

ORDINANCE NO. 931

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE CITY ZONING PLAN FOR 10.00± ACRES LOCATED ON THE NORTH SIDE OF AVENUE L-4 BETWEEN 57<sup>TH</sup> STREET WEST AND 60<sup>TH</sup> STREET WEST KNOWN AS ZONE CHANGE NO. 06-03

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by The Frank and Yvonne Lane 1993 Family Trust, Joshua Lane LLC, to change the zoning designation on 10.00± acres of land located on the north side of Avenue L-4 between 57<sup>th</sup> Street West and 60<sup>th</sup> Street West from OP (Office Professional) 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 July 7 and 8, 2009, and the City Council on July 21, 2009; and

WHEREAS, pursuant to Section 15090(a)(2) a final environmental impact report has been prepared for the proposed project and approved for certification by the City Council on July 21, 2009, and the Council considered the information contained within this final EIR prior to making a decision on this conditional use permit; and

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

1. The proposed Zone Change from OP (Office Professional) to CPD (Commercial Planned Development) will be consistent with the General Plan land use designation of C (Commercial) proposed for the subject property.
2. Modified conditions, including a change in the site's General Plan use designation to provide for a regional-level commercial location, warrant a revision in the zoning plan for the subject property which would allow the development of a commercial center.
3. A need for the proposed zone classification of CPD exists within such area in order to allow for the logical size and configuration of a commercial development to meet the economic, lifestyle and social needs of current and future residences in an area of planned urban growth and regional infrastructure expansion in the western portion of the City.

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 a commercial site served by adequate public access, utilities, and improvements.
5. Placement of the proposed commercial 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, the statement of overriding considerations, as contained in Exhibit "A" of the City Council Resolution No. 09-76 are hereby adopted for this zone change ordinance.

Section 2. That the subject property is reclassified from OP (Office Professional) 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 \_\_\_\_ day of \_\_\_\_\_, 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:

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GERI K. BRYAN, CMC  
City Clerk  
City of Lancaster

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R. REX PARRIS  
Mayor  
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. 931, 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)