

ORDINANCE NO. 946

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING THE ADDITION OF THE MIXED USE ZONING ORDINANCE (TITLE 17, CHAPTER 10) IN THE LANCASTER MUNICIPAL CODE, IN CONFORMANCE WITH GENERAL PLAN 2030

WHEREAS, the State of California Government Code requires zoning to be consistent with the City's General Plan; and

WHEREAS, the City Council finds that the City's effort to update zoning in conformance with Lancaster General Plan 2030, as adopted on July 14, 2009, requires the addition of the Mixed Use zoning ordinance; and

WHEREAS, on April 19, 2010, the Planning Commission recommended for adoption, the addition of the Mixed Use Zones (Title 17, Chapter 10 of the Lancaster Municipal Code), as included in the attached Ordinance (Exhibit "B"), in order to bring the ordinance into consistency with the vision priorities, long-term goals, policies and program of the Lancaster General Plan; and

WHEREAS, notice of intention to consider the Mixed Use zoning ordinance has been given in accordance with Section 65090 of the Government Code of the State of California; and

WHEREAS, the City Council finds that the City has made a diligent effort to achieve public participation, and has held public hearings for this purpose on March 15, 2010; April 19, 2010; and June 22, 2010, for the Mixed Use zoning ordinance, and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has prepared a written report recommending approval of the Mixed Use zoning ordinance; and

WHEREAS, the City Council finds that the addition of the Mixed Use zoning ordinance will not have a significant effect on the environment since these proposed actions are within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required; and

WHEREAS, the City Council, based upon evidence in the record hereby makes the following findings in support of the addition of the Mixed Use Zones and the Mixed Use ordinance (Exhibit "B"):

1. The addition of the Mixed Use Zones is necessary to introduce zoning classifications, standards and regulations that will bring it into compliance with the land use designations of Lancaster General Plan 2030.
2. 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.
3. The Mixed Use standards and regulations encourage a higher standard of design quality, in exchange for increased development flexibility for the developer.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. Add Chapter 17.10, "Mixed Use Zones" to the Lancaster Municipal Code, as provided in Exhibit "B."

Section 2. That the City Clerk shall certify to the passage of this ordinance, and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 22<sup>nd</sup> day of June, 2010, and placed upon its second reading and adoption at a regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

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GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

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R. REX PARRIS  
Mayor  
City of Lancaster

