

STAFF REPORT
City of Lancaster, California

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05/12/09
MVB

Date: May 12, 2009

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 05-01 and Zone Change No. 05-01
Northwest Corner of Avenue K and 60th Street West - 22.32 Acres**

Recommendation:

- A. Adopt **Resolution No. 09-36**, certifying the final environmental impact report, adopting required environmental findings, adopting a statement of overriding considerations, adopting the mitigation monitoring program for the proposed project, and amending the General Plan land use designation on the subject property from UR (Urban Residential, 2.1-6.5 dwelling units per acre) to C (Commercial).

- B. Introduce **Ordinance No. 923**, rezoning the subject property from R-7,000 (Single Family Residential, minimum lot size 7,000 square feet) to CPD (Commercial Planned Development).

Fiscal Impact:

None.

Background:

The general plan amendment and zone change requests were originally filed in March 25, 2005. On July 12, 2007, the City issued a Notice of Preparation for the preparation of an environmental impact report (EIR) for the proposed project. A draft EIR was prepared and circulated for public review in early 2009, with a final EIR prepared in April 2009. The final EIR, general plan amendment, zone change, and an associated conditional use permit for the development of a commercial center on the subject property were considered by the Planning Commission on April 20, 2009. The Commission voted (by a 5-2 vote) to recommend to the Council certification of the final EIR and approval of the general plan amendment and zone change. The Commission also voted (by a 7-0 vote) to continue consideration of the conditional use permit to June 15, 2009, with direction to the applicant to address several specific design concerns regarding the project.

Discussion:

The applicant is requesting an amendment to the City's general plan and a concurrent zone change to allow the subject property to be developed with a commercial center. The site is located within an area that has, over the past few years, had a significant increase in both new

housing construction and approvals for new housing development. The subject property is centrally located to this area of activity; a review of the development activity summary indicates that approximately 3,500 dwelling units have been constructed or approved for development within a mile of this site, in addition to approximately 520 dwelling units that were constructed earlier north of Avenue J-8. Given the lack of commercially-designated land within this area, and the central position of this site, staff believes that the subject property is an appropriate location for long-term commercial use.

Staff feels that the redesignation of the site for commercial use is also consistent with several General Plan policies, including Policy 16.4.2, which states, “Promote regional, community, and neighborhood retail development needed to serve growing retail demand generated by population growth”, and Policy 17.1.3, which states, “Provide a hierarchical pattern of attractive commercial developments, which serve regional, community, and neighborhood functions with maximum efficiency and accessibility.”

BSL/jr

Attachment:

Resolution No. 09-36

Ordinance No. 923

Planning Commission Staff Report and Resolution No. 09-11

Petitions, emails and letters in opposition to the proposed project - available for review in the City Clerk Department