



DOWNTOWN LANCASTER SPECIFIC PLAN

FINAL September 2008

Updated January 2020 (Ord. No. 1070)



Notice of Determination

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Planning Department
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650

ORIGINAL FILED

SEP 10 2008

LOS ANGELES, COUNTY CLERK

(Date received for filing)

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Downtown Specific Plan

Project Title

200707114

Brigitte Ligons

(661) 723-6100

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: The Downtown Lancaster Specific Plan (DLSP) area encompasses approximately 140 acres in the "Downtown," which is located within the City's central urban core. The central urban core is generally located between the Antelope Valley Freeway and 30th Street East and between Avenue H and Avenue K. The Downtown area is generally bounded by Kettering Street on the north, the Union Pacific Railroad line on the east, Milling Street and Newgrove Street on the south and 10th Street West on the west.

Project Description: The DLSP provides area-specific land use regulations and development guidelines for seven districts within the Downtown. Development of the DLSP would allow for a mix of land uses including retail, office, residential and civic uses within the seven districts. The DLSP would retain existing uses within the DLSP area. The DLSP would allow a maximum of 924,848 square feet (s.f.) of retail service uses, 973,956 s.f. of office/civic/public spaces and 3,525 dwelling units (single- and multiple-family) in the Downtown.

The Circulation Plan in the Downtown provides a "Main Street" environment along Lancaster Boulevard, designed to incorporate traffic calming measures to reduce traffic speeds, enhance pedestrian safety, and promote walkability of the area. As part of the Circulation Plan, the City is considering incorporation of a traffic circle at the intersection of 10th Street West and Lancaster Boulevard. The proposed roadway network would involve a variety of cross-sections to provide opportunities for linkages to the proposed park to the north and the Metrolink station to the east. Traffic calming measures are proposed to slow traffic, reduce traffic noise, and improve pedestrian safety. Traffic-calming methods include corner bump-outs, parallel, and perpendicular parking areas and enhanced intersection paving areas. Additionally, the DLSP acknowledges the potential for Lancaster Boulevard to be narrowed from four lanes to a two-lane Main Street between 10th Street West and Sierra Highway.

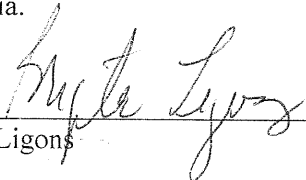
This is to advise that the City of Lancaster (i.e. Lead Agency) has approved the above-described project on **September 9, 2008** and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.

Notice of Determination

3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report with comments and responses and record of project approval is available to the General Public at Lancaster City Hall, Planning Department, 44933 North Fern Avenue, Lancaster, California.


Brigitte Ligons

Assistant Planner
Title

September 9, 2008
Date

ORDINANCE NO. 906

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LANCASTER, CALIFORNIA, ADOPTING
THE DOWNTOWN LANCASTER SPECIFIC PLAN (SP
08-01)

WHEREAS, the City of Lancaster is considering the adoption of a specific plan as contained in **Exhibit "A" of this Ordinance**, which is on file in the City Clerk Department, pursuant to Section 65450 et. seq. of the Government Code of the State of California; and

WHEREAS, notice of intention to consider the specific plan for the subject property was given as required in Section 65867 of the Government Code of the State of California; and

WHEREAS, a public hearing was held before the Lancaster Planning Commission on August 18, 2008, at which time the Planning Commission recommended approval of the specific plan with modifications; and

WHEREAS, a public hearing was held before the City Council on September 9, 2008, regarding the proposed specific plan; and

WHEREAS, the City Council hereby finds that the proposed specific plan may have effects on the environment, and incorporates by reference all environmental findings as included in **Exhibit "A" of Resolution No. 08-80**; and

WHEREAS the City Council hereby makes the following findings in support of Specific Plan No. 08-01:

1. The proposed Downtown Lancaster Specific Plan (SP 08-01) is consistent with the General Plan land use designation of SP for the subject property, and with identified goals, objectives, and policies of the adopted General Plan as identified within City Council Resolution No. 08-80.
2. Modified conditions, including the opportunity to allow for development of the downtown area as a mixed use district containing retail, dining, office space, residential, and public uses in accordance with community goals as expressed in the public outreach effort for preparation of the Downtown Lancaster Specific Plan, warrant a revision in the zoning plan as it pertains to the area under consideration.
3. A need for the Downtown Lancaster Specific Plan exists to establish the necessary development standards and guidelines for the development of a mixed use area within downtown Lancaster.
4. The particular property under consideration is a proper location for adoption of this specific plan, because it will allow for development that is compatible with and will enhance the City's historic center.

5. Adoption of the Downtown Lancaster Specific Plan at such a location will be in the interest of public health, safety, and general welfare and in conformity with good zoning practices, because it allows for development in a way that is sensitive to and consistent with the community's long-term goals for the downtown area; now, therefore,

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

Section 1. The City Council hereby adopts by reference all environmental findings contained in **Exhibit "A" of Resolution No. 08-80**, which is on file in the City Clerk Department.

Section 2. The City Council hereby approves the Downtown Lancaster Specific Plan (SP 08-01) as contained in **Exhibit "A" of this Ordinance**, which is on file in the City Clerk Department, incorporating all modifications as described on the cover sheet of **Exhibit "A" of Resolution No. 08-80**, which is on file in the City Clerk Department.

Section 3. That the City Clerk shall certify to the passage of this Ordinance and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, 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 9th day of September, 2008, and placed upon its second reading and adoption at a regular meeting of the City Council on the 23rd day of September, 2008, by the following vote:


AYES: Council Members: Marquez, Sileo, Vice Mayor Smith, Mayor Parris

NOES: None


ABSTAIN: None

ABSENT: Council Member: Mann

ATTEST:


GERI K. BRYAN, CMC
City Clerk
City of Lancaster

APPROVED:


R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, Shirley Mahoney, Assistant City Clerk City of
Lancaster, California, do hereby certify that this is a true and correct copy of the original
Ordinance No. 906, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this 12th
day of November, 2008.

(seal)

Shirley Mahoney



DOWNTOWN LANCASTER SPECIFIC PLAN

FINAL

SEPTEMBER 2008

(Updated January 2020
(Ord. No. 1070))

**PREPARED FOR:
CITY OF LANCASTER**

**PREPARED BY:
RBF CONSULTING/
URBAN DESIGN STUDIO**

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ACKNOWLEDGEMENTS



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ACKNOWLEDGEMENT

THANKS TO THE FOLLOWING COMMUNITY MEMBERS AND OTHERS WHO PARTICIPATED IN THE DOWNTOWN PLANNING PROCESS:

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Gurba, Norma	Rhynsburger, Dirk	



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