

STAFF REPORT
City of Lancaster, California

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MVB

Date: July 21, 2009

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 06-03 and Zone Change No. 06-03**
Conditional Use Permit No. 06-03

Location: 40.26 gross acres on the southeast corner of 60th Street West and Avenue L
(Target Project)

Recommendation:

- A. Adopt **Resolution No. 09-76**, 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 OP (Office Professional) to C (Commercial).
- B. Introduce **Ordinance No. 931**, rezoning 10± acres of the 40 acres subject property from OP(Office Professional) to CPD (Commercial Planned Development) Zone.
- C. Adopt **Resolution No. 09-77**, adopting environmental findings and approving Conditional Use Permit 06-08.

Fiscal Impact:

None

Background:

These applications were originally filed in August 2006, and subsequently modified on April 25, 2007. The City issued a Notice of Preparation for the preparation of an environmental impact report (EIR) for the proposed project on June 14, 2007. A draft EIR was prepared and circulated for public review in early 2009 (January 9, 2009), with a final EIR prepared in June 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 July 7 and 8, 2009. The Commission voted (by a 6-1 vote) to recommend to the Council certification of the final EIR and approval of the general plan amendment and zone change.

On July 9, 2009, Vice Mayor Ron Smith and Councilman Ken Mann jointly requested that the decision of the Planning Commission regarding the Conditional Use Permit be reviewed by the entire City Council at the July 21, 2009, meeting, in order to give the public the opportunity to address the Council on these important issues. The information on the conditional use permit can be reviewed in the attached Planning Commission staff report.

Discussion:

The applicant is requesting an amendment to the City's general plan; from Office Professional (OP) to Commercial (C), and a concurrent zone change to redesignate from Office Professional (OP) to Commercial Planned Development (CPD) for a portion of the site (10 acres) to allow the subject property (40 acres) to be developed as 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 3,000 dwelling units have been constructed or approved for development within a mile of this site.

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. The site is located on two major arterial streets: Avenue L, a regional arterial, and 60th Street West, an arterial street that would be improved to provide access to the site.

Staff believes 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."

The attached Planning Commission staff reports provide additional information regarding the requests and the proposed conditions of approval. A separate commercial project is being considered for the northwest corner of the same intersection. Both of these projects have recommended conditions of approval that would allow them to develop as a "stand-alone" center; i.e. each project could be developed independently of the other project.

SRD:BSL/jr

Attachments:

Resolution No. 09-76 (General Plan Amendment)

Ordinance No. 931

Resolution No. 09-77 (Conditional Use Permit)

Findings (Exhibit "A")

Mitigation Monitoring (Exhibit "B")

PC Staff Reports from the July 7, 2009, Planning Commission Meeting