

ORDINANCE NO. 923

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA,
AMENDING THE CITY ZONING PLAN FOR 21.32± ACRES
LOCATED AT THE NORTHWEST CORNER OF AVENUE K AND
60TH STREET WEST, KNOWN AS ZONE CHANGE NO. 05-01

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by AV California, LLC, to change the zoning designation on 21.32± acres of land located at the northwest corner of Avenue K and 60th Street West from R-7,000 (Single Family Residential, one dwelling unit per 7,000 square feet) to CPD (Commercial Planned Development); and

WHEREAS, notice of intention to consider the zone change of the subject property was given as required in Section 17.24.110. of the Municipal Code and Section 65854 and 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended that the zone change request be approved; and

WHEREAS, public hearings on the zone change request were held before the Planning Commission on April 20, 2009, and the City Council on May 12, 2009; and

WHEREAS, this Council certifies pursuant to Section 15090a)(1) of the California Environmental Quality Act (CEQA) Guidelines, that the final environmental impact report prepared for this proposed project has been completed in compliance with CEQA as described in Section 3 of Exhibit "A" of Resolution No. 09-36; and

WHEREAS, this Council hereby certifies, pursuant to Section 15090(a)(2) of the State CEQA Guidelines that the final EIR was presented to the Council, and that the Council reviewed and considered the information contained in the final EIR prior to making a decision on Zone Change No. 05-01; and

WHEREAS, pursuant to Section 15090(a)(3) of the State CEQA Guidelines, this Council certifies that the final environmental impact report reflects the City's independent judgment and analysis; and

WHEREAS, the City Council hereby makes the following findings in support of the Ordinance:

1. The proposed zone change from R-7,000 to CPD is consistent with the General Plan land use designation of C (Commercial) proposed for the subject property.
2. Modified conditions, including a change in the land use designation of the site to provide for the commercial to serve as a compatible land use pattern with the existing R-7,000 surrounding the site.

3. A need for the proposed zone classification of CPD exists within such area in order to allow for the logical location of commercial development to meet the economic, lifestyle and social needs of current and future residences.
4. The particular property under consideration is a proper location for said zone classification within such area, because it is of the size and shape to allow for the development of commercial compatible with the existing R-7,000 zone classification and development surrounding the site.
5. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practices, because adequate services, facilities, and infrastructure exist to accommodate the proposed density and type of development, and the zoning designation will not result in the development of incompatible uses.

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

Section 1. All environmental findings, and the statement of overriding considerations, as contained in Exhibit "A" of the City Council Resolution No. 09-36 are hereby adopted for this zone change ordinance.

Section 2. That the subject property is reclassified from R-7,000 (Single-Family Residential, minimum lot size 7,000 square feet) to CPD (Commercial Planned Development).

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 12th day of May, 2009, and placed upon its second reading and adoption at a regular meeting of the City Council on the ____ day of _____, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, 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. 923, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of the _____, _____.

(seal)
