

STAFF REPORT
City of Lancaster, California

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RSL

Date: March 27, 2007

To: Mayor Hearn and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 06-02 and Zone Change 06-02 (56.19± gross acres located on the northeast corner of Division Street and Avenue I)**

Recommendation:

1. Adopt Resolution No. 07-65 approving General Plan Amendment No. 06-02, redesignating 56.19 acres of the former fairgrounds site from UR (Urban Residential) 5.36 acres of P (Public Use), 4.7 acres of S (School), 41.13 acres of PK (Park) and 5 additional acres of C (Commercial)
2. Introduce Ordinance No. 873, amending the zoning plan for the site from Single Family Residential (R-7,000) to a combination of Public (P), Open Space (O), and Commercial Planned Development (CPD) consistent with the proposed General Plan land use designations.

Background:

General Plan Amendment (GPA) 06-02 and Zone Change (ZC) 06-02 would redesignate the former fairgrounds site to land use and zoning designations that implement the City's long-term vision for the site. This action would acknowledge the existing approvals/development for the residential project on the northeast portion of the site, the existing high school and university facilities, the proposed baseball field complex, and a proposed 10-acre commercial project at the corner of Avenue I and Division Street. The attached Planning Commission staff report provides greater detail regarding the proposed action.

The Planning Commission reviewed the proposed action on January 17, 2007, and recommended to the City Council adoption of both the general plan amendment and zone change. The Commission also reviewed and certified the final environmental impact report for the Northeast Gateway Corridors project, which covers these proposed actions on the former fairgrounds site. The Council's action on the general plan amendment and zone change would reference this certified final environmental impact report.

Staff recommends that the Council adopt the resolution to amend the general plan land use designation for the site and introduce the ordinance to change the zoning classifications to reflect the revised land use designations.

Attachments:

- Resolution No. 07-65
- Ordinance No. 873
- Planning Commission Staff Report

BSL/jr