

**STAFF REPORT**  
**City of Lancaster**

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MVB

Date: September 10, 2013

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 13-01 and Zone Change No. 13-01** (92.7± acres generally bounded by Avenue K-8, Avenue L, 20<sup>th</sup> Street East, and 30<sup>th</sup> Street East)

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**Recommendations:**

- A. Adopt **Resolution No. 13-51**, amending the General Plan land use designation on the subject property from O (Open Space) to NU (Non-Urban Residential).
  
- B. Introduce **Ordinance No. 992**, rezoning the subject property from PK (Park) and RR-1 (Rural Residential, one dwelling unit per acre) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres).

**Fiscal Impact:**

None.

**Background:**

The applicant, Psomas (on behalf of PsomasFMG, U.S. Topco, and Morgan Solar), has proposed to construct and operate three photovoltaic (PV) solar energy generating facilities totaling 13.3 megawatts (MW). The project site is generally bounded by Avenue K-8, Avenue L, 20<sup>th</sup> Street East and 30<sup>th</sup> Street East. The project site is currently designated as O (Open Space) east of 25<sup>th</sup> Street East and NU (Non-Urban Residential) to the west of 25<sup>th</sup> Street East, and is zoned PK (Park) and RR-1 (Rural Residential, one dwelling unit per acre), respectively. The property to the south is located in Palmdale, designated as IND (Industrial) and zoned M-2 (General Industrial). The property to the north, west, and a portion of the property to the east is designated as NU, and zoned either SRR (Semi-Rural Residential) or RR-1. The remainder of the property to the east is designated as O and zoned as PK.

The City's zoning code does not permit the development of commercial-style solar energy facilities PK zone, and with the adoption of the Residential Zone Update no longer allows them in the RR-1 zone. Therefore, amendment of the General Plan land use designation to non-urban residential and rezoning of the overall site to RR-2.5 is necessary to allow these facilities to move forward.

On August 19, 2013, the Planning Commission adopted Resolution No. 13-08 recommending that the City Council approve General Plan Amendment No. 13-01 and Zone Change No. 13-01. They also adopted Resolution No. 13-09 approving Conditional Use Permit No. 13-05 to allow for the development of the photovoltaic solar energy generating facilities. The conditional use permit approval does not become valid until the effective date of the general plan amendment and zone change.

BSL/jr

**Attachments:**

Resolution No. 13-51

Ordinance No. 992

PC Staff Report from the August 19, 2013, Planning Commission Meeting