

ORDINANCE NO. 945

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE OFFICIAL CITY-WIDE ZONING MAP FOR THE CITY OF LANCASTER TO BE CONSISTENT WITH GENERAL PLAN 2030, AND AMENDING TITLE 17 OF THE MUNICIPAL CODE TO DELETE THE RC (REGIONAL COMMERCIAL), CBD (CENTRAL BUSINESS DISTRICT), AND THE BP (BUSINESS PARK) ZONES

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 an updated city-wide zoning map; and

WHEREAS, on April 19, 2010, the Planning Commission recommended for adoption, a city-wide zoning map (Exhibit "A") with a zoning pattern that is consistent with the land use designations on the General Plan 2030 Map; and

WHEREAS, on April 19, 2010, the Planning Commission recommended the deletion of the Regional Commercial (RC), Central Business District (CBD), and Business Park (BP) zones from Title 17 of the Lancaster Municipal Code, since they are no longer needed and are replaced on the city-wide zoning map; and

WHEREAS, notice of intention to consider the Lancaster Zoning Map 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 February 16, 2010; March 15, 2010; April 19, 2010; and June 22, 2010, for the Zoning Map update, 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 Lancaster Zoning Map; and

WHEREAS, the City Council finds that the city-wide zoning map 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 city-wide Zoning (Exhibit "A"):

1. The city-wide Lancaster Zoning Map, including the deletion of the Regional Commercial (RC), Central Business District (CBD), and Business Park (BP) zones, is consistent with the land use designations on the Lancaster 2030 General Plan Land Use Map.
2. The zoning pattern on the Lancaster Zoning Map reflects a balance of land uses and emphasizes infill growth, in accordance with the goals and objectives of General Plan 2030, which promotes efficient land use.

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

Section 1. Exhibit "A," attached hereto, is hereby adopted as the official "zoning map" of the City of Lancaster.

Section 2. Amend Section 17.04.100 "List of zones" by the deletion of "CBD Zone – Central Business District," "RC Zone – Regional Commercial," and "BP Zone – Business Park," and the addition of MU Zones – Mixed Use: "MU-N – Mixed Use-Neighborhood," "MU-C – Mixed Use-Commercial," and "MU-E – Mixed Use-Employment" to the list of zones.

Section 3. Delete from Chapter 17.12, "Article III. Central Business District (CBD) Zone," including sections 17.12.240 through 17.12.460.

Section 4. Delete from Chapter 17.12, "Article VII. Regional Commercial (RC) Zone," including sections 17.12.900 through 17.12.1030.

Section 5. Delete from Chapter 17.16, "Article III. Business Park (BP) Zone," including sections 17.16.230 through 17.16.430.

Section 6. 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 22nd 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:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss
CITY OF LANCASTER)

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 945, for which the original is on file in my office.

WITNESS MY HAND AND SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)
