

STAFF REPORT

City of Lancaster

CC 11
1/9/2024
JC

Date: January 9, 2024

To: Mayor Parris and City Council Members

From: Andrea Alexander, City Clerk

Subject: General Plan Amendment No. 17-007/Zone Change No. 17-006

Recommendation:

Adopt **Ordinance No. 1110**, amending the City zoning plan for approximately 160 acres of land located south of Avenue H between 50th Street West and 55th Street West (APNs 3269-011-015, 3269-011-007), known as Zone Change No. 17-006, from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to LI (Light Industrial).

Fiscal Impact:

None. The applicant has been awarded a \$30,000,000 grant from the California Energy Commission for the project.

Background:

On May 1, 2023, the Community Development Department received updated applications for the construction and operation of an electric school bus manufacturing facility on the south side of Avenue H between 50th Street West and 55th Street West. These applications included a Site Plan Review (SPR), General Plan Amendment (GPA), and Zone Change (ZC) request. The proposed project would consist of a 630,000 square-foot electric school bus manufacturing facility on approximately 30 acres of the 160 acre site. The facility would employ 650 individuals; creating 100 new office jobs and 550 new manufacturing jobs. This is in addition to the approximately 750 jobs created with BYD's transit bus manufacturing and battery facilities.

The applicant, BYD, submitted applications for a General Plan Amendment (GPA) and Zone Change (ZC), associated with the Site Plan Review (SPR) application to facilitate the development of the proposed manufacturing facility. The applicant is requesting to amend the General Plan land use designation from Non-Urban Residential (NU) to Light Industrial (LI) and zoning from RR-2.5 (rural residential, minimum lot size 2.5 acres) to LI for the subject property. The proposed change in the land use designation and zoning for the subject site would be consistent with the designations and zoning in the area, and the surrounding properties.

Planning Commission

The Planning Commission heard the proposed GPA/ZC during their regular meeting on November 13, 2023, and voted to recommend approval to the City Council.

City Council Meeting

At the Lancaster City Council meeting held on December 12, 2023, the City Council approved the introduction of **Ordinance No. 1110**, amending the City zoning plan for approximately 160 acres of land located south of Avenue H between 50th Street West and 55th Street West (APNs 3269-011-015, 3269-011-007), known as Zone Change No. 17-006, from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to LI (Light Industrial) by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Attachment:

Ordinance No. 1110