

**STAFF REPORT**  
**City of Lancaster, California**

PH 7
12/11/07
MVB

Date: December 11, 2007

To: Mayor Hearn and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 06-01 and Zone Change No. 06-01**

---

**Recommendation:**

1. Approve Resolution No. 07-220, a resolution of the City Council of the City of Lancaster, California, certifying the final environmental impact report, adopting environmental findings, and recommending approval of General Plan Amendment No. 06-01 and Zone Change No. 06-01.
2. Introduce Ordinance No. 891, rezoning the property from R-7,000 (Single Family Residential; one single family residential on a minimum of 7,000 square feet) to CPD (Commercial Planned Development) Zone

**Background:**

The applicant is requesting a General Plan amendment and zone change to amend the land use designation on 4.7+ acres located at the southwest corner of Avenue K and 30<sup>th</sup> Street West, from UR (Urban Residential; 2.1 to 6.5 dwelling units per acre), to C (Commercial). The amendment would allow processing of the respective zone change to rezone the property from R-7,000 (to Single Family Residential, minimum lot size of 7,000 square feet to CPD (Commercial Planned Development) Zone. The approval of the general plan and zone change would allow the future development of a commercial use on the site.

At the October 22, 2007, Planning Commission meeting, the project was extended indefinitely. The Commission reviewed the proposed general plan amendment and zone change on November 19, 2007. Additional information regarding the request is contained in the attached Commission staff report. The Commission found that the proposed change would allow for commercial development and for the efficient use of the subject property to provide services to the surrounding higher density residential and Antelope Valley College. The request would also provide the appropriate transition and interface between the uses with the overall land use plan for the area, and recommended that the City Council approve General Plan Amendment No. 06-01 and Zone Change No. 06-01. The conditional use permit would be heard at the January Planning Commission meeting.