and Ave L	R-10000	Westside	Lafferty Homes, 23404 Lyons Ave #477 Newhall, CA 91321 / (661) 310-0352		40
61734		5± gr ac SFR subdivision; approx. 663 ft. north of Ave J-12, approx. 658 ft. west of 60 th St W	R-7000	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212		19

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Expiration Date	# of Lots
61989-01		20.25± gr ac SFR subdivision; SW corner of 67 th St W and Ave L	R-10000	Westside	Lancaster Downs 115, LLC, 10721 Trenea St #200 San Diego, CA 92131 / (858) 653-3003		56
62664		17.5± gr ac SFR subdivisions; SE corner of 30 th St W and Ave M-4	SRR	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212		60
71563	CUP 11-09 GPA 11-03 ZC 11-03	28± gr ac SFR subdivision and RPD; NW corner of 60 th St W and Ave J	R-7000	Westside	Pacific Communities (Corinna Ocampo) 1000 Dove St, Newport Beach, CA 92660 (949) 660-8988 ext. 172		108
73344		4.19± gr ac SFR subdivisions, NE corner of Avenue J-8 and 37 th Street	R-7,000	Lancaster	J6 and 37 th Street, LLC 2301 East 7 th Street, Suite D200 Los Angeles, CA 90023	2/21/22 0 ext. rem.	18
73507	Avanti North EIR 15-01 SP15-01,	Avenue K, Avenue K-8, 70 th Street West, 60 th Street West	UR	Westside	Avanti North LP/City Ventures 3121 Michelson #150 Irvine, CA 92612 / (949) 395-5823	6/19/22 0 ext. rem.	753
80290		20 ± gr ac for SFR Northeast corner of 37 th Street East and Avenue J	R-7,000	Eastside	Royal Investors Group, Inc. 15821 Ventura Blvd., #460 Encino, CA 91436	05/26/22 (AB 1561) 0 ext. rem	78
74312	SP 15-02 Avanti South GPA 16-01 ZC 16-01 DA 18-01	62nd Street West, 75 th Street West, Avenue K-8, Avenue L	RR-2.5	Westside	Royal Investors Group 15821 Ventura Blvd #460, Encino, CA 91436	DA – 2026	1,375 SFH 325 Multi-family units
70180	CUP 15-18	±19.55 gr ac SFR northeast corner of Lancaster Boulevard and 44 th St. West	R-7,000	Lancaster	So Cal Desert 5, LLC and Lancaster Blvd & 45 th Street West, LLC	9/18/22 (AB 1561) 3 ext. rem	109
70181	CUP 15-15	±23.36 gr ac SFR northwest corner of Lancaster Boulevard and 40 th St. West	R- 7,000	Lancaster	Lancaster Blvd & 42 nd Street West, LLC	9/18/22 (AB 1561) 3 ext. rem	141
70182	CUP 15-16	±28.10 gr ac by Avenue I, 40 th Street West, Jackman Street, and 42 nd Street West	R-7,000	Lancaster	Lancaster Blvd & 42 nd Street West, LLC and 41 st West LLC	9/18/22 (AB 1561) 3 ext. rem	139
70892	CUP15-17	30± gr ac for SFR residential planned development; SE corner of Ave I and 40 th St W	R-7,000	Lancaster	WKR 360-6, LLC 3470 Wilshire Blvd, # 1020 Los Angeles, CA 90010	9/18/22 (AB 1561) 3 ext. rem	154
82039	CUP18-08	East side of 15 th Street West between Avenue J-2 and Avenue J-4	MU-N	Lancaster	Lancaster Housing Authority 44933 Fern Ave., Lancaster, CA 93534	9/18/22 (AB 1561) 3 ext. rem	37
72534	CUP15-08	20± gr ac for SFR subdivisions; SE corner of Avenue J-8 and 67 th St W	R-7,000	Westside	GID Lancaster 80 LLC 3470 Wilshire Blvd, Suite 1020 Los Angeles, CA 90010	9/18/22 0 ext. rem	109
78213	GPA 17-04 ZC17-04 CUP 17-27	NEC of Division Street and Avenue I	R-7,000	Lancaster	Lancaster Housing Authority 44933 Fern Ave., Lancaster, CA 93534	5/14/22 1 ext. rem	167

Tract No.	Related Cases	Project / Location	Zone	School District	Applicant / Owner	Expiration Date	# of Lots
82830		62nd Street West and Lancaster Blvd	R-7,000	Westside	99 Serenade Lancaster, LLC 3470 Wilshire Blvd. Suite 1020 Los Angeles, CA 90010	5/18/22 3 ext. rem	22
82831		62nd Street West and Lancaster Blvd	R-7,000	Westside	99 Serenade Lancaster, LLC 3470 Wilshire Blvd. Suite 1020 Los Angeles, CA 90010	5/18/22 3 ext. rem	13
74966		17.5 ± gr ac for SFR subdivision Northeast corner of Avenue J and 42nd Street West	R-7,000	Lancaster	Pacific Land Company 1875 Century Park East, #2230 Los Angeles, CA 90067	2/24/22 3 ext. rem	67
74101	CUP 16-09	22.51 ± gr ac for SFR residential planned development; Ave K and 25 th St W	R-10,000	Eastside	TK Properties 16 Via Coralle Newport Coast, CA 92657	11/20/22 (AB 1561) 3 ext. rem	88
71210	CUP 15-19	25± gr ac for SFR residential planned development; SE corner of Ave K and 55 th St W	R-7,000	Westside	So Cal Portfolio, LP 19153 Town Center Drve #106 Apple Valley, CA 92308	1/27/22 3 ext. rem	171
61921		NEC of 40 th Street West and Avenue J	R-7,000	Westside	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	12/14/20 3 ext. rem	70
82208	CUP 18-18	Avenue J-8 and 55 th Street West	R-7,000		Pacific Summit Capital 212 S Palm Avenue Alhambra, CA 91801		99
60367		NWC of Lancaster Boulevard and 40 th Street East	R-7,000		Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	8/16/23 3 ext. rem	117
61574		SWC 30 th St E and Ave K	R-10,000		Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	8/16/23 3 ext. rem	45
Approved Multi-Family Residential							
CUP 18-26		Near the NWC of Sahuayo Street and Avenue K-4	SP 80-02	Eastside	Abbey Road 15305 Rayen Street North Hills, CA 91343	5/21/21	80
SPR 19-07		1752 East Avenue J-4	HDR	Lancaster	USA Properties Fund, Inc. 3200 Douglas Blvd, Suite 200 Roseville, CA 95661	8/5/22	264
SPR 20-02		Northwest corner of 27th Street West and Avenue K-12	HDR	Lancaster	LA Family Housing 7843 Lankershim North Hollywood, CA 91605	11/2/20	72
82243	CUP 20-02	20 th St West, South of Avenue L and North of Lancaster Blvd	MU-C		Investment Concepts 1667 East Lincoln Avenue Orange, CA 92865	7/26/23 3 ext. rem	4 lots, 458 units
74965 MOD	CUP 21-03	SWC of Sierra Hwy and Ave I	C		Bridge Housing/Lancaster Housing Authority	4/19/23 3 ext. rem	114

Residential Projects- In Review

Tract No.	Related Cases	Project / Location	Zone	Applicant / Owner	APN:	# of Lots
Tentative Tract Maps- In Review						
82298		Lancaster Blvd and 30 th St. East	R-7,000	West Palm Development 1875 Century Park East, Suite 283 Los Angeles, CA 90067	3150-005-015 and 3135-005-039	25
78258	CUP 18-23 GPA 18-05 ZC 18-05	West of Sierra Highway between Avenue H and Avenue H-13	MDR/C/PK/R-7,000	Lancaster Housing Authority 44933 Fern Avenue Lancaster, CA 93534	3135-009-900 to - 915, 3135-005-901, - 903 to -914, 3135- 006-900, -901, -903, -905 to -923 and 3135-028-986 to - 987	324
61678	CUP 20-05	57th Street West and Avenue K	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3204-009-044, -045, -002, -007	123
60348	CUP 20-06, GPA 20-01, ZC 20-01, TTM 83299	NEC of 40 th Street West and Avenue N	SRR	Pacific Communities 1000 Dove St, Newport Beach, CA 92660		413
83231		NEC of 20 th St E and Nugent St	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-008-072	39
82298		SWC of Lancaster Blvd and 32 nd St E	R-7,000	West Palm Development Corp. 1875 Century Ark East, Suite 2230 Los Angeles, CA 90067	3150-005-015 and 3150-015-039	25
83232		NWC 60 th St W and Ave K-12	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3204-008-048	80
62484		SEC of 25 th St E and Nugent St	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-027-022 and 3150-027-026	37
62485		SWC of 30 th St E and Nugent St	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-027-025 and 3150-027-008	33
83315		SEC of Nugent St & 30 th St E	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-028-005	103
69560		Near E Ave J-5 & 8th St E	R-7,000	JT Engineering 33336 Agua Dulce Cyn Rd Agua Dulce, CA 91390	3140-009-003	5
83346		NEC of 5th Street East and Avenue H-8	R-7,000	Ruby Ridge, LLC 1111 Corporate Center Dr, #101 Monterey Park, Ca 91754	3176-004-018	115

Tract No.	Related Cases	Project / Location	Zone	Applicant / Owner	APN:	# of Lots
62403		SEC of Ave L and 80th St W	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3204-003-046, -047, -048, -049	235
83497		NWC of 40th Street West and Avenue I	MU-N	Civil Design and Drafting 885 Patriot Dr, Unit C Moorpark, CA 93021	3105-018-014, 3105-018-044, 3105-018-045, 3105-018-046	163 (161 residential lots, 2 basins)
61817		NEC of Ave H08 and 15 th St E	R-7,000	Pacific Communities 1000 Dove St, Newport Beach, CA 92660	3176-020-049, -056, and -057	150
83553	ZC21-03	NWC 52 nd St W and Ave K	R-15,000	Civil Design and Drafting 885 Patriot Dr, Unit C Moorpark, CA 93021	3204-006-036 and -037	28
83554		Along 60 th St W between Ave K-9 and Ave K-11	R-7,000	Civil Design and Drafting 885 Patriot Dr, Unit C Moorpark, CA 93021	3204-006-055 and 3204-006-105	18
61970		SEC of Carol Drive and Ave K-6	R-7,000	Zoka Inc. 28405 Via Acero Malibu, CA 90265	3170-002-058	9
61977		SEC of Carol Drive and K-6	R-7,000	Zoka Inc. 28405 Via Acero Malibu, CA 90265	3170-002-017, -018, and -033	16
61600		NW portion of 57 th St W and Ave L	R-7,000	United Civil, Inc. 30141 Agoura Road, Suite 215 Agoura Hills, CA 91301	3204-006-084, -090 and -091	33
61920	ZC21-04	NEC of 55 th St W and Ave K	R-15,000 & R-10,000	United Civil, Inc. 30141 Agoura Road, Suite 215 Agoura Hills, CA 91301	3203-016-035, -036 and -037	169
83590		SWC of 55 th St E and Nugent St	R-7,000	Royal Investors Group 9595 Wilshire Blvd., Suite 708 Beverly Hills, CA 90212	3150-028-001 and -002	113
Multi-Family Residential – In Review						
82418	TTM 82418 SPR 19-01	NWC of Avenue I and 40 th Street East	MDR	Challman Engineering 41758 12 th Street West Palmdale, CA 93551	3154-011-016	106
	CUP 21-01 GPA21-01 ZC21-01	Southeast corner of 15 th Street West and Avenue L	RR-2.5	Westlanc Partners, Inc 1401 Westwood Blvd. Suite 302 Los Angeles, CA 90024	3109-026-032, 3109-026-040, 3109-026-042, and 3109-026-044	118