

AGENDA ITEM: 9.

DATE: 09-17-07

MEMORANDUM

DRAFT ENVIRONMENTAL IMPACT REPORT 30TH STREET WEST AND AVENUE K PROJECTS

DATE: September 17, 2007

TO: Lancaster Planning Commission

FROM: Planning Department

SUBJECT: Public Hearing for Draft Environmental Impact Report prepared for two projects located at the southwest and southeast corners of the intersection of 30th Street West and Avenue K.

This is an opportunity for written and oral comments to be submitted to the Planning Commission regarding the draft EIR. This draft EIR has been prepared for two proposed projects located at the southwest and southeast corners of 30th Street West and Avenue K.

The southwest project site is approximately 4.40 acres and the proposed project would redesignate the project site from Urban Residential (UR) to Commercial (C) and rezone the site from R-7,000 to Commercial Planned Development (CPD). Specifically, the proposed project consists of a 36,300 square foot commercial shopping center with 25,800 square feet of commercial retail facilities and 10,500 square feet of high turnover restaurants.

The southeast project site is approximately 8.52 acres and the proposed project would redesignate the project site from UR to Multiple-Family Residential High Density (MR2) and C and rezone the site from R-10,000 to High Density Residential (HDR) and CPD. Specifically, the proposed project consists of 42,867 square feet of commercial retail in three structures (including Fresh & Easy, a drug store, and other retail shops) and 50 townhomes.

One of the common methods used to obtain public input on a draft EIR is a public hearing. This public hearing gives both the Commission and members of the public an opportunity to submit comments regarding the draft EIR in either written or oral form. These comments along with other comments received during the review period (from August 21, 2007 to October 4, 2007), will be responded to in the final EIR.

The procedure for the Commission to follow is to open the public hearing, accept public testimony on the document, and close the public hearing. The testimony received should relate specifically to the adequacy of the draft EIR; this hearing is not intended as a forum regarding the project itself.

The Draft EIR for the project is being circulated for the mandated 45-day review period, from August 21, 2007 to October 4, 2007.