

ORDINANCE NO. 1003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, 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

WHEREAS, in 2012, the City applied for and was awarded a transit-oriented development planning grant from the Los Angeles County Metropolitan Transit Authority (Metro); and

WHEREAS, the City used the grant proceeds to prepare an update to the General Plan, zoning and development regulations for areas surrounding the City's Downtown area and Metrolink station to provide standards and regulations for the implementation of more walkable, mixed-use, and transit-oriented development patterns; and

WHEREAS, the State of California Government Code requires zoning to be consistent with the City's General Plan; and

WHEREAS, notice of intention to consider the TOD Zones, and corresponding updates to the General Plan and Zoning Ordinance, was given as required in Sections 65854, 65905, and 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 by selecting a Steering Committee, and holding two committee meetings on April 22, 2013, and June 27, 2013; holding two public workshops on May 18, 2013, and September 7, 2013; providing a presentation before the Architectural and Design Commission (ADC) on February 6, 2014; holding public hearings before the Planning Commission for this purpose on May 19, 2014, June 16, 2014, July 21, 2014, August 18, 2014, and September 22, 2014, and has received and commented on all public testimony; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended that the Lancaster TOD Zones and corresponding zoning amendments be approved; and

WHEREAS, the City Council finds that the potential environmental effects of the Lancaster TOD Zones and corresponding zoning amendments 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 Lancaster TOD Zones, the amendments to Title 17 of the Lancaster Municipal Code, and the modifications to the City zoning map:

1. The addition of the MU-TOD (Mixed Use-Transit Oriented Development) zone is necessary to introduce standards and regulations that will bring it into compliance with the land use designation of MU (Mixed Use) within the boundary of the Downtown Transit Village District.
2. The MU-TOD standards and regulations implement the General Plan's goals, objectives, policies and programs to guide development and maintenance of an efficient and attractive built environment, to protect and manage natural resources, and to provide adequate infrastructure and services.
3. The zoning amendment of properties within the boundary of the Downtown Transit Village District to MU-TOD would further the availability of mixed use designated sites and allow for intensification of development surrounding a defined transit facility.
4. The TOD Zones are consistent Lancaster General Plan 2030, the Master Plan of Trails and Bikeways, the Downtown Specific Plan, and vision plans for selected areas, by providing standards and regulations that promote Lancaster as a more sustainable, livable, walkable, and bikeable community.
5. The TOD Zones guide development within the City's urban core, within close proximity to the City's public transit station and support an efficient and attractive built environment around the City's Downtown.
6. The TOD Zones encourage a higher standard of design quality, consistent with the provision of the adopted Lancaster Architectural and Design Guidelines, in exchange for increased development flexibility for the developer.

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

Section 1. Title 17 of the Lancaster Municipal Code: Mixed – Transit Oriented Development zone is hereby amended as described in Exhibit “C-1” to add the Mixed Use – Transit Oriented Development zone.

Section 2. The “Lancaster TOD Zones” (Exhibit “C-2”) are hereby adopted as part of Title 17 of the Lancaster Municipal Code, establishing them as the regulatory land use control for the defined area.

Section 3. The Lancaster Zoning Map is hereby amended to include the MU-TOD zone classification as shown in Exhibit “C-3”.

I, Britt Avrit, 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 10th day of February, 2015, and placed upon its second reading and adoption at a regular meeting of the City Council on the _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

BRITT AVRIT, 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. 1003, 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)

EXHIBIT “C-1”

Amendments to Title 17 of the Lancaster Municipal Code

**TRANSIT ORIENTED DEVELOPMENT ZONES UPDATE
City Council Meeting**

Lancaster Municipal Code Section 17.10.030

“D. Mixed Use-Transit Oriented Development (MU-TOD). These zones 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. Adopted and incorporated by reference into this category are the following:

1. Lancaster T.O.D. Zones as adopted by the City Council on _____, generally covering 186 acres within the Downtown Lancaster Transit Village District as established by the Lancaster General Plan.”

EXHIBIT “C-2”



Lancaster TOD Zones
(On file in the City Clerk’s Office)

Also available online:
www.cityoflancasterca.org/TOD

Metro TOD Zoning Change











Legend

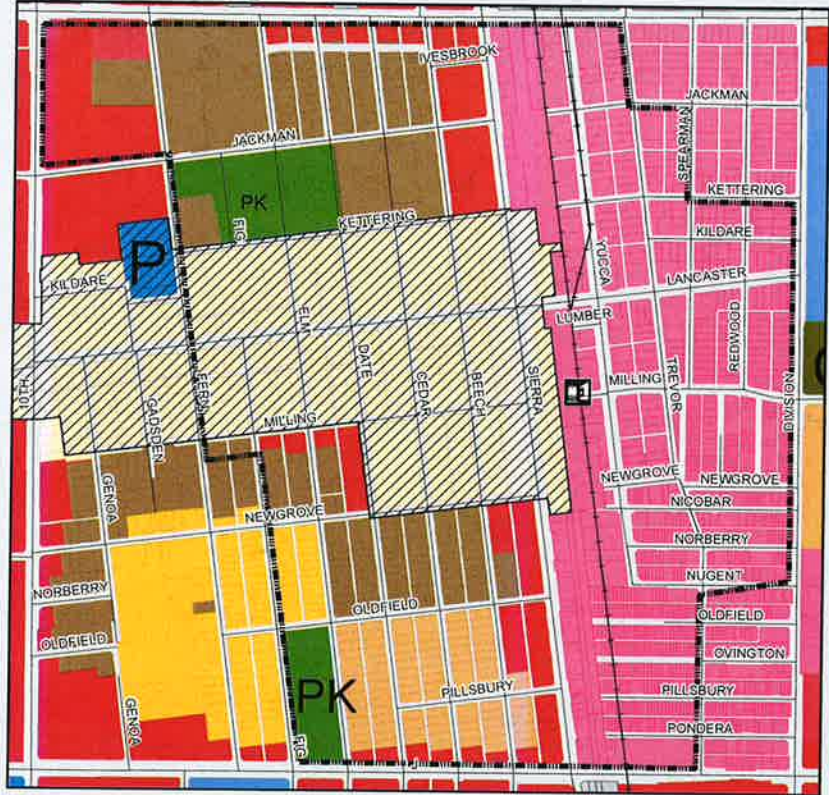
-  TRANSIT VILLAGE BOUNDARY
-  DOWNTOWN SPECIFIC PLAN



Zoning Type

-  MU - TOD
-  MU-N
-  R-7,000
-  HDR
-  MDR
-  C
-  CE
-  PK
-  P
-  S
-  SP

Current Zoning



Zoning After Changes



0 250 500 1,000 1,500 2,000 2,500 Feet

0 0.25 0.5 1 Miles