

**STAFF REPORT**  
**City of Lancaster, California**

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07/21/09
MVB

Date: July 21, 2009

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **General Plan Amendment No. 06-04 and Zone Change No. 06-04**  
**Conditional Use Permit No. 06-09 and Tentative Parcel Map No. 68150**

Location: 40± acres on the northwest corner of 60<sup>th</sup> Street West and Avenue L (Wal-Mart Project)

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**Recommendation:**

- A. Adopt **Resolution No. 09-73**, 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 to 6.5 dwelling units per acre) to C (Commercial).
- B. Introduce **Ordinance No. 930**, rezoning the subject property from R-7,000 (single family residential, one dwelling unit per 7,000 square feet) and R-10,000 (single family residential, one dwelling unit per 10,000 square feet) to CPD (Commercial Planned Development) Zone.
- C. Adopt **Resolution No. 09-74**, approving Conditional Use Permit No. 06-09.
- D. Adopt **Resolution No. 09-75**, approving Tentative Parcel Map No. 68150.

**Fiscal Impact:**

None

**Background:**

The general plan amendment and zone change requests were originally filed in October 16, 2006. On June 14, 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, (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 7-8, 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.

**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 3,880 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.

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."

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 southeast corner of this same intersection. Both of these projects have recommended conditions of approval that would allow them to develop as "stand-alone" centers; i.e. each project could be developed independently of the other project.

SRD:BSL/jr

**Attachments:**

Resolution No. 09-73 (General Plan Amendment)

Ordinance No. 930

Resolution No. 09-74 (Conditional Use Permit)

Resolution No. 09-75 (Tentative Parcel Map No. 68150)

Findings (Exhibit "A")

Mitigation Monitoring (Exhibit "B")

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