

STAFF REPORT
City of Lancaster, California

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6/22/2010
MVB

Date: June 22, 2010

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Lancaster City-wide Rezoning**

Recommendation:

1. Introduce **Ordinance No. 945**, amending the official city-wide zoning map for the City of Lancaster to be consistent with General Plan 2030 (Exhibit "A"), and amending Title 17 of the Municipal Code to delete the RC (Regional Commercial), CBD (Central Business District), and the BP (Business Park) zones.
2. Introduce **Ordinance No. 946**, approving the addition of the Mixed Use zoning ordinance (Exhibit "B"), Title 17, Chapter 10, to the Lancaster Municipal Code, in conformance with General Plan 2030.
3. Introduce **Ordinance No. 947**, amending the Open Space, Public and Special Purpose zoning ordinance (Exhibit "C"), Title 17, Chapter 20, in the Lancaster Municipal Code, in conformance with General Plan 2030.

Background:

The City adopted the revised Lancaster General Plan on July 14, 2009. Following the adoption, staff commenced work on bringing the City development requirements into conformance with the adopted General Plan. The City's zoning ordinance and accompanying zoning map is the most significant (although not the only) of these various development regulations, and it is, therefore, being dealt with first. On April 19, 2010, the Planning Commission voted (5-0-0-2), recommending approval to the City Council for each of the items pertaining to the city-wide rezoning effort, including the official city-wide zoning map, the Mixed Use zoning ordinance, and the amendment of the Open Space, Public and Special Purpose zoning ordinance.

Discussion:

ZONING MAP

The city-wide Lancaster Zoning Map was drafted to correspond with the Lancaster 2030 General Plan Map. The zoning pattern on the Lancaster Zoning Map reflects a balance of uses and emphasizes infill growth, in accordance with the goals and objectives of General Plan 2030, which promotes efficient land use. While the General Plan Map shows the land use designation for each parcel within the General Plan area, the Zoning Map is more prescriptive, and shows the zoning classification for each parcel within Lancaster. Each zone delineated on the zoning map has requirements for the use of the land, and prescribed building and development standards. The Regional Commercial (RC), Central Business District (CBD), and Business Park (BP) zones

are no longer needed, and are replaced on the zoning map, and the corresponding ordinances for these zones will also be deleted from Title 17 of the Lancaster Municipal Code, in conjunction with the recommendation of the new Lancaster Zoning Map.

MIXED USE ZONES

The Mixed Use zoning ordinance (Title 17, Chapter 10) provides regulations for the Mixed Use zones on the Lancaster Zoning Map. The Mixed Use standards and regulations implements the General Plan's goals, objectives, policies and programs to guide development and maintenance of an efficient and attractive built environment, to protect and manage natural resources, and to provide adequate infrastructure and services. They also encourage a higher standard of design quality, in exchange for increased development flexibility for the developer.

The three Mixed Use zones under the Mixed Use General Plan land use designation each allow for a combination of residential and commercial, office professional and community facilities. The three mixed uses, including Mixed Use - Neighborhood (MU-N), Mixed Use - Commercial (MU-C), and Mixed Use - Employment (MU-E), are differentiated by their intent and concentration of development type, in consideration of their specific locations and proximity to surrounding uses and public transportation access.

OPEN SPACE, PUBLIC AND SPECIAL PURPOSE ZONES

The reorganization of the Open Space, Public and Special Purpose zones is necessary to introduce zoning classifications that will bring it into compliance with the land use designations of Lancaster General Plan 2030. The 1997 zoning classification of Open Space included open space, parks and cemeteries, and the classification of Public included public uses and schools. The 2010 zoning classifications provide greater clarity by distinguishing each of these uses by its own zoning classification: Open Space, Parks, Cemetery, Public and Schools. Title 17, Chapter 20, is amended to reflect this reorganization.

The recommended Lancaster Zoning Map, in conjunction with the Mixed Use ordinance, and the reorganization of the Open Space, Public and Special Purpose zones, will bring the overall rezoning effort in conformance with the Lancaster 2030 General Plan, as adopted in July of 2009.

CCN:BSL/jr

Attachments:

Lancaster Official City-wide Zoning Map – Ordinance No. 945
Lancaster Mixed Use Zoning Ordinance – Ordinance No. 946
Lancaster Open Space, Public and Special Purpose Zoning Ordinance – Ordinance No. 947
Exhibit “A” – Recommended Official City-wide Zoning Maps
Exhibit “B” – Mixed Use Zoning Ordinance
Exhibit “C” – Open Space, Public and Special Purpose Zoning Ordinance
Planning Commission Staff Report for the April 19, 2010, Meeting