

**STAFF REPORT**  
**City of Lancaster**

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Date: January 9, 2024

To: Mayor Parris and City Council Members

From: Andrea Alexander, City Clerk

Subject: General Plan Amendment No. 23-001/Zone Change No. 23-001

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**Recommendation:**

Adopt **Ordinance No. 1111**, amending the City zoning plan for approximately 45 acres of land located on the west side of Sierra Highway between Avenue H and Avenue H-8 (APNs 3135-001-903 thru 3135-001-918), known as Zone Change No. 23-001, from a mix of MDR (Moderate Density Residential) and PK (Park) to MDR., amending the City zoning plan for approximately 45 acres of land located on the west side of Sierra Highway between Avenue H and Avenue H-8 (APNs 3135-001-903 thru 3135-001-918), known as Zone Change No. 23-001, from a mix of MDR (Moderate Density Residential) and PK (Park) to MDR

**Fiscal Impact:**

**Background:**

On June 29, 2023, the Community Development Department received applications for the construction and occupancy of a two-phased, 100% affordable, private, gated rental housing community located on the west side of Sierra Highway between Avenue H and Avenue H-8. These applications included a Site Plan Review (SPR), Tentative Tract Map (TTM), General Plan Amendment (GPA), and Zone Change (ZC) request.

Phase I consists of a 196-unit housing development on individual lots. Each lot within Phase I would contain a primary residence and an accessory dwelling unit with off street parking. A 40-space parking facility would be provided at the western edge of the property to provide additional parking for the adjacent Mariposa Park. Phase II would be developed after Phase I and would include up to 303 affordable units for seniors. Amenities such as private open space, paseos that would provide connectivity within the community, parks, and a community center with a pool would be provided for both phases.

The applicant, Maison's Sierra Phase I, LP, submitted applications for a General Plan Amendment (GPA) and Zone Change (ZC), associated with the Site Plan Review (SPR) and Tentative Tract Map (TTM) applications to facilitate the development of the proposed residential community. The applicant is requesting to amend the General Plan land use designation from a mix of MR1 and O to MR1 and the zoning from a mix of MDR and PK to MDR for the subject property. The proposed change in the land use designation and zoning for the subject property would be consistent with the designations and zoning in the area, and the developments on the surrounding properties.

At full buildout, the development will provide 499 affordable residential units. This will assist the City in achieving their State mandated Regional Housing Needs Assessment (RHNA) allocation of 9,023 housing units by 2029.

### **Planning Commission**

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

### **City Council Meeting**

At the Lancaster City Council meeting held on December 12, 2023, the City Council approved the introduction of **Ordinance No. 1111**, amending the City zoning plan for approximately 45 acres of land located on the west side of Sierra Highway between Avenue H and Avenue H-8 (APNs 3135-001-903 thru 3135-001-918), known as Zone Change No. 23-001, from a mix of MDR (Moderate Density Residential) and PK (Park) to MDR, by the following vote: 5-0-0-0; AYES: Hughes-Leslie, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

### **Attachment:**

Ordinance No. 1111