

Dylan Pulliam  
1325 W Ave. L  
Lancaster, Ca. 93534

[Riderschoice661@gmail.com](mailto:Riderschoice661@gmail.com)

661-579-6797

9/12/2024

Jocelyn Swain  
Senior Planner – Community Development Dept.  
44933 Fern Ave.  
Lancaster, Ca. 95934

Dear Jocelyn Swain,

I am writing to oppose the proposed zoning change from Rural residential 2.5 to commercial/Mixed use, CUP No. 23-018/GPA NO. 23/002/ZC No. 23-002 and CUP21-001/TTM 24-001/TTM 84317/GPA NO. 21-001 in the White Fence Farms neighborhood on 15<sup>th</sup> Steet West and Avenue L. This proposal has caused significant distress withing my household and among the residents, and I feel compelled to voice our collective apprehension. Our neighborhood has always been a quite, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

Residents are particularly concerned about several potential issues:

- 1: **\*\*Increased Traffic Noice\*\***: Commercial establishments will undoubtedly bring more traffic and noise to our area. Just with the apartments being here, our traffic will increase by 527%. That's not accounting for the hotel, gas station, three restaurants, and drive-thru. This poses safety risks, especially for our children, and diminishes the tranquil environment we value.
- 2: **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings will have adverse effects on our local environment, including increased pollution and strain on our infrastructure, which is currently set up to have the minimal environmental foot print. Our water system is not presently designed to handle such a large project as this and to improve this system would require to substantially invade the current natural environment, beyond the area designated for the above mentioned proposed project. In order for this project to be developed, it would require for our roads to be disturbed from the current natural condition.
- 3: **\*\*Property Values\*\***: Introducing commercial zoning will negatively impact property values. I am highly concerned about the potential depreciation of our property. Our property taxes will more than likely increase and our insurance will definitely increase, while our value will decline due to the traffic, noise, crime, loitering, and homelessness that will come with the project.

4. **Community Character**: Our area is a very special location in the City of Lancaster. As a lifelong resident, we have always been proud to live in an area with such a natural setting, with all the diverse wildlife, and natural vegetation. This is specifically why we live here. We do not want our way of life to be changed with the encroachment of the proposed project. We urge the planning commission to consider an alternative location for this commercial development that does not infringe upon Our Very Special Natural Setting.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders. We hope that you will consider our concerns seriously and take action to preserve the integrity of our community and the quality of **all life** in our area.

Thank you for your time and consideration.

Sincerely,

Dylan Pulliam

**From:** [Phillip Trujillo](#)  
**To:** [Swain, Jocelyn](#)  
**Cc:** [dark.indy@gmail.com](mailto:dark.indy@gmail.com)  
**Subject:** 15th St West and Ave L Development  
**Date:** Friday, September 20, 2024 3:23:06 PM

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You don't often get email from ptrujillo79@hotmail.com. [Learn why this is important](#)

Phillip Trujillo  
Yvonne Trujillo  
Vincent Miller  
42504 15th St W  
Lancaster, CA 93534  
[ptrujillo79@hotmail.com](mailto:ptrujillo79@hotmail.com)  
661-510-9915  
09/20/2024

To Jocelyn Swain  
Senior Planner Community Development Dept  
44933 Fern Ave  
Lancaster, CA 93534

Regarding CUP No 23-018 GPA NO 23-002/zc no 23-002 cup 21-001 ttm 24-001 ttm84317 gpa no 21-001 on the White Fence Farms neighborhood on 15th st W and Ave L

I am confused and concerned.

Confused why you need to take residential land away from people that want to one day build their dream home and instead give it to investment firms, crypto bros, or foreign investors when there are multiple empty commercial lots all around us. Literally right across the street is an equally sized commercial lot for sale right now. Within a few blocks are multiple commercial lots for sale all down 10th street, across from the park and ride, and down 15th street across from existing apartments that are for sale.

Confused why we need more mini-malls when there are so many store fronts empty within a block of this property. Ross, Target, and Lowes mini-malls all have empty stores for rent. There is one mini mall on L and 20th that has been mostly empty for 20 to 30 years. I have lived in the AV for over 40 years, and I barely remember when it had a grocery store.

Confused why we need more hotels than Disneyland when there is a boarded up and abandoned Lancaster Inn on 17th the K.

I am concerned that a left turn lane that barely handles the few residents on our street will

handle the 799 cars that will now reside here. All the traffic exiting the freeway will have to turn left to access this new location. We already have multiple accidents at this intersection as is. The AVTA will have to pick up passengers on a major road, and will have to deal with trying to merge back onto traffic that is speeding by to enter the freeway.

I am Concerned that a water company and infrastructure built and designed for single family residences will suddenly have to upgrade and support hundreds more residences and businesses in a short time. I am worried what this will do to our water table, as the well water that we recycle through septic back into the groundwater table will now just be pumped out and taken away by city sewage.

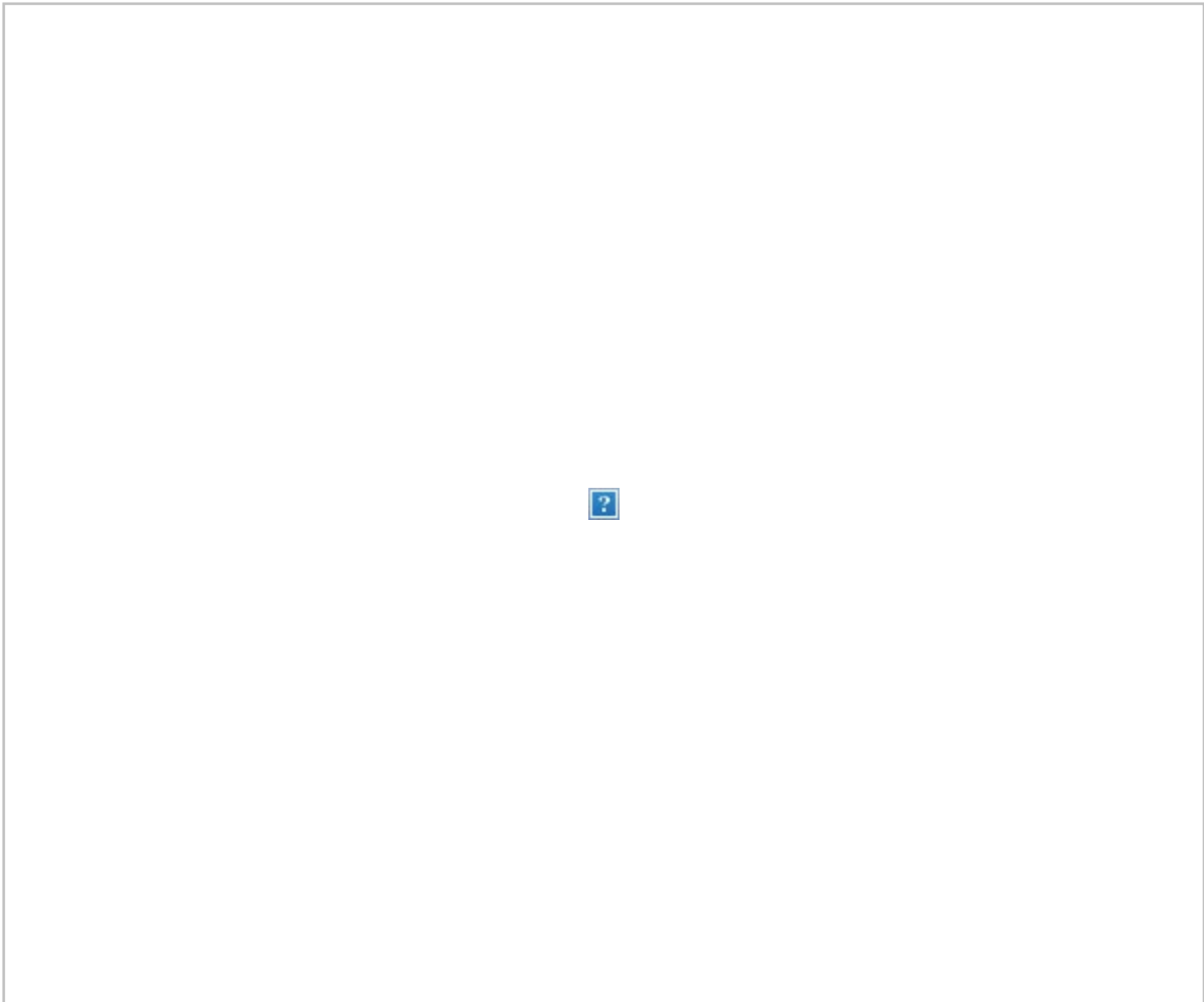
I am concerned about an increase in crime and trash dumping that we are already dealing with. Homes are being broken into and robbed multiple times on our street and law enforcement is not responding. Only when robbers are shot will the Sheriff and DA investigate and make an arrest and prosecute our neighbor for defending property.

Concerned that the new gas station recently built on 20th and L has been robbed at gunpoint and the clerk was shot in the face. I am concerned that people fleeing on foot any crimes committed at the 24 hour liquor and gas mart will flee down our unpaved street with no lights and hide in our backyards and endanger, shoot, or take hostage our families. Anyone robbing using a vehicle has instant access to the freeway and gets away because they are now Palmdale or the CHP's problem

I am concerned that AV has a habit of just grabbing new land, and building new instead of putting energy, effort, or resources into keeping existing facilities occupied and profitable every time an investor with billions walks in City Halls doors or election campaign lunches. I am concerned that when this build out is no longer the new hotness, it will be abandoned like so many mini malls like the one on L and 20th or Division and J or so many store fronts that litter the Antelope Valley. You wonder why LA treats our city as a dumping ground, while the leaders treat the city as such, abandoning buildings and giving away part of Lancaster City Park to build a new hotness.

The Mayor has mentioned to news that he is tired of the AV being a dumping ground for LA's unhoused, and has talked about how unsafe these multi story apartments are even next door to the Sheriff Station. Why should I feel safe having both a multi story apartment and hotel overlooking my backyard?

Adding another gas station in a spot that there are at least 5 stations within a mile of this one when California is on the road to only electric cars sold by 2035 (11 years) to me is not long term planning. I know that city planning requires vision for the future, but I am skeptical of the vision when it is the one that has brought us the Outlet Mall and JetHawks Stadium.



Red = Commercial property for sale

Green = proposed site

Black = mostly empty mini mall

Light blue = brand new gas station + single story mini mall without residential housing

Thank you ,

Phillip Trujillo

Yvonne Trujillo

Vincent Miller

Tony Pulliam  
1325 W Ave. L  
Lancaster, Ca. 93534

[Tony.L.Pulliam@gmail.com](mailto:Tony.L.Pulliam@gmail.com)

661-816-6687

9/12/2024

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Senior Planner – Community Development Dept.  
44933 Fern Ave.  
Lancaster, Ca. 95934

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Sincerely,

Tony Pulliam

Bonny Pulliam  
1325 W Ave. L  
Lancaster, Ca. 93534

Bonnypulliam661@gmail.com

661-816-6695

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Bonny Pulliam

Brian & Pam Phillips

1763 W Avenue L-4

Lancaster, California 93534

bphillips@acs.us

(818)381-7261

9/12/2024

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will place undue stress on homeowners, as we are responsible for the upkeep and maintenance of our private road, yet the developer shows no concern for this.

Where alcohol is sold, it has been proven that there is a significant increase in children being offered alcohol, tobacco, and drugs, as well as being exposed to drug selling and seeing people using drugs, especially from outlets that are open 24/7.

Code 17.42.040, under conditional use permits it states that alcohol should not be sold within 300 feet of residential use or residentially Designated Property. Residential Designated Property is a way that relates to where people live, which would be the apartments.

Code 17.42.050 section A and B state:

A. That the proposed use will be located within a zone which permits alcoholic beverages to be sold, served, or given away for on-sale or off-sale consumption, as the case may be, upon obtaining a conditional use permit.

B. That the proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the public, after giving consideration to the distance or proximity of the proposed alcoholic beverage establishment to residential districts, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches or other places of religious worship, hospitals, clinics or other health care facilities.

This project will definitely have adverse effects on our community. Code 17.42.040 states it should not be sold within 300 feet of the apartments or the homes on the westside of the proposed gas station.

3. **\*\*Property Values\*\***: Introducing commercial zoning will negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. Our property taxes will go up and insurance too, while our values will decline due to the traffic, noise, crime, loitering, and homelessness that will come with the project. If you go around town, you will see that wherever there is a commercial building set inside a residential area, it has brought the residential area down. Things are damaged, and houses have more crime. Neighborhoods are not as desirable because of the loitering and crime when placed next to commercial buildings. Those who are homeless are attracted to these areas for the water, food, and shelter they can get from these commercial buildings. Almost every gas station with a wall has a tent or structure behind it with the homeless living there. We don't want to bring it to our area. Let's not keep spreading out the homeless all over the city.

4. **\*\*Community Character\*\***: Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community.

We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

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Sincerely,

Brian & Pam Phillips

Carla Brown

1808 West Ave

Lancaster, CA 93534

carlatbrown456

661-547-4474

9/5/2024

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44933 Fern Ave.

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**Sincerely,**

**Carla Brown**

[Your Name] Carolyn J. Perez  
[Your Address] 1703 W. Ave L4  
[City, State, ZIP Code] Lancaster, CA 93534  
[Email Address] perezhome1703@yahoo.com  
[Phone Number] 818-266-0204  
[Date] 9/10/2024

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Sincerely,

[Your Name]

[Signature (if sending a hard copy)]

A handwritten signature in black ink, appearing to be 'Carolyn J. Perez', written in a cursive style.

Carolyn J. Perez

[Your Name] *Charlene Perez*  
[Your Address] *1703 W. Ave 24*  
[City, State, ZIP Code] *Lancaster CA 93534*  
[Email Address] *mrscardo@yahoo.com*  
[Phone Number] *661-802-8358*  
[Date] *9/10/2024*

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3. **\*\*Property Values\*\***: Introducing commercial zoning will negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. Our property taxes will go up and insurance too, while our values will decline due to the traffic, noise, crime, loitering, and homelessness that will come with the project. If you go around town, you will see that wherever there is a commercial building set inside a residential area, it has brought the residential area down. Things are damaged, and houses have more crime. Neighborhoods are not as desirable because of the loitering and crime when placed next to commercial buildings. Those who are homeless are attracted to these areas for the water, food, and shelter they can get from these commercial buildings. Almost every gas station with a wall has a tent or structure behind it with the homeless living there. We don't want to bring it to our area. Let's not keep spreading out the homeless all over the city.

4. **\*\*Community Character\*\***: Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community.

We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge

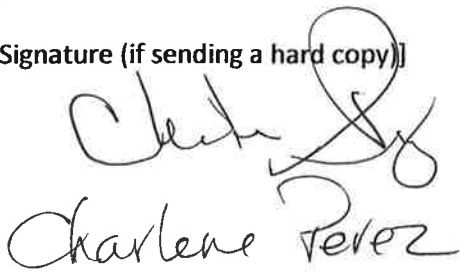
the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders. Thank you for your attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life in our neighborhood.

Sincerely,

[Your Name]

[Signature (if sending a hard copy)]

A handwritten signature in cursive script, appearing to read "Charlene Perez". The signature is written in dark ink and is positioned below the printed name "Charlene Perez".

Charlene Perez

**Christopher Grado, Ed.D.**  
41481 39<sup>th</sup> Street West • Lancaster, CA 93536  
661.492.7832 • cgrado27@yahoo.com

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Dear Esteemed Members of the Planning Commission:

I am respectfully writing to express my strong opposition to the proposed zoning change from residential to commercial on Avenue L and 15th Street West in Lancaster. As a resident of this community, I have significant concerns about the negative impacts this change will have on our neighborhood and the well-being of its residents.

First and foremost, this area has long been a quiet, rural community. My parents built the house in which I grew up on L-4 and 15th Street, then I purchased a house on Avenue L-4 years later. The charm of the White Fence Farms community is what makes Lancaster so great—we can enjoy a rural lifestyle, while taking advantage of nearby stores. Introducing commercial zoning will disrupt the character of the neighborhood and will significantly encroach on the quality of life of the people who live therein. It is designed for families and agriculture, and the presence of businesses in the residents' backyards will bring unwanted noise pollution, especially during evenings and weekends, when the tranquility of the area is most valued.

In addition, commercial development will increase traffic in the area, causing both safety concerns and congestion on 15th Street West and the adjacent Avenue L-4, which were not designed for high levels of vehicle activity. Increased traffic will not only endanger pedestrians and equestrians, but will also exacerbate noise and air pollution. It will degrade the quality of life for those who have chosen to live in this peaceful setting, as we are not equipped with the infrastructure to handle this.

Another concern is the potential for increased crime and loitering. Commercial areas often attract transient populations, which will pose challenges for our neighborhood, including public safety concerns and a deterioration in property values. Such development will drive a wedge between the commercialized parts of the neighborhood and the residential homes, negatively impacting the sense of community that we (and our parents) have worked so hard to foster.

I understand the need for economic development, but the proposed change would have far-reaching implications that would harm our community more than help it. I respectfully ask the Planning Commission to consider these points and prioritize maintaining the rural residential nature of our neighborhood. There are surely other, more appropriate areas in the city for commercial expansion without disrupting an established, thriving residential area.

Thank you for your attention to this matter. I hope that the concerns of the community will be seriously considered as you make this important decision.

Sincerely,



Chris Grado

Douglas Pistone  
1608 West Avenue L-12  
Lancaster CA, 93534

September 18, 2024

City of Lancaster  
Attn: Jocelyn Swain  
444933 Fern Avenue  
Lancaster, CA 93534

Subject

- (1) Conditional Use Permit (CUP) No. 21-001/TTM No. 24-001 [TTM 84317]/  
GPA No. 21-001/ZC No. 21-001  
(10 acre proposed Mixed Use (MU) and Mixed Use- Commercial (MU-C)  
development located at Southeast corner of Avenue L and 15<sup>th</sup> St West,  
Lancaster CA)
- (2) Conditional Use Permit (CUP) No. 23-018/GPA No. 23-002/ZC No. 23-002  
(2.5 acre proposed Commercial (C) and Commercial Plan Development  
(CPD) located at Southwest corner of Avenue L and 15<sup>th</sup> St West, Lancaster  
CA)

Dear Ms. Swain,

As a resident shareholder in the White Fence Farms Mutual Water Company in the residential area between 20<sup>th</sup> Street West and Highway 14, I am deeply concerned about the potential future risk to the adequate availability of water for the residents in our area if the subject developments are approved and implemented. Our neighborhood is currently zoned as Non-Urban Residential (NU) and RR-2.5 (Rural Residential) and our residents enjoy that designation to maintain a semi-rural quiet and safe living on larger private lots within the city of Lancaster. Many residents maintain livestock, crops, horses, and other rural activities on their property that depend upon the adequate supply of water.

Currently, the White Fence Farms Mutual Water Company draws water from two wells which satisfies most, if not all our water needs. If required, the water company supplements our collective water needs with water from the Antelope Valley-East Kern (AVEK) Water Agency. My concerns if the subject developments are implemented are twofold:

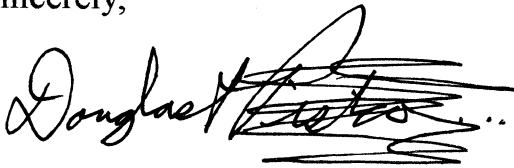
- (1) The availability of water to meet current resident needs will become more uncertain as our existing wells become depleted and droughts cause the AVEK Water Agency to impose strict rationing measures to limit the amount of water to available to supplement our resident needs. This could drastically harm our ability to maintain livestock, horses, crops, and other rural activities on our properties that is inherently part of the reason why our land was established for RR-2.5 (Rural Residential) use.
- (2) AVEK water is substantially more costly than the White Fence Farms well water. So, if we need to increasingly supplement our water requirements with purchasing more AVEK water because the developments consume more of our current well water, our residents will be forced to pay much higher costs to meet their water requirements. This will drastically impact the ability of our residents to maintain their current rural activities on their properties.

While the developers are required to pay for the needed upgrades to access water through White Fence Farms Mutual Water Company, the costs for doing so and the overall impacts on the ability to meet the needs of our entire community if the development is implemented have not yet been determined as stipulated per page 15 Paragraph 49 of the DRC Comments/Draft Conditions on Drawing No. A1-0 Westlane Partners LLC Corner of Avenue L & 15<sup>th</sup> Street West, which specifies “In order to secure, a conditional will serve letter, the project applicant must secure permanent water supply entitlements sufficient to meet the Project’s annual water demands as determined by White Fence Farms Mutual Water Company. This entitlement may be secured through entering into an agreement with District to purchase new State Project Table A or other permanent water supply through the Antelope Valley-East Kern Water Agency.” Until a thorough study is accomplished to satisfy this condition, our future access to adequate water for our community is unknown and can be in serious jeopardy.

I recognize the need for economic development and growth, but strongly believe that such initiatives should not compromise the adequate supply and reasonable price of water in our established rural residential setting. I respectfully request that alternative locations for commercial development be considered, ones that do not encroach upon our rural community unless the water for the subject development is independently paid for and solely sourced through the AVEK Water Agency.

I ask for an open forum or community meeting where residents can voice their concerns directly and engage in a constructive dialogue with city officials. This will ensure that any development plans are in alignment with the best interests and well-being of all stakeholders.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas Pistone", followed by several horizontal strokes and a trailing ellipsis.

Douglas Pistone  
dpistone10@yahoo.net  
(310) 850-9926

[Your Name] Eric E. Perez  
[Your Address] 1703 W. Ave L4  
[City, State, ZIP Code] Lancaster, CA 93534  
[Email Address] perezhome1703@yahoo.com  
[Phone Number] 661-433-2143  
[Date] 9/10/2024

Jocelyn Swain  
Senior Planner - Community Development Dept.  
44933 Fern Ave.  
Lancaster, Ca. 93534

Dear Jocelyn Swain,

I am writing to express the concerns of many residents regarding the proposed zoning change from Rural residential 2.5 to commercial/ Mixed use, CUP No. 23-018/GPA NO. 23-002/ZC No. 23-002 and CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001 in the White Fence Farms neighborhood on 15th Street West and Avenue L. This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension. Our neighborhood has always been a quiet, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

Residents are particularly concerned about several potential issues:

1. **\*\*Increased Traffic and Noise\*\***: Commercial establishments will undoubtedly bring more traffic and noise to our area. Just with the apartments being here, our traffic will increase by 527%. That's not accounting for the hotel, gas station, three restaurants, and drive-thru. This poses safety risks, especially for our children, and diminishes the tranquil environment we value.
2. **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings could have adverse effects on our local environment, including increased pollution and strain on our infrastructure. Our water system is not presently designed to handle such a large project as this and will need to be built up. Our private roads are not equipped, nor have they been built to withstand the enormous amount of traffic that will be produced from this project. This project

will place undue stress on homeowners, as we are responsible for the upkeep and maintenance of our private road, yet the developer shows no concern for this.

Where alcohol is sold, it has been proven that there is a significant increase in children being offered alcohol, tobacco, and drugs, as well as being exposed to drug selling and seeing people using drugs, especially from outlets that are open 24/7.

Code 17.42.040, under conditional use permits it states that alcohol should not be sold within 300 feet of residential use or residentially Designated Property. Residential Designated Property is a way that relates to where people live, which would be the apartments.

Code 17.42.050 section A and B state:

A. That the proposed use will be located within a zone which permits alcoholic beverages to be sold, served, or given away for on-sale or off-sale consumption, as the case may be, upon obtaining a conditional use permit;

B. That the proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the general public, after giving consideration to the distance or proximity of the proposed alcoholic beverage establishment to residential districts, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches or other places of religious worship, hospitals, clinics or other health care facilities;

This project will definitely have adverse effects on our community. Code 17.42.040 states it should not be sold within 300 feet of the apartments or the homes on the westside of the proposed gas station.

3. **\*\*Property Values\*\***: Introducing commercial zoning will negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. Our property taxes will go up and insurance too, while our values will decline due to the traffic, noise, crime, loitering, and homelessness that will come with the project. If you go around town, you will see that wherever there is a commercial building set inside a residential area, it has brought the residential area down. Things are damaged, and houses have more crime. Neighborhoods are not as desirable because of the loitering and crime when placed next to commercial buildings. Those who are homeless are attracted to these areas for the water, food, and shelter they can get from these commercial buildings. Almost every gas station with a wall has a tent or structure behind it with the homeless living there. We don't want to bring it to our area. Let's not keep spreading out the homeless all over the city.

4. **\*\*Community Character\*\***: Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community.

We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge

the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders. Thank you for your attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life in our neighborhood.

Sincerely,

[Your Name]

[Signature (if sending a hard copy)]

A handwritten signature in black ink, appearing to read "Eric Perez". The signature is written in a cursive, flowing style. Below the signature, the name "Eric Perez" is printed in a simple, sans-serif font.

**From:** [Jewel Robertson](#)  
**To:** [Swain, Jocelyn](#)  
**Subject:** Community Development Projects  
**Date:** Wednesday, September 11, 2024 3:04:41 PM

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[You don't often get email from 7jewel7@sbcglobal.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I received a letter notifying me of the intent to build apartment units, a hotel and restaurants across the street from my residence on Avenue L in Lancaster CA.

Placing a hotel and restaurants in an already established neighborhood can be very disruptive for us residents who live here.

Businesses are just not compatible in residential areas. People have to work and get enough sleep and do not want to be disrupted by noise and crime from businesses 24 hours a day.

We already have traffic issues in this area. There have been accidents and deaths at the intersection on Avenue L. I can hardly imagine the amount of traffic this would bring from this number of apartment units, hotel rooms and restaurants.

There are numerous other vacant areas in Lancaster and near the 14 Freeway to build on and make financial profits without disrupting the lives of the many residents who live in this area.

I respectfully request that you find a different location to build on so that you do not complicate the lives of us residents who just want to live here peacefully.

Sincerely,  
Tommie Robertson

Sent from my iPhone

John Martin  
2010 W Ave K #528  
Lancaster, Ca 93536-5229  
john.martin@amlands.org  
661-433-4216  
September 11, 2024

Jocelyn Swain  
Senior Planner - Community Development Dept.  
44933 Fern Ave.  
Lancaster, Ca. 93534

Dear Jocelyn Swain,

I am writing to express the concerns of many residents regarding the proposed zoning change from Rural residential 2.5 to commercial/ Mixed use, CUP No. 23-018/GPA NO. 23-002/ZC No. 23-002 and CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001 in the White Fence Farms neighborhood on 15th Street West and Avenue L. This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension. Our neighborhood has always been a quiet, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

Residents are particularly concerned about several potential issues:

1. **\*\*Increased Traffic and Noise\*\***: Commercial establishments will undoubtedly bring more traffic and noise to our area. Just with the apartments being here, our traffic will increase by 527%. That's not accounting for the hotel, gas station, three restaurants, and drive-thru. This poses safety risks, especially for our children, and diminishes the tranquil environment we value.
2. **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings could have adverse effects on our local environment, including increased pollution and strain on our infrastructure. Our water system is not presently designed to handle such a large project as this and will need to be built up. The area is habitat for many species of birds, including 2 pairs of Nesting Red Tail Hawks and Sharp-Shinned Hawks and have been in the area nesting for over a

decade, a Family of Owls, a Multitude of the California State Bird, the Valley Quail, Doves along with Ground Squirrels, Tree Squirrels and many Ravens and a family of local Coyotes which have lived in the neighborhood for over 2 decades. The area is also a resting place during the Annual Migration of the Turkey Vulture.

Building the proposed establishment will have a detrimental and harmful effect and endanger lives of the inhabitants of the Natural Habitat of this area. Also the area contains Joshua Trees which are on the State and Federal Endangered List.

Our private roads are not equipped, nor have they been built to withstand the enormous amount of traffic that will be produced from this project. This project will place undue stress on homeowners, as we are responsible for the upkeep and maintenance of our private road, yet the developer shows no concern for this.

Where alcohol is sold, it has been proven that there is a significant increase in children being offered alcohol, tobacco, and drugs, as well as being exposed to drug selling and seeing people using drugs, especially from outlets that are open 24/7.

Code 17.42.040, under conditional use permits it states that alcohol should not be sold within 300 feet of residential use or residentially Designated Property. Residential Designated Property is a way that relates to where people live, which would be the apartments.

Code 17.42.050 section A and B state:

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This project will definitely have adverse effects on our community. Code 17.42.040 states it should not be sold within 300 feet of the apartments or the homes on the westside of the proposed gas station.

3. **\*\*Property Values\*\***: Introducing commercial zoning will negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. Our property taxes will go up and insurance too, while our values will

decline due to the traffic, noise, crime, loitering, and homelessness that will come with the project. If you go around town, you will see that wherever there is a commercial building set inside a residential area, it has brought the residential area down. Things are damaged, and houses have more crime. Neighborhoods are not as desirable because of the loitering and crime when placed next to commercial buildings. Those who are homeless are attracted to these areas for the water, food, and shelter they can get from these commercial buildings. Almost every gas station with a wall has a tent or structure behind it with the homeless living there. We don't want to bring it to our area. Let's not keep spreading out the homeless all over the city.

4. **\*\*Community Character\*\***: Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community.

We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders.

Thank you for your attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life in our neighborhood.

Sincerely,

John Martin

Julie Burns

1725 W Ave L-12

Lancaster, CA 93534

burnscraft1@gmail.com

661-948-3261

Jocelyn Swain

Senior Planner - Community Development Dept.

44933 Fern Ave.

Lancaster, Ca. 93534

Dear Jocelyn Swain,

I am writing to express the concerns of many residents regarding the proposed zoning change from Rural residential 2.5 to commercial/ Mixed use, CUP No. 23-018/GPA NO. 23-002/ZC No. 23-002 and CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001 in the White Fence Farms neighborhood on 15th Street West and Avenue L. This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension. Our neighborhood has always been a quiet, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

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2. **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings could have adverse effects on our local environment, including increased pollution and strain on our infrastructure. Our water system is not presently designed to handle such a large project as this and will need to be built up. Our private roads are not equipped, nor have they been built to withstand the enormous amount of traffic that will be produced from this project. This project

will place undue stress on homeowners, as we are responsible for the upkeep and maintenance of our private road, yet the developer shows no concern for this.

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the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders. Thank you for your attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life in our neighborhood.

Sincerely,

[Your Name]

[Signature (if sending a hard copy)]

*Julie C. Burns*  
Julie Burns

August 29, 2024

Katy Ueno  
1515 W Ave L4  
Lancaster, CA 93534  
Email: [kmueno@gmail.com](mailto:kmueno@gmail.com)  
Tel: (401) 258-1060

City of Lancaster  
Attn: Jocelyn Swain  
44933 Fern Avenue  
Lancaster, CA 93534  
Email: [jswain@citylanasterca.gov](mailto:jswain@citylanasterca.gov)

Subject: CUP21-001 Initial Study (8/14/24)  
Location: 10-acre project SE corner of Ave L & 15<sup>th</sup> St. W

Dear Ms. Jocelyn Swain,

I am writing to express our concerns regarding the proposed zoning change from residential to commercial in the White Fence Farms neighborhood located on 15<sup>th</sup> Street West and Avenue L. This proposal has caused significant distress to our community, and I feel compelled to voice our concerns.

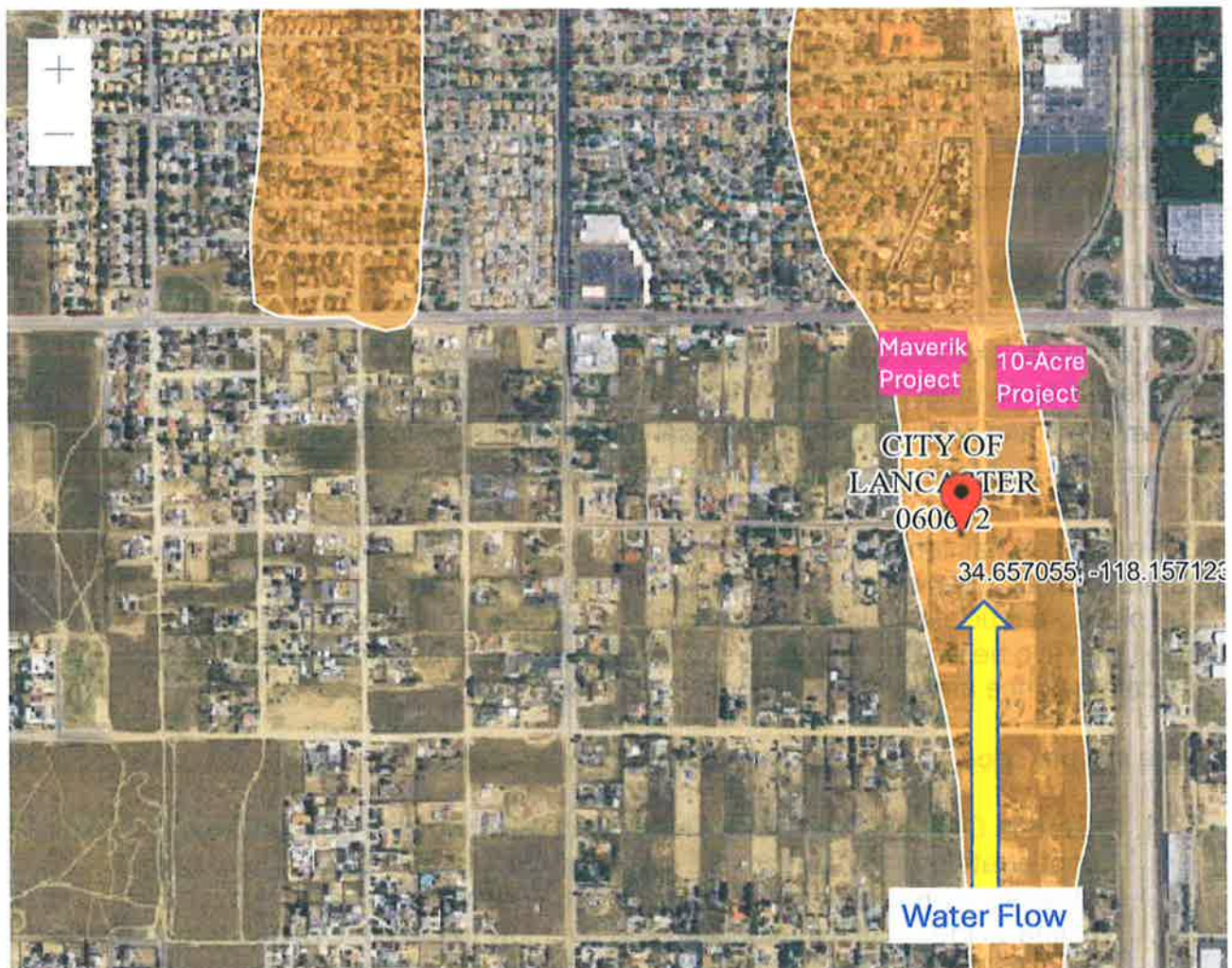
Our rural area has long been a serene and picturesque place, characterized by its natural beauty, open spaces, and tight-knit community. The current residential zoning has played a crucial role in maintaining this unique environment, which is highly valued by all who live here. The proposed shift to commercial zoning threatens to disrupt this delicate balance and alter the essence of our rural lifestyle.

Here are our specific concerns about this proposed change:

1. **\*\*Zero to Over 800 Vehicles\***: This project will bring over 800 additional vehicles concentrated on the 10-acre SE corner of Ave L & 15<sup>th</sup> St. W. The proposal features only two driveways along 15<sup>th</sup> St. W. which will lead to higher traffic volume to the closest intersection and overflow to L4, L8, L12 and through traffic along 15<sup>th</sup> St. W to M. These private roads are not equipped to handle an increase in volume of traffic.
2. **\*\*Flood Zone\*\***: FEMA Flood Map designate 15<sup>th</sup> St. W as "Area of Undetermined Flood Hazard" (Zone D). We have witnessed rain runoff and occasionally raging water flowing carrying debris and sediment toward Ave L & 15<sup>th</sup> St. W intersection thus limiting traffic flow. The evidence of the flow is currently marked

by deep channels along the dirt road carved along 15<sup>th</sup> St. W. This brings three concerns:

- a. There should be an additional driveway along Ave L in case of an emergency and to alleviate traffic congestions when both driveways are unpassable.
- b. Additional overflow traffic during these challenging events to L4, L8, L12 and through traffic along 15<sup>th</sup> St. W to Ave M. These private roads are not equipped to handle increase volume of traffic.
- c. The end of the paved road, marked in red on the inserted image on page 3 by the second driveway marked (Driveway 2A), would be an area of high concern as flowing debris and sediment will block this driveway and overflow will continue to the intersection blocking both driveways.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

**FEMA Flood Map**  
Service Center: Search by Address  
<https://msc.fema.gov/portal>

3. **\*\*Aggregate Two Projects Proposed When Conducting Studies\*\***: There is an additional project proposing a zone change on the SW corner of Ave L & 15<sup>th</sup> St. W. This additional project featured on CUP23-018 Initial Study (8/14/24) also proposed a driveway on 15<sup>th</sup> St. W. We strongly urge a traffic impact study as the combined impact of the projects will be felt by the neighborhood.



Three driveways proposed along 15<sup>th</sup> St W (1A, 2A, 2M)

4. **\*\*Increased Traffic and Safety Risks\*\***: The introduction of commercial businesses will inevitably lead to higher traffic volumes, which poses significant safety risks, particularly on our rural roads that are not designed to handle such increases.
5. **\*\*Quality of Life\*\***: The peaceful and quiet nature of our rural area is a primary reason many of us chose to live here. The noise and activity associated with commercial development would significantly detract from the quality of life that residents currently enjoy.
6. **\*\*Property Values\*\***: The presence of commercial establishments will lead to a decline in property values. Our residents have invested heavily in their homes and properties and are deeply concerned about the potential financial implications.

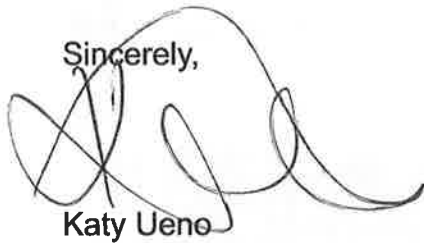
7. **\*\*Community Character\*\***: The rural character of our community is defined by its residential nature and close-knit atmosphere. Commercial zoning would fundamentally alter the identity and cohesiveness of our community, which we cherish.

We recognize the need for economic development and growth, but strongly believe that such initiatives should not compromise the integrity of established residential areas. We respectfully request that alternative locations for commercial development be considered, ones that do not encroach upon our rural community.

Furthermore, we ask for an open forum or community meeting where residents can voice their concerns directly and engage in a constructive dialogue with city officials. This will ensure that any development plans are in alignment with the best interests and well-being of all stakeholders.

Thank you for your attention to this matter. We trust that you will give our concerns the serious consideration they deserve and take appropriate action to preserve the character and quality of life in our rural community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katy Ueno', with a large, stylized flourish extending to the right.

Katy Ueno

Barbara Kellogg

42653 15th St. West

Lancaster, Ca. 93534

kelloggb8484@gmail.com

661-236-1157

Aug. 29, 2024

Jocelyn Swain

Senior Planner - Community Development Dept.

44933 Fern Ave.

Lancaster, Ca. 93534

Dear Ms. Swain,

I am writing to express the concerns of many residents regarding the proposed zoning change from rural residential 2.5/Non-Urban Residential to Mixed-use/Mixed-use—commercial in the White Fence Farms neighborhood on 15th Street West and Avenue L. The conditional use permit number is CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001

This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension.

The developer proposes a change from the first type of zone to the 18th type of zone ordinance. This project is a huge difference. RR 2.5 zone is intended for rural single-family residential use, allowing one dwelling unit per minimum of 100,000 sq. ft. The non-urban residential is intended for low-density single-family residential use, allowing one unit per minimum of 40,000 sq. feet. **The developer is trying to implement a commercial use zone to increase the number of inhabitants of 4 residential homes, which would mean approx. 16-20 people, but they want to increase that to 181 apartments, and being generous with numbers would mean 543 people, allowing only 3 people per apartment. And that doesn't even account for how many would be in and out of the hotel., restaurants, and drive-thru.**

It states in the **Code of Ordinances 17.08.040** that the planning director shall make a determination on whether it is permitted or not based on the finding that **the proposed use would complement and be able to exist in harmony in the same zone.** This would be entirely contrary to complementing this area. I'm still trying to figure out the positives in this project, and I haven't found one yet. The only ones benefitting from this project would be the buyer and seller of the land and some city revenue. I wonder if anyone would want a 5-story hotel in their front yard and 2 -5-story apartment complexes with an underground garage for 799 cars.

This project would create significant traffic issues and put the homeowners in this area under much stress because our road is private. Private roads are usually open to a limited number of people, such as those who own property in that area. Definitely not for 799 cars!! Municipalities have no power to permit private roads, as they don't spend any money on their maintenance or upkeep. As owners, we own the center of the roadway. Therefore, it is our responsibility to maintain the road. We also would be subject to being sued for any accidents that could happen on the road. We do not favor this. So I would like to know what the developer will do to relieve us of those obligations so that the traffic does not come down 15th West to Ave. M. The developer will increase the traffic flow on 15th Street West and then on Avenues L-4, L-8, and L-12, going all the way to Ave. M and our roads were not built to maintain such a heavy traffic load. Our roads are not prepared for the deterioration due to multiple cars traveling down our road. If you count the number of homes located south on 15th St. West from Ave. L to Ave. M and then the homes on the east side of 15th St. West, we have a total of 33 homes, and if you give each of them 2 cars, that would be 66 cars that travel on 15th St. West and that being generous being that those who live closer to Ave. M would go out that way. Just adding the apartments to this area would **increase traffic by 527%**. That is not counting the traffic to the restaurants, drive thru, hotel, delivery trucks and the proposed gas station across the street. This is outrageous!

**Section 16.12.030** States that a registered civil engineer or licensed land surveyor shall make an accurate and complete survey of the land to be subdivided. All monuments, property lines, centerlines of streets, alleys, and **easements adjoining** or within the subdivision shall be tied into the survey. That means the entire private road of 15th St. West has to be included in the study, along with Avenue L-4, L-8, and L-12 from Avenue L to Avenue M and 15th St. West to 20th St. West.

Our neighborhood has always been a quiet, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

**Commercial establishments** will undoubtedly bring more traffic and noise to our area. The noise on Avenue L is already extreme, and this project will only add more. I'm not sure why we need to fill every corner at an intersection so that we become so congested like Los Angeles. Many of us chose not to live in Los Angeles for that reason. As the population in San Fernando Valley and Los Angeles communities continue to grow, there will be fewer areas where the rural lifestyle can be realized. The desire for a rural lifestyle will continue to motivate some to immigrate to the Antelope Valley. For this and other reasons, preserving the rural/urban interface will be important. **The General Plan states that the community recommended that vacant "infill" property within the Urbanizing area be developed rather than expanded outward.** We are not in that Area. The rural atmosphere in some portions of Lancaster is one of the qualities that have attracted people to the area. These areas need to be preserved.

This project poses safety risks, especially for our children and grandchildren, and diminishes the tranquil environment we value. **It will also bring more attraction for people experiencing homelessness to circulate the area.** They go where they can get coverage or shelter; many stay behind block walls for

protection. The parking garage will also attract people experiencing homelessness to go somewhere they can be protected. We already have a tremendous homeless population, and we do not want to invite them to our area. According to **Gov. Gavin Newsom and his executive order N-1-24**, we are supposed to be housing people experiencing homelessness, but that is not happening here. We tried sheltering them during COVID-19, and all they did was tear down, ruin, and burn up the living quarters they were given. We still have many, around 600 people homeless, and this will become an attraction for them. There are plenty of homeless making their camps behind block walls of hotels and gas stations. The underground parking will significantly appeal to them as they can escape the weather there.

**Environmental Impact:** The construction and operation of commercial buildings will adversely affect our local environment, **including increased pollution and strain on our infrastructure. Our water company** will be affected by the increase in usage in the tanks and upkeep of the wells, as a significant amount of water will need to come through to sustain the overwhelming number of people to service. Our wells and tanks were not designed to hold up with such a significant increase in usage.

**The light pollution** that will come with this project will significantly affect our area. With lights on all night and high-rise buildings, neighbors will have no privacy in their backyards at any given time. The lights from the city park already light up our area when they are on. Having them so close to our homes will greatly infringe upon our privacy.

**Clean air** is one of the reasons that many new residents also choose to relocate here. In addition, **good air quality is essential for military aeronautical operations in the Antelope Valley**, since optical tracking devices and ground-mounted cameras depend on good visibility to function. The emissions from a gas station do not complement this.

**Policy 3.3.4 states: Protect sensitive uses such as homes, schools, and medical facilities from the impacts of air pollution.**

**Section 3.4.1(E)** States that we work with Los Angeles County and other public agencies to accept the dedication of open space lands of regional significance, including watersheds, **wildlife habitats**, wetlands, historic sites, and scenic lands. **The City shall also encourage private entities to preserve open space lands.**

**Restaurants cannot flourish in today's world. The National Restaurant Association says that 1 out of 3 won't survive their first year.** Many big chains are closing down, and ma and pa shops cannot handle the overhead they need to make, including personnel, prices, taxes, etc. It costs too much to go out to eat today. People stay home and try to make ends meet; therefore, businesses are slow. I talked with many restaurants, and they said they are hurting and hope they can stay in business. So many are going under, and we would end up with vacant buildings and/or undesirable businesses that we would not want around our children and grandchildren.

**Property Values:** Introducing commercial zoning could negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the

potential depreciation of their properties. With the increase in vandalism, crime, homelessness, and transient families, **our property values will go down, and the insurance rates will increase.**

**Utilizing existing Commercial Spaces** - It is perplexing why there is a need to rezone a rural 2.5 / non-urban area when there are existing commercial shopping centers nearby that need to be more utilized. Why should we build more when we could use those buildings that are already there? Driving around town, **we found 61 units in 8 empty strip malls** that could be used for apartment living, close to schools, hospitals, shopping, etc. We would appreciate understanding the rationale behind this decision and whether the existing commercial spaces have been considered for new development.

**We also have 7 other gas stations within a mile of us both ways.** Why do we need more to bring a negative clientele to our area?

Studies done by **Community & Environmental Defense Services, CEDS** indicated that the sales of alcohol at proposed convenience stores would **increase crime and other adverse health effects, especially if they are open 24/7.** It also increases involvement with violent crimes. One study found that with alcohol on the premises in a given block group, they found a significant increase of 8% for aggravated assaults and 6% for non-aggravated assaults, respectively. A census block group has about 1500 people. In another one of their studies, researchers concluded **that Children with an alcohol outlet around them were more likely to be offered alcohol, tobacco, and other drugs, as well as be exposed to drug selling and seeing people using drugs. Another study concluded because of the alcohol sales, there was a significant increase in homicides.**

**Community Character:** Our neighborhood's character is defined by its rural residential nature. Residents have frequently voiced the importance of preserving these areas, particularly at Quartz Hill, Antelope Acres, and White Fence Farms. The City has acknowledged the importance of the rural lifestyle and has designated land for this type of residential use.

**Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community. If we had wanted to live with high-rise buildings/hotels and apartments all around us, we would have chosen other places to live.**

**In essence, this has been home for 65 years plus. Many memories, children, grandchildren, aunts, and uncles call this home. It is a quiet, peaceful place to play. We do not worry about who is loitering in the streets, cars zooming by, or strangers looking in our yards. We have raised livestock and other farm animals in the tranquility of a quiet neighborhood. We have created good work ethics by doing things independently and teaching our children the importance of hard work. It would be a shame to put such a large project on a private road and destroy the very essence of our rural area.**

We understand that development is necessary for our city's growth. Still, we firmly believe it should not come at the expense of established rural and non-urban residential areas. We urge the Planning Commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders.

Thank you for your attention to this matter. We hope you will consider our concerns seriously and take action to preserve our neighborhood's integrity and quality of life.

Sincerely,

Barbara Kellogg

Lori Wade

1540 W. Ave L4

Lancaster, CA 93534

lwade@richardsboatcenter.com

1-661-916-1613

09/06/2024

Jocelyn Swain

Senior Planner - Community Development Dept.

44933 Fern Ave.

Lancaster, Ca. 93534

Dear Jocelyn Swain,

I am writing to express the concerns of many residents regarding the proposed zoning change from Rural residential 2.5 to commercial/ Mixed use, CUP No. 23-018/GPA NO. 23-002/ZC No. 23-002 and CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001 in the White Fence Farms neighborhood on 15th Street West and Avenue L. This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension. Our neighborhood has always been a quiet, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

Residents are particularly concerned about several potential issues:

1. **\*\*Increased Traffic and Noise\*\***: Commercial establishments will undoubtedly bring more traffic and noise to our area. Just with the apartments being here, our traffic will increase by 527%. That's not accounting for the hotel, gas station, three restaurants, and drive-thru. This poses safety risks, especially for our children, and diminishes the tranquil environment we value.
2. **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings could have adverse effects on our local environment, including increased pollution and strain on our infrastructure. Our water system is not presently designed to handle such a large project as this and will need to be built up. Our private roads are not equipped, nor have they been built to withstand the enormous amount of traffic that will be produced from this project. This project will place undue stress on homeowners, as we are responsible for the upkeep and maintenance of our private road, yet the developer shows no concern for this.

Where alcohol is sold, it has been proven that there is a significant increase in children being offered alcohol, tobacco, and drugs, as well as being exposed to drug selling and seeing people using drugs, especially from outlets that are open 24/7.

Code 17.42.040, under conditional use permits it states that alcohol should not be sold within 300 feet

of residential use or residentially Designated Property. Residential Designated Property is a way that relates to where people live, which would be the apartments.

Code 17.42.050 section A and B state:

A. That the proposed use will be located within a zone which permits alcoholic beverages to be sold, served, or given away for on-sale or off-sale consumption, as the case may be, upon obtaining a conditional use permit;

B. That the proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the general public, after giving consideration to the distance or proximity of the proposed alcoholic beverage establishment to residential districts, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches or other places of religious worship, hospitals, clinics or other health care facilities;

This project will definitely have adverse effects on our community. Code 17.42.040 states it should not be sold within 300 feet of the apartments or the homes on the westside of the proposed gas station.

3. **\*\*Property Values\*\***: Introducing commercial zoning will negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. Our property taxes will go up and insurance too, while our values will decline due to the traffic, noise, crime, loitering, and homelessness that will come with the project. If you go around town, you will see that wherever there is a commercial building set inside a residential area, it has brought the residential area down. Things are damaged, and houses have more crime. Neighborhoods are not as desirable because of the loitering and crime when placed next to commercial buildings. Those who are homeless are attracted to these areas for the water, food, and shelter they can get from these commercial buildings. Almost every gas station with a wall has a tent or structure behind it with the homeless living there. We don't want to bring it to our area. Let's not keep spreading out the homeless all over the city.

4. **\*\*Community Character\*\***: Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community.

We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders. Thank you for your attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life in our neighborhood.

Sincerely,  
Lori L. Wade



**From:** [Marcia McFeeley](#)  
**To:** [Swain, Jocelyn](#)  
**Date:** Wednesday, August 21, 2024 3:27:05 PM

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[You don't often get email from marci520@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Ms. Swain

I live in the Park Somerset Condominium's on 15th Street. I received a letter telling about what the city is proposing to build at Avenue L and 15th Street. I am asking you to really seriously consider the reasons this is a bad idea. We already have an awful amount of traffic because of the freeway off ramp And the amount of people that live on 15 th street. Kaiser Clinic has a lot of traffic everyday . I walk to Kaiser and the flashing light in front doesn't really help because many people don't stop.

We have across from us a pumpkin patch business and a Christmas tree Sales with rides and loud music which is frustrating to those who live in Park Somerset especially those who actually live facing 15 th street.

They are talking about huge numbers of people and traffic. This will really affect the peoples lives and I understand they are asking for a zoning change doesn't that show that our area is not zoned for this kind of project.

I am definitely against this kind of large change to our area. Please reconsider this development there are many places these things can be built in the Antelope Valley that won't add so many problems for so many.

Sincerely Marcia McFeeley

Sent from my iPad

Maria Elena Grado  
1355 W Ave L4  
Lancaster, CA 93534  
mgrado@lemonleaf.com  
818.292.1024 cell

September 20, 2024

To:  
Jocelyn Swain  
Senior Planner Community Development  
City of Lancaster  
44933 Fern Avenue  
Lancaster, CA 93534  
661.723.6249  
[jswain@cityoflancasterca.org](mailto:jswain@cityoflancasterca.org)

CC: Lancaster City Planning Commission Members  
CC: Lancaster City Council Members

RE: AVENUE L AND 15TH STREET WEST LANCASTER CALIFORNIA  
ZONE CHANGE AND PROPOSED COMMERCIAL DEVELOPMENT

Subject: CUP 21-001/TTM No.24001 [TTM 84317]/GPA No. 21-001/ZC No. 21-001

(10 Acre Proposed Mixed Use and Mixed Use Commercial Development at SE Corner of Ave L and 15th St. W Lancaster California)

AND

CUP No. 23-018/GPA No.23-002/ZC No. 23-002 (2.5 Acre Proposed Commercial and Commercial Plan Development Located at SW Corner of Ave L and 15th Street W Lancaster California)

Ms Jocelyn Swain,

Thank you for meeting with me regarding the proposed zone change and planned massive commercial development at Avene L and 15th Street West in Lancaster California.

I understand the developer Mr Torkan/Westlanc Partners, LLC has spent much time, effort and money to have this massive commercial development approved by the City of Lancaster in a rural zone. I also understand your dedicated hours and effort on this project.

It is my concern that Mr Torkan was under the impression by the City of Lancaster staff and the Realtor selling this property, that this project would easily be approved for a zone change from rural to commercial use due to its freeway accessibility and the need for commercial development, tax dollars, and high density living dwellings in the city of Lancaster or he would not have spent as much money, time and energy on a future massive commercial development at this location. Also, I am concerned Mr Torkan might not know the devastation and disruption of impact to a tranquil residential area which includes the residents of many prominent Lancaster business owners and retirees who also have

GRADO

contributed, for generations and continue to generate, millions in tax dollars and financial contributions to local charitable support services in the City of Lancaster.

As you are well aware the White Fence Farms (WFF) rural neighborhood residents are opposing this zone change from rural to commercial and the massive commercial development. This approximately square mile White Fence Farms residential area is composed of generations of Lancaster community business owners and job creators who have financially contributed millions in tax dollars and jobs to the City of Lancaster and continue to do so.

Small Business is the heartbeat of America in the form of communities such as ours. The approval of this project will detrimentally impact the residents living conditions and disregard the local residents who have spent years of their livelihood dedicated to serving this community in business and millions of continued community contributions in generated tax dollars, financial community service and volunteer hours to the Lancaster community well needed non profit services and organizations.

We, WFF residents, understand that this development is viewed by the City of Lancaster as a needed project but actually it is **NOT** in our rural tranquil neighborhood. Jocelyn, as we discussed and I researched, there are plenty of Lancaster freeway accessible properties that **are currently commercially zoned, for sale and available for development or redevelopment.**

We, WFF residents, also understand and support Mayor Rex Parris' years of dedication to the City of Lancaster in managing a multitude of issues including crime control and homelessness. I personally know and have experienced, the Lancaster Mayor, Lancaster City Council Members, Lancaster City Commissions Councils and Lancaster City Staff have the communities best interest and have diligently worked on projects to insure the safety and thriving development of our community. It is a shame but a reality that the city council has proposed for Lancaster residents to put fences around our properties and apply for a concealed weapon permit to protect ourselves.

Personally, I moved from living in downtown Lancaster concentrated dwelling and business area back to my childhood rural quiet tranquil neighborhood to escape the hustle and bustle of city life. I experienced firsthand the crime, noise and light pollution, traffic and parking congestion, 24/7 activities, middle of the night overhead helicopters, and concerned known safety issues of concentrated living and business districts. I also moved my retail business out of the Lancaster business district for similar reasons where I experienced multiple threatening incidents. The move was a well contemplated and emotional decision, but the area became a health, safety, and business liability issue for me and my employees.

This proposed development will, with proven evidence, inevitably infringe these detrimental activities in our White Fence Farms rural quiet neighborhood to a group of dedicated Lancaster citizens *who love and support their community the City of Lancaster.*

Sincerely  
Maria Elena Grado

GRADO

A NEGATIVE IMPACT STUDY OF AVENUE L AND 15TH STREET WEST LANCASTER  
CALIFORNIA ZONE CHANGE AND COMMERCIAL DEVELOPMENT TO WHITE FENCE FARMS  
NEIGHBORHOOD RESIDENTS

- 1) DESTROY THE QUIET TRANQUIL RURAL LIVING CONDITIONS OF GENERATIONAL FINANCIAL CONTRIBUTING AND PRODUCTIVE LANCASTER RESIDENTS
- 2) DISREGARD LANCASTER COMMUNITY RESIDENTS YEARS OF FINANCIAL AND COMMUNITY INVESTMENT
- 3) KILL THE HEARTBEAT OF DEDICATED LANCASTER RESIDENTS AND BUSINESS OWNERS WHO HAVE DILIGENTLY BELIEVED IN, CONTRIBUTED TO, AND LOVE THE CITY OF LANCASTER
- 4) DISREGARD TO LANCASTER COMMUNITY RESIDENTS WHO HAVE GENEROUSLY CONTRIBUTED MILLIONS OF DOLLARS OVER GENERATIONS TO MUCH NEEDED LOCAL COMMUNITY AND NON-PROFIT ORGANIZATIONS AND SERVICES
  - a) INTRODUCTION OF 24/7 ACTIVITY OF MASSIVE PEOPLE, CARS, TRAFFIC AND TRAFFIC ACCIDENTS
- 5) INTRODUCTION OF CRIME, HOMELESSNESS AND SAFETY ISSUES
- 6) INTRODUCTION OF TRAFFIC, PRIVATE ROAD USAGE, DUST, NOISE AND LIGHT POLLUTION
- 7) HUMAN AND LIVESTOCK SAFETY ISSUES, INCLUDING POSSIBLE VALLEY FEVER FROM EXCESSIVE DUST OF PRIVATE ROAD USAGE
- 8) EXTREME WILDLIFE INTERRUPTION
- 9) INCREASE AND PRESSURE ON SMALL WFF WATER DISTRICT INCLUDING PRICE INCREASES
- 10) DEVELOPMENT HAS NO IMPLEMENTATION OR PERCENTAGE REQUIRED OF MAYOR REX PARRIS' GREEN NET ZERO CITY OF LANCASTER'S INITIATIVE
- 11) INTRODUCING POSSIBILITIES OF ABANDONED, LEFT EMPTY OR BOARDED UP FOR YEARS, AS IN OTHER CITY OF LANCASTER COMMERCIAL PROPERTIES WITHIN CLOSE RADIUS TO WFF, DUE TO, INCLUDING NATIONAL COMPANIES AND NATIONAL RESTAURANT CHAINS, DUE TO THE EXTREME INCREASE OF COST OF GOODS, LABOR, OVERHEAD TO CURRENTLY DOING BUSINESS



9 SEP 2024

PM 2

STATION

Re The proposed development on  
15th St and Ave L,

THINK "TRAFFIC" Please,  
where will it go??  
The added traffic will be  
A major problem! The area  
is already congested!

Gary G Johnson  
1539 West Avenue L-12  
Lancaster CA, 93534

Sharon Hartwig  
1720 West Avenue L-4  
Lancaster, CA 93534

Zulma Gallegos  
1369 West Avenue L-8  
Lancaster, CA 93534

September 10, 2024

City of Lancaster  
Attn: Jocelyn Swain  
444933 Fern Avenue  
Lancaster, CA 93534

Subject

- (1) Conditional Use Permit (CUP) No. 21-001/TTM No. 24-001 [TTM 84317]/  
GPA No. 21-001/ZC No. 21-001  
(10 acre proposed Mixed Use (MU) and Mixed Use- Commercial (MU-C)  
development located at Southeast corner of Avenue L and 15<sup>th</sup> St West,  
Lancaster CA)
- (2) Conditional Use Permit (CUP) No. 23-018/GPA No. 23-002/ZC No. 23-002  
(2.5 acre proposed Commercial (C) and Commercial Plan Development  
(CPD) located at Southwest corner of Avenue L and 15<sup>th</sup> St West, Lancaster  
CA)

Dear Ms. Swain,

As Neighborhood Watch (NW) Captains for the White Fence Farms  
residential area between 20<sup>th</sup> Street West and Highway 14, we are deeply  
concerned about the potential substantial increased risk to the safety and peace of

our collective neighborhood if the subject developments are approved and implemented. Our neighborhood is currently zoned as Non-Urban Residential (NU) and RR-2.5 (Rural Residential) and our residents enjoy that designation to maintain a semi-rural quiet and safe living on larger private lots within the city of Lancaster. Many residents maintain livestock and horses on their property. We are genuinely concerned since there has already been a very noticeable increase in traffic (including speeders), burglaries, and trespassers in our neighborhood especially within the last year which prompted the establishment of three Neighborhood Watches to cover our area.

For instance:

- a. Two homes were vandalized and burglarized in the neighborhood within the last year.
- b. There have been many sightings of vehicles scoping out our neighborhood.
- c. Incidents of mailbox thief continue in our neighborhood.
- d. We are continuing to see vehicles traveling at excessive speed on our private roads causing extremely dangerous safety concerns, major dusty conditions, and extreme wear and tear to our roads which are becoming harder and more expensive to maintain for our neighborhood private use. Particular issues are:
  - i. There are no official speed limit signs on our roads to deter speeders since the roads are private and not maintained by the city.
  - ii. 15<sup>th</sup> Street West is already a very rough and bumpy dirt road.
  - iii. 15<sup>th</sup> West between L and M is a private road owned by the neighbors on each side of the road for the mutual use of the residents and needs of our neighborhood.
  - iv. We are genuinely concerned that unless access to 15<sup>th</sup> Street West south of the two developments is blocked or limited to additional traffic that these problems will significantly exacerbate beyond any reasonable control by our neighborhood residents and the city.
  - v. Since we are zoned for rural residential, many of our neighbors use our roads for horseback riding and transporting livestock and other supplies. It would definitely be a major safety concern if increased vehicle traffic would be allowed on the

road especially by individuals using the proposed commercial developments who would surely be unaware of the inherent dangers of using 15<sup>th</sup> Street West south of the proposed developments.

- vi. Finally, there are many children living in our neighborhood. We have grave concern for their safety with the traffic and speeders we already have now, and we are very troubled that opening 15<sup>th</sup> Street West to additional traffic would be extremely dangerous.
- e. There has been an increased amount of illegal dumping of furniture and other items beside the roads in our neighborhood.
- f. There have been several incidents of disturbed and indigent individuals walking through our neighborhood. Several of them came from the homeless encampment south of Avenue M between Highway 14 and Avenue N which borders our neighborhood. Fortunately, the LA. County 5<sup>th</sup> supervisor office in coordination with law enforcement was able to clean up the homeless encampment and remove the individuals living there in July 2024. We can ill afford additional concerning individuals wandering our neighborhood.
- g. Our water easements have also been compromised.
  - i. Trespassers have and continue to use our private easements to scope out potential homes for vandalism and burglary.
  - ii. One easement trespassing vehicle on January 1, 2024, ran over one of our White Fence Farms water meters causing considerable damage. This resulted in an entire block in our neighborhood to be without water for two days. In addition, this required our mutual water company to contract for a major repair which added to the overall expenses for all our neighbors since we are mutual shareholders in the water company.
  - iii. We are beginning to put up at local neighbor expense easement gates to help forgo future trespassing on our easements and can ill afford the cost and harm to our water access due to problems caused by additional trespassing. This affects not only our neighborhood residents but would also be an issue with additional shared costs for the proposed commercial developers.

We recognize the need for economic development and growth, but strongly believe that such initiatives should not compromise the safety of established residential areas. We respectfully request that alternative locations for commercial development be considered, ones that do not encroach upon our rural community.

We ask for an open forum or community meeting where residents can voice their concerns directly and engage in a constructive dialogue with city officials. This will ensure that any development plans are in alignment with the best interests and well-being of all stakeholders.

Sincerely,




Gary G. Johnson

White Fence Farms Avenue L-12 Neighborhood Watch Captain

silverhairgary@gmail.com

(661) 916-9351



Sharon Hartwig

White Fence Farms Avenue L-4 Neighborhood Watch Captain

slhartwig@verizon.net

(661) 810-2475



Zulma Gallegos

White Fence Farms Avenue L-8 Neighborhood Watch Captain

zulma.gallegos@yahoo.com

(661) 341-0072

September 13, 2024

TO: Planning Commission, City of Lancaster (attn. Jocelyn Swain, Senior Planner)

FROM: Pamela Morgan (1325 W Avenue L8, Lancaster CA 93534)

RE: Proposed Development, corner of W Avenue L and 15th St West  
Conditional Use Permit (CUP) No. 21-001, Tentative Tract Map No. 24-001 (TTM  
84317), General Plan Amendment (GPA) No. 21-001, and Zone Change (ZC) No. 21-001

I am writing this letter IN OPPOSITION TO the proposed development. I will highlight 4 of the many reasons why this is a bad idea for the residents of the areas around the location, especially those between 20th St W and the freeway and between W Avenue L and W Avenue M.

There are certainly other areas within the City of Lancaster, many already near commercial developments, that border the freeway and can be used for this kind of MEGA-development, areas that do not DESTROY a quiet neighborhood where Lancaster citizens have chosen to buy or build their homes (many large and custom built). You may view this site as a selling point for the developer—but it is a boiling point for the Lancaster citizens and voters who already live in this area.

1. **Excessive Traffic.** With a proposed garage of 799 spaces plus a gas station and a drive through restaurant, it is reasonable to expect daily vehicle turnovers of several times the 799 spaces. This means that (at a conservative estimate) 1600–3000 ADDITIONAL vehicles PER DAY will travel through our neighborhood.

Furthermore, many of the vehicles will approach the apartments/hotel/restaurants/retail/gas station by means of the quiet residential side streets (especially 15th St W from M but also from 20th St via L4, L8, and L12), as they try to bypass corner congestion at L and 15th. This area is semi-rural, not even a town-type environment—and 1600–3000 ADDITIONAL vehicles PER DAY will transform the nature of the neighborhood COMPLETELY: from very little traffic to heavy/perhaps even near-constant traffic. (And, by the way, we already have a gas station at 20th and L.)

In addition, many of the vehicles will be unfamiliar with the area and will try to access the freeway from L4, L8, and L12. This already happens, as I myself can attest, so I am quite confident that it will happen quite frequently with the increased traffic.

2. **Excessive Noise.** I will not put many details here—except to point out how much excessive noise 1600–3000 additional vehicles PER DAY will cause.

3. **Excessive Demand for Water.** This area is primarily serviced by a small mutual water company. The homeowners are also the shareholders of the water company. The water infrastructure is NOT, emphatically NOT, able to deal with this level of additional development—nor, as a shareholder, do I want to expand the infrastructure or import water from AVEK or anywhere else to deal with an excessive demand that I do NOT want in the first place.

4. **Roads.** This area is semi-rural by choice. People know that the roads are dirt when they buy or build homes in this neighborhood, and WE LIKE IT THAT WAY. It keeps the neighborhood quiet and peaceful, which is what we paid for. These roads are private, so we homeowners own the roads and make our own decisions about what to do with them.

I suggest that you NOT adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), NOT approve the Conditional Use Permit (CUP No. 21-001), NOT approve the Tentative Tract Map (No. 24-001, TTM 84317), NOT approve the General Plan Amendment (GPA) No. 21-001, and NOT approve the Zone Change (ZC) No. 21-001.

Thank you.

September 20, 2024

Dear Ms. Swain,

My husband and I are residents at 1324 W. Ave. L12, Lancaster, CA 93534 and have serious concerns over the city's proposed plans to put in a gas station, hotel, and apartments at the corner of 15<sup>th</sup> and Ave. L.

When we first moved to Lancaster, we appreciated having our 2.5 acre lot zoned for agriculture and one of my favorite things to see are groups of people riding their horses on our streets in our little section of White Fence Farms.

We have herding dogs that work livestock for competition.

We live on a dead end section of L-12.

It used to be quiet.

Over the past few years, we have grown increasingly alarmed at the increase of criminal activity in our area as well as on our own street. The homeless encampments on the other side of Ave. M have caused serious issues with the theft of water, items, and with the freeway construction, we have an increase of traffic on our dirt roads. When the Chevron station was put in at Ave. L and 20<sup>th</sup>, we noticed much more traffic and seemed to have an increase in criminal activity, as well. Last year we had 150 linear feet of our chain link stolen from the back of our property on August 17<sup>th</sup> at 9:30pm at night.

We do not want to have the residential lots at Ave. L and 15<sup>th</sup> turned into commercial properties bringing in an abundance of visitors and residents that will not respect the nature of our section of Lancaster. We have fought hard to try to keep it safe and the addition of the Neighborhood Watch has made huge improvements.

We do NOT need another gas station with Costco gas on the other side and Chevron at Ave. L and 20<sup>th</sup>. We certainly do NOT need more hotels and apartments when there are new hotels at both Ave. P and Ave. K.

We are facing future major traffic issues as is with the new Trader Joe's warehouse on the other side of the 14 and Ave. M and we'd like to keep some semblance of the agricultural neighborhood that we fell in love with when we moved here. Please don't take that away from us by changing the landscape of our section of White Fence Farms. We don't want what the city is proposing.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is a stylized 'PK' for Pilar Kuhn, and the second is a more complex signature for Rod Ott.

Pilar Kuhn and Rod Ott  
Residents since 2013

9-9-24

Deeely Brian, I am  
writing you today to  
express my opposition  
to any zoning changes  
in the area of 15TH St W.  
and Ave 2. If you were  
to allow this to happen  
and the proposed project  
is allowed, this will make  
a very dangerous and deadly  
intersection (15TH W + L) for anyone  
This is an already congested area  
with lots of traffic and noise  
The surrounding residents don't  
need any more!



Please look  
and do right by the people working in  
this area! Randy Mann

Richard Wade

1540 W. Ave L4

Lancaster, CA 93534

[rwade@richardsboatcenter.com](mailto:rwade@richardsboatcenter.com)

1-661-916-1428

09/06/2024

Jocelyn Swain

Senior Planner - Community Development Dept.

44933 Fern Ave.

Lancaster, Ca. 93534

Dear Jocelyn Swain,

I am writing to express the concerns of many residents regarding the proposed zoning change from Rural residential 2.5 to commercial/ Mixed use, CUP No. 23-018/GPA NO. 23-002/ZC No. 23-002 and CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001 in the White Fence Farms neighborhood on 15th Street West and Avenue L. This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension. Our neighborhood has always been a quiet, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

Residents are particularly concerned about several potential issues:

1. **\*\*Increased Traffic and Noise\*\***: Commercial establishments will undoubtedly bring more traffic and noise to our area. Just with the apartments being here, our traffic will increase by 527%. That's not accounting for the hotel, gas station, three restaurants, and drive-thru. This poses safety risks, especially for our children, and diminishes the tranquil environment we value.
2. **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings could have adverse effects on our local environment, including increased pollution and strain on our infrastructure. Our water system is not presently designed to handle such a large project as this and will need to be built up. Our private roads are not equipped, nor have they been built to withstand the enormous amount of traffic that will be produced from this project. This project will place undue stress on homeowners, as we are responsible for the upkeep and maintenance of our private road, yet the developer shows no concern for this.

Where alcohol is sold, it has been proven that there is a significant increase in children being offered alcohol, tobacco, and drugs, as well as being exposed to drug selling and seeing people using drugs, especially from outlets that are open 24/7.

Code 17.42.040, under conditional use permits it states that alcohol should not be sold within 300 feet

of residential use or residentially Designated Property. Residential Designated Property is a way that relates to where people live, which would be the apartments.

Code 17.42.050 section A and B state:

A. That the proposed use will be located within a zone which permits alcoholic beverages to be sold, served, or given away for on-sale or off-sale consumption, as the case may be, upon obtaining a conditional use permit;

B. That the proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the general public, after giving consideration to the distance or proximity of the proposed alcoholic beverage establishment to residential districts, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches or other places of religious worship, hospitals, clinics or other health care facilities;

This project will definitely have adverse effects on our community. Code 17.42.040 states it should not be sold within 300 feet of the apartments or the homes on the westside of the proposed gas station.

3. **\*\*Property Values\*\***: Introducing commercial zoning will negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. Our property taxes will go up and insurance too, while our values will decline due to the traffic, noise, crime, loitering, and homelessness that will come with the project. If you go around town, you will see that wherever there is a commercial building set inside a residential area, it has brought the residential area down. Things are damaged, and houses have more crime. Neighborhoods are not as desirable because of the loitering and crime when placed next to commercial buildings. Those who are homeless are attracted to these areas for the water, food, and shelter they can get from these commercial buildings. Almost every gas station with a wall has a tent or structure behind it with the homeless living there. We don't want to bring it to our area. Let's not keep spreading out the homeless all over the city.

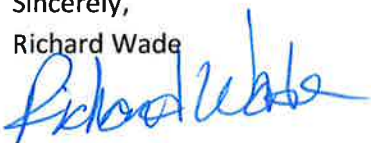
4. **\*\*Community Character\*\***: Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community.

We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders. Thank you for your attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life in our neighborhood.

Sincerely,

Richard Wade



Carlos Santamaria  
1624 W Ave L4  
Lancaster, CA. 93534  
[ansscarlos@gmail.com](mailto:ansscarlos@gmail.com)  
818-445-5974

9/1/2024

Jocelyn Swain  
Senior Planner – Community Development Dept.  
44933 Fern Ave  
Lancaster, CA. 93534

Dear Jocelyn Swain,

I am writing to express my concern regarding the development and zone change being proposed in our neighborhood, CUP No. 23-018/GPA No. 23-002/ZC No. 23-002 and CUP21-001 /TTM 24-001/TTM 84317 /GPA No. 21-001 White Fence Farms, Ave L and 15<sup>th</sup> St West.

We are the fourth generation living on this property since the early 60's, this is a Peaceful Quiet Rural Residential Neighborhood, where kids ride their bikes and horses up and down the streets. Where neighbors are not afraid to walk at night, where neighbors know each other and watch over each other.

We know that this proposed development WILL disturb our quality of life.

We are CONCERN for the following;

- Traffic, our streets are private and this will increase traffic and road damage at the home owners expense. Will the City take responsibility ???
- Noise
- Crime, criminals will use our street to getaway, this will increase the danger to our community.
- Property Values
- Safety for our Families and Neighbors
- Property Type, Country living will be compromised and ruined
- Our ability to see the stars at night will be ruined

This is shameful and unacceptable. There are so many other locations more suitable for such a development.

PLEASE don't ruin our neighborhood.

Sincerely,

Carlos Santamaria

August 29, 2024

Shin Ueno  
1515 W Ave L4  
Lancaster, CA 93534  
Email: [shininski@gmail.com](mailto:shininski@gmail.com)  
Tel: (401) 330-7746

City of Lancaster  
Attn: Jocelyn Swain  
44933 Fern Avenue  
Lancaster, CA 93534  
Email: [jswain@citylanasterca.gov](mailto:jswain@citylanasterca.gov)

Subject: CUP21-001 Initial Study (8/14/24)  
Location: 10-acre project SE corner of Ave L & 15<sup>th</sup> St. W

Dear Ms. Jocelyn Swain,

I am writing to express our concerns regarding the proposed zoning change from residential to commercial in the White Fence Farms neighborhood located on 15<sup>th</sup> Street West and Avenue L. This proposal has caused significant distress to our community, and I feel compelled to voice our concerns.

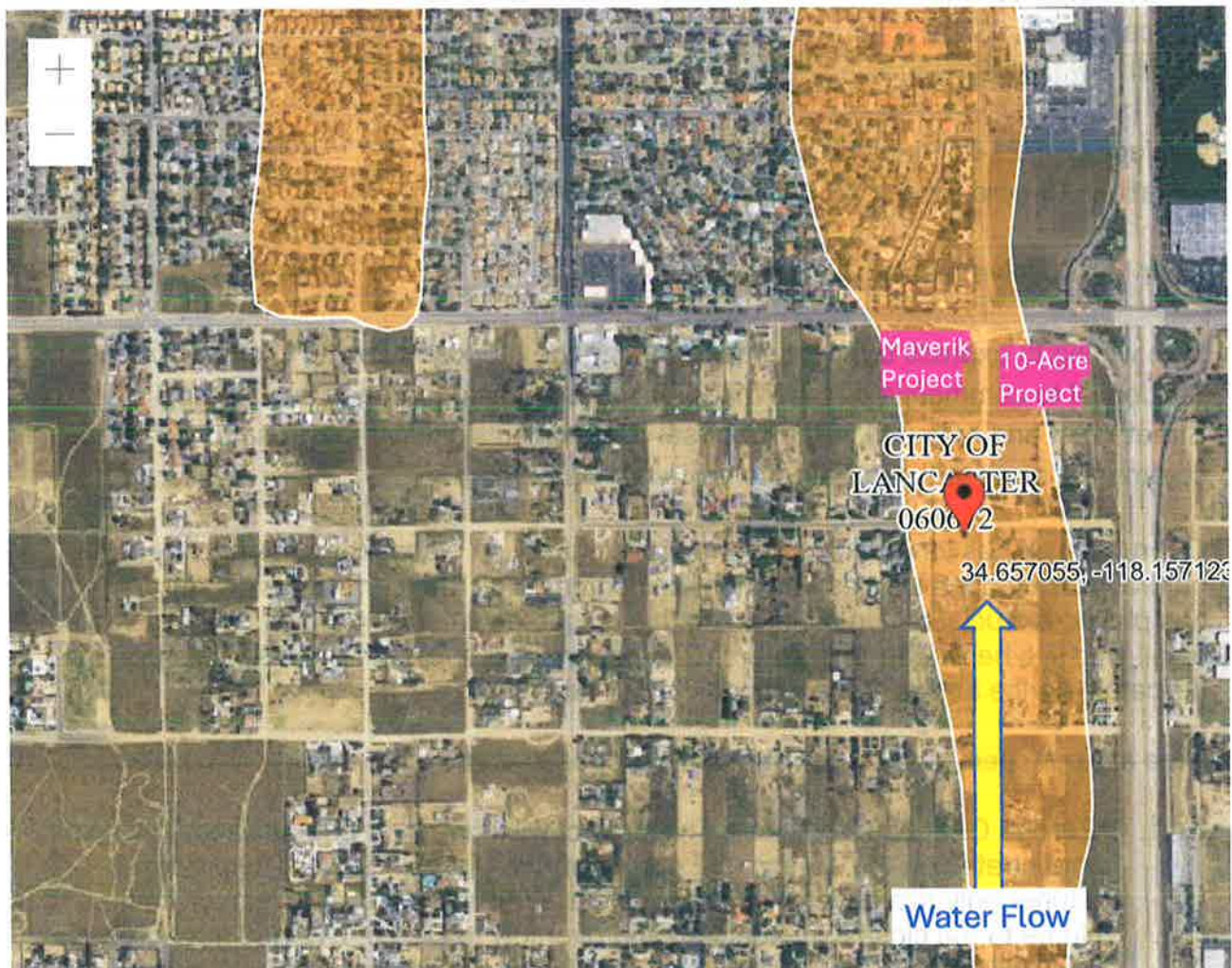
Our rural area has long been a serene and picturesque place, characterized by its natural beauty, open spaces, and tight-knit community. The current residential zoning has played a crucial role in maintaining this unique environment, which is highly valued by all who live here. The proposed shift to commercial zoning threatens to disrupt this delicate balance and alter the essence of our rural lifestyle.

Here are our specific concerns about this proposed change:

1. **\*\*Zero to Over 800 Vehicles\*:** This project will bring over 800 additional vehicles concentrated on the 10-acre SE corner of Ave L & 15<sup>th</sup> St. W. The proposal features only two driveways along 15<sup>th</sup> St. W. which will lead to higher traffic volume to the closest intersection and overflow to L4, L8, L12 and through traffic along 15<sup>th</sup> St. W to M. These private roads are not equipped to handle an increase in volume of traffic.
2. **\*\*Flood Zone\*\*:** FEMA Flood Map designate 15<sup>th</sup> St. W as "Area of Undetermined Flood Hazard" (Zone D). We have witnessed rain runoff and occasionally raging water flowing carrying debris and sediment toward Ave L & 15<sup>th</sup> St. W intersection thus limiting traffic flow. The evidence of the flow is currently marked

by deep channels along the dirt road carved along 15<sup>th</sup> St. W. This brings three concerns:

- a. There should be an additional driveway along Ave L in case of an emergency and to alleviate traffic congestions when both driveways are unpassable.
- b. Additional overflow traffic during these challenging events to L4, L8, L12 and through traffic along 15<sup>th</sup> St. W to Ave M. These private roads are not equipped to handle increase volume of traffic.
- c. The end of the paved road, marked in red on the inserted image on page 3 by the second driveway marked (Driveway 2A), would be an area of high concern as flowing debris and sediment will block this driveway and overflow will continue to the intersection blocking both driveways.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

**FEMA Flood Map**  
**Service Center: Search by Address**  
<https://msc.fema.gov/portal>

3. **\*\*Aggregate Two Projects Proposed When Conducting Studies\*\***: There is an additional project proposing a zone change on the SW corner of Ave L & 15<sup>th</sup> St. W. This additional project featured on CUP23-018 Initial Study (8/14/24) also proposed a driveway on 15<sup>th</sup> St. W. We strongly urge a traffic impact study as the combined impact of the projects will be felt by the neighborhood.



Three driveways proposed along 15<sup>th</sup> St W (1A, 2A, 2M)

4. **\*\*Increased Traffic and Safety Risks\*\***: The introduction of commercial businesses will inevitably lead to higher traffic volumes, which poses significant safety risks, particularly on our rural roads that are not designed to handle such increases.
5. **\*\*Quality of Life\*\***: The peaceful and quiet nature of our rural area is a primary reason many of us chose to live here. The noise and activity associated with commercial development would significantly detract from the quality of life that residents currently enjoy.
6. **\*\*Property Values\*\***: The presence of commercial establishments will lead to a decline in property values. Our residents have invested heavily in their homes and properties and are deeply concerned about the potential financial implications.

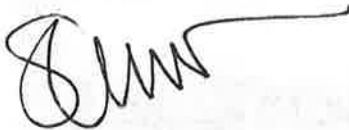
7. **\*\*Community Character\*\***: The rural character of our community is defined by its residential nature and close-knit atmosphere. Commercial zoning would fundamentally alter the identity and cohesiveness of our community, which we cherish.

We recognize the need for economic development and growth, but strongly believe that such initiatives should not compromise the integrity of established residential areas. We respectfully request that alternative locations for commercial development be considered, ones that do not encroach upon our rural community.

Furthermore, we ask for an open forum or community meeting where residents can voice their concerns directly and engage in a constructive dialogue with city officials. This will ensure that any development plans are in alignment with the best interests and well-being of all stakeholders.

Thank you for your attention to this matter. We trust that you will give our concerns the serious consideration they deserve and take appropriate action to preserve the character and quality of life in our rural community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shin Ueno', with a long horizontal flourish extending to the right.

Shin Ueno

**From:** [Steven Hatcher](#)  
**To:** [Swain, Jocelyn](#)  
**Subject:** Proposed Commercial Development 15th West Avenue L  
**Date:** Thursday, September 12, 2024 8:48:20 PM

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You don't often get email from shatcher.cali@gmail.com. [Learn why this is important](#)

12 September 2024

**Steven and Trista Hatcher**  
**1760 W Avenue L4**  
**Lancaster, CA 93534**  
[shatcher.cali@gmail.com](mailto:shatcher.cali@gmail.com)  
**(530) 263-8160**

**Jocelyn Swain**  
**Senior Planner - Community Development Dept.**  
**44933 Fern Avenue**  
**Lancaster, CA 93534**

Dear Jocelyn Swain,

Along with my neighborhood residents, I am writing to express concerns regarding the proposed zoning change from Rural residential 2.5 to Commercial/ Mixed use, CUP No. 23-018/GPA No. 23-002/ZC No. 23-002 and CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001 in the White Fence Farms neighborhood on 15th Street West and Avenue L. This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension. Our neighborhood has always been a quiet, family-oriented community, based on the "country" feel with our 2.5 acre lots. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, horseback riders can go for a leisurely walk, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt the harmony and alter the very fabric of our community.

Residents are particularly concerned about several potential issues:

1. **\*\*Increased Traffic and Noise\*\***: Commercial establishments will undoubtedly bring more traffic and noise to our area. Just with the apartments being here, our traffic will increase by 527%. That's not accounting for the hotel, gas station, three restaurants, and drive-thru. This poses safety risks, especially for our children, and diminishes the tranquil environment we value.
2. **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings could have adverse effects on our local environment, including increased pollution and strain on our infrastructure. Our water system is not presently designed to handle such a large project as this and will require a retrofit. Additionally, our private roads are not equipped, nor have been built, to withstand the enormous amount of traffic that will be produced from this project. This project will place undue stress on homeowners as we are responsible for the upkeep and maintenance of our private road, yet the developer shows no concern for this. Where alcohol is sold, it has been proven that there exists a significant increase in children being offered alcohol, tobacco, and drugs, as well as being exposed to drug sales. Also, our youth will see people using drugs, especially outlets that are open 24/7. Code 17.42.050 section A and B state:

1. **Section A:** That the proposed use will be located within a zone which permits alcoholic beverages to be sold, served, or given away for on-sale or off-sale consumption, as the case may be, upon obtaining a conditional use permit.
2. **Section B:** That the proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the general public, after giving consideration to the distance or proximity of the proposed alcoholic beverage establishment to residential districts, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches or other places of religious worship, hospitals, clinics or other health care facilities.
3. **Followthrough:** This project will definitely have adverse effects on our community. Code 17.42.040 states it should not be sold within 300 feet of the apartments or the homes on the westside of the proposed gas station.
3. **\*\*Property Values\*\*:** Introducing commercial zoning will negatively impact our property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. Our property taxes will go up and insurance as well, while our values will decline due to the traffic, noise, crime, loitering, and homelessness that will be coupled with this proposed development. If you drive around town, you will see that wherever there is a commercial building set inside a residential area, it has brought the residential area down. Things are damaged and houses have more associated crime. Neighborhoods are not as desirable because of the loitering and crime when placed next to commercial buildings. Those who are homeless are attracted to these areas for the water, food, and shelter that come with being near these commercial buildings. Almost every gas station with a wall has a tent or structure behind it with the homeless living there. Simply put, we don't want to bring it to our area! Let's not keep spreading out the homeless all over the city.
4. **\*\*Community Character\*\*:** Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community. We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge the planning commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods. We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions. Engaging with the community will ensure that any development aligns with the interests and wellbeing of all stakeholders. Thank you for your prompt attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life in our rustic neighborhood.

Sincerely,

///SIGNED///

Steven and Trista Hatcher

August 29, 2024

Tina Ueno  
1515 W Ave L4  
Lancaster, CA 93534  
Email: [tmueno@yahoo.com](mailto:tmueno@yahoo.com)  
Tel: (401) 258-3833

City of Lancaster  
Attn: Jocelyn Swain  
44933 Fern Avenue  
Lancaster, CA 93534  
Email: [jswain@citylanasterca.gov](mailto:jswain@citylanasterca.gov)

Subject: CUP21-001 Initial Study (8/14/24)  
Location: 10-acre project SE corner of Ave L & 15<sup>th</sup> St. W

Dear Ms. Jocelyn Swain,

I am writing to express our concerns regarding the proposed zoning change from residential to commercial in the White Fence Farms neighborhood located on 15<sup>th</sup> Street West and Avenue L. This proposal has caused significant distress to our community, and I feel compelled to voice our concerns.

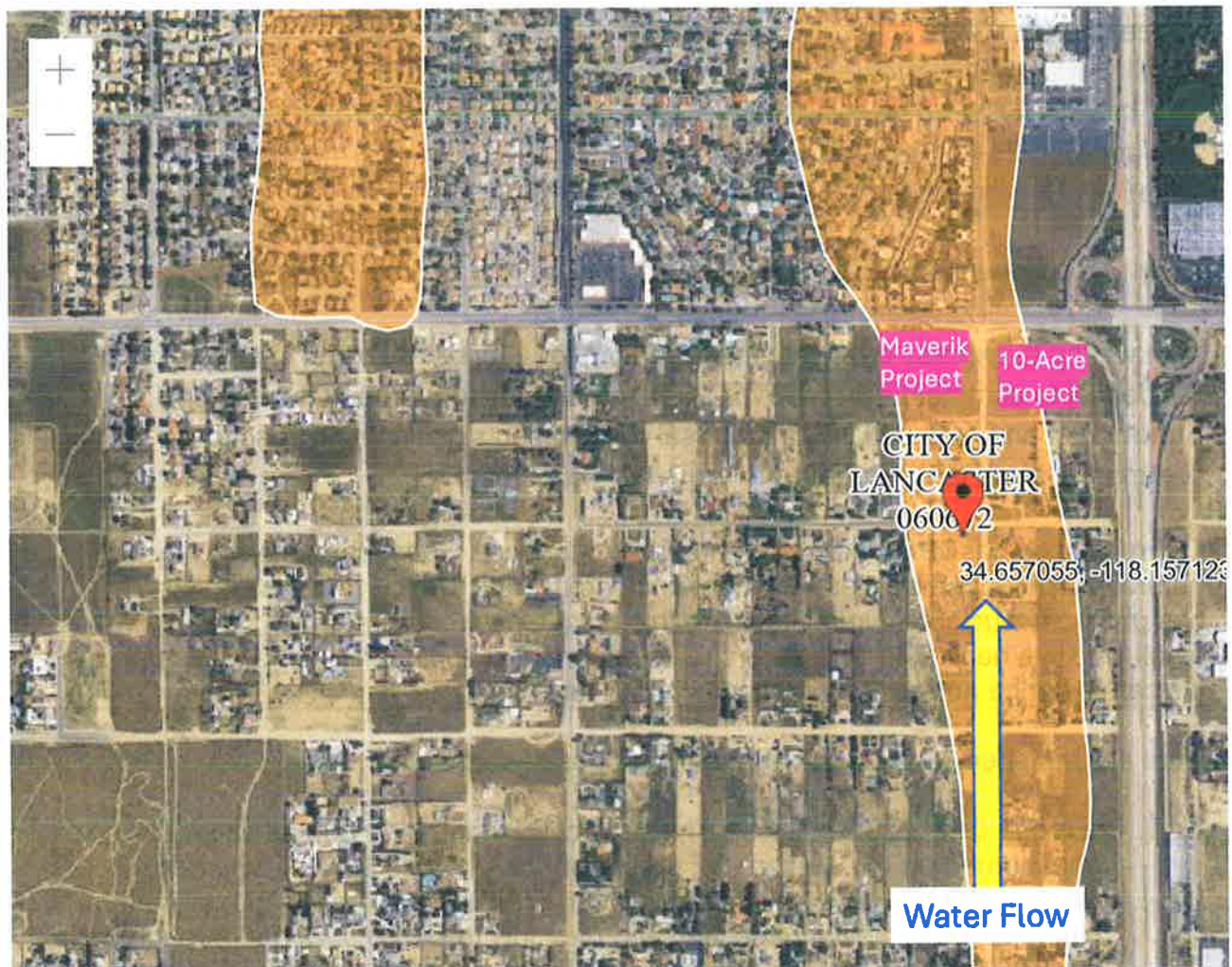
Our rural area has long been a serene and picturesque place, characterized by its natural beauty, open spaces, and tight-knit community. The current residential zoning has played a crucial role in maintaining this unique environment, which is highly valued by all who live here. The proposed shift to commercial zoning threatens to disrupt this delicate balance and alter the essence of our rural lifestyle.

Here are our specific concerns about this proposed change:

1. **\*\*Zero to Over 800 Vehicles\*:** This project will bring over 800 additional vehicles concentrated on the 10-acre SE corner of Ave L & 15<sup>th</sup> St. W. The proposal features only two driveways along 15<sup>th</sup> St. W. which will lead to higher traffic volume to the closest intersection and overflow to L4, L8, L12 and through traffic along 15<sup>th</sup> St. W to M. These private roads are not equipped to handle an increase in volume of traffic.
2. **\*\*Flood Zone\*\*:** FEMA Flood Map designate 15<sup>th</sup> St. W as "Area of Undetermined Flood Hazard" (Zone D). We have witnessed rain runoff and occasionally raging water flowing carrying debris and sediment toward Ave L & 15<sup>th</sup> St. W intersection thus limiting traffic flow. The evidence of the flow is currently marked

by deep channels along the dirt road carved along 15<sup>th</sup> St. W. This brings three concerns:

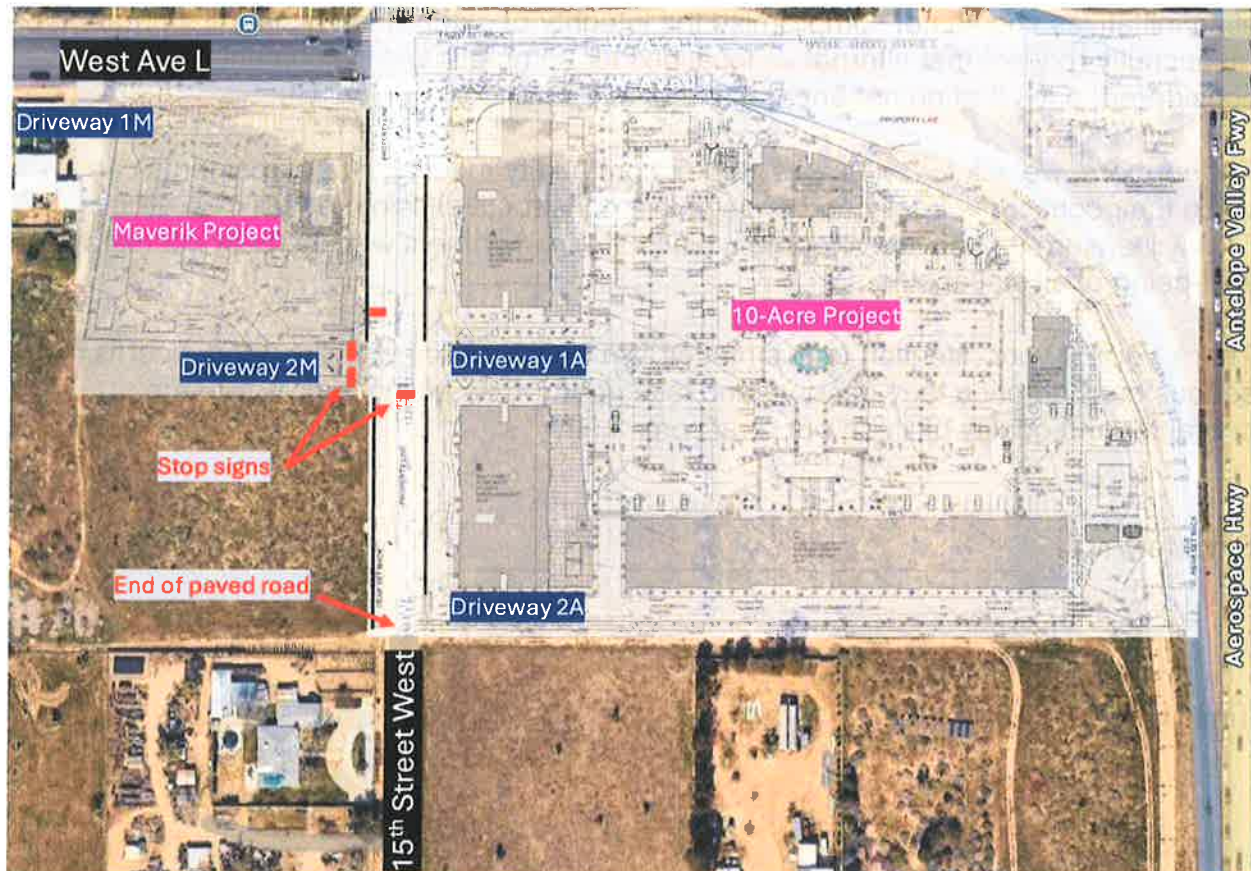
- a. There should be an additional driveway along Ave L in case of an emergency and to alleviate traffic congestions when both driveways are unpassable.
- b. Additional overflow traffic during these challenging events to L4, L8, L12 and through traffic along 15<sup>th</sup> St. W to Ave M. These private roads are not equipped to handle increase volume of traffic.
- c. The end of the paved road, marked in red on the inserted image on page 3 by the second driveway marked (Driveway 2A), would be an area of high concern as flowing debris and sediment will block this driveway and overflow will continue to the intersection blocking both driveways.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

FEMA Flood Map  
Service Center: Search by Address  
<https://msc.fema.gov/portal>

3. **\*\*Aggregate Two Projects Proposed When Conducting Studies\*\***: There is an additional project proposing a zone change on the SW corner of Ave L & 15<sup>th</sup> St. W. This additional project featured on CUP23-018 Initial Study (8/14/24) also proposed a driveway on 15<sup>th</sup> St. W. We strongly urge a traffic impact study as the combined impact of the projects will be felt by the neighborhood.



Three driveways proposed along 15<sup>th</sup> St W (1A, 2A, 2M)

4. **\*\*Increased Traffic and Safety Risks\*\***: The introduction of commercial businesses will inevitably lead to higher traffic volumes, which poses significant safety risks, particularly on our rural roads that are not designed to handle such increases.
5. **\*\*Quality of Life\*\***: The peaceful and quiet nature of our rural area is a primary reason many of us chose to live here. The noise and activity associated with commercial development would significantly detract from the quality of life that residents currently enjoy.
6. **\*\*Property Values\*\***: The presence of commercial establishments will lead to a decline in property values. Our residents have invested heavily in their homes and properties and are deeply concerned about the potential financial implications.


7. **\*\*Community Character\*\***: The rural character of our community is defined by its residential nature and close-knit atmosphere. Commercial zoning would fundamentally alter the identity and cohesiveness of our community, which we cherish.

We recognize the need for economic development and growth, but strongly believe that such initiatives should not compromise the integrity of established residential areas. We respectfully request that alternative locations for commercial development be considered, ones that do not encroach upon our rural community.

Furthermore, we ask for an open forum or community meeting where residents can voice their concerns directly and engage in a constructive dialogue with city officials. This will ensure that any development plans are in alignment with the best interests and well-being of all stakeholders.

Thank you for your attention to this matter. We trust that you will give our concerns the serious consideration they deserve and take appropriate action to preserve the character and quality of life in our rural community.

Sincerely,



Tina Ueno

Ana Guzman  
1506 W Ave L8  
Lancaster, CA

September 18, 2024

Jocelyn Swain  
Senior Planner- Community Development Dept.  
44933 Fern Ave.  
Lancaster, CA 93534

Dear Ms. Swain:

I am writing to express the concerns of many residents regarding the proposed zoning change from residential to commercial in the White Fence Farms neighborhood on 15<sup>th</sup> Street West and Avenue L.

This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension.

Our neighborhood has always been a quiet, family-oriented community. The existing residential zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. The proposed change threatens to disrupt this harmony and alter the very fabric of our community.

Residents are particularly concerned about several potential issues, for example:

1. **\*\*Increased Traffic and Noise\*\***: Commercial establishments will undoubtedly bring more traffic and noise to our area. This not only poses safety risks, especially for our children, but also diminishes the tranquil environment that we value.
2. **\*\*Environmental Impact\*\***: The construction and operation of commercial buildings could have adverse effects on our local environment, including increased pollution and strain on our infrastructure.
3. **\*\*Property Values\*\***: The introduction of commercial zoning could negatively impact property values. Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties.
4. **\*\*Community Character\*\***: Our neighborhood's character is defined by its residential nature. Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community.

We understand that development is necessary for the growth of our city, but we strongly believe that it should not come at the expense of established residential areas. We urge the city council to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

We respectfully request a community meeting where residents can express their concerns directly and discuss potential solutions.

Engaging with the community will ensure that any development aligns with the interests and well-being of all stakeholders.

Thank you for your attention to this matter. We hope that you will consider our concerns seriously and take action to preserve the integrity and quality of life of our neighborhood.

Respectfully,

A handwritten signature in cursive script that reads "Ana Guzman". The signature is written in black ink and is positioned above a horizontal line.

---

Ana Guzman