

STAFF REPORT
City of Lancaster

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MVB

Date: September 24, 2013

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment 13-02 and Zone Change 13-02** (120± acres located at the southeast corner of Avenue J and 110th Street West)

Recommendations:

- A. Adopt **Resolution No. 13-53**, amending the General Plan land use designation on the subject property from Specific Plan (SP) with an underlying UR (Urban Residential) designation to NU (Non-Urban Residential).
- B. Introduce **Ordinance No. 993**, rezoning the subject property from SP (Specific Plan) to RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres).

Fiscal Impact:

None.

Discussion:

The applicant, Silverado Power (dba Plainview Solar Works), has proposed to construct and operate a 30-megawatt (MW) photovoltaic (PV) solar energy generating facility generally bounded by 110th Street West, Avenue J, 97th Street West, and Avenue J-8. Approximately 120 acres of this site (located at the southeast corner of Avenue J and 110th Street West) is designated as SP (Specific Plan) with an underlying UR (Urban Residential) designation, and zoned SP (Specific Plan). The property to the north and west is located in unincorporated Los Angeles County, and is zoned A-2-2 (Heavy Agricultural, 2 acre minimum) and A-2-5 (Heavy Agricultural, 5 acre minimum) respectively. The property to the east and south is designated as NU and zoned RR-2.5.

The City's zoning code does not permit the development of commercial-style solar energy facilities on property designated for urban uses. Therefore, amendment of the General Plan land use designation to non-urban residential and rezoning of the subject property to RR-2.5 is necessary to allow this facility to move forward.

On July 15, 2013, the Planning Commission adopted Resolution No. 13-10 recommending that the City Council approve General Plan Amendment No. 13-02 and Zone Change No. 13-02. They also adopted Resolution 13-11 approving Conditional Use Permit No. 13-06 to allow for the development of a photovoltaic solar energy generating facility. 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. 13-53

Ordinance No. 993

PC Staff Report from the July 15, 2013, Planning Commission Meeting