

STAFF REPORT
City of Lancaster

CPH 1
02/10/15
MVB

Date: February 10, 2015

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Transit-Oriented Development (TOD) Zones**

Recommendations:

- A. Adopt **Resolution No. 15-04**, amending the General Plan to revise the existing boundary of the Downtown Lancaster Transit Village District; amending the General Plan to revise the text of Table VIII-1, General Plan Land Use Categories, related to the MU (Mixed Use) land use designation; and amending the General Plan land use map to designate the area generally bounded by Milling Street, Sierra Highway, Avenue J, and the west side of Fern Avenue, as a combination of MU and PK (Park).
- B. Introduce **Ordinance No. 1003**, amending Title 17 of the Lancaster Municipal Code to incorporate by reference the Lancaster TOD Zones as the development and land use regulations for the defined area, and amend the zoning map to MU-TOD to be co-terminus with the Lancaster TOD Zones.

Fiscal Impact:

Adoption of the TOD Zones will have no immediate fiscal impact; however, the proposed use regulations and development standards that encourage higher land use intensity are expected to result in long-term economic benefits for the City.

Background:

In June 2012, the City was awarded \$136,000.00 from Los Angeles County Metropolitan Transportation Authority (METRO), which was part of a sustainable communities grant to prepare TOD Zones for the Northeast, Southeast, and Southwest transit planning areas. After extensive outreach efforts through 2013 and 2014, the Architectural and Design Commission (ADC) adopted Resolution No. 14-01 on May 1, 2014, recommending approval of the TOD Zones to the Planning Commission. After several months of review and deliberation, the Planning Commission adopted Resolution No. 14-12 on September 22, 2014, recommending to the City Council approval of the TOD Zones.

Discussion:

The TOD Zones are intended to provide the foundation for a complementary mixture of appropriately intensive commercial and high-density residential land uses in close proximity to a defined transit facility. As proposed, the TOD Zones would cover 186 acres within the Downtown Lancaster Transit Village District, extending approximately one-half mile from the Metrolink station.

These development regulations encompass the subjects of land use and development intensity, but also include significant amounts of information about the design of the neighborhood streetscapes, the scale and form of new buildings, and the intended physical character of each area, similar to the form-based code that currently guides new development along The BLVD.

The TOD Zones support the traditional neighborhood development pattern established in this area, and allows for a transition to more intense development as market conditions warrant.

CCN:BSL/jr

Attachments:

Resolution No. 15-04

Ordinance No. 1003

Planning Commission Staff Report from the September 22, 2014, Meeting