

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE CITY ZONING PLAN FOR 10 GROSS ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF AVENUE L AND 15<sup>TH</sup> STREET WEST (ASSESSOR PARCEL NUMBERS: 3109-026-032, 3109-026-040, 3109-026-042, 3109-026-044) FROM RR-2.5 (RURAL RESIDENTIAL, MINIMUM LOT SIZE 2.5 ACRES) TO MIXED USE – COMMERCIAL (MU-C) KNOWN AS ZONE CHANGE NO. 21-001

WHEREAS, pursuant to Section 17.24.060 of the Lancaster Municipal Code, an application (“Zone Change No. 21-001”) has been filed by Julian Torkan on behalf of Westlanc Partners, LLC (“Applicant”) to change the zoning designation on 10 acres of land located at the southeast corner of Avenue L and 15<sup>th</sup> Street West (Assessor Parcel Numbers 3109-026-032, 3109-026-040, 3109-026-042, 3109-026-044) (hereinafter “Subject Property”) from RR-2.5 (Rural Residential, minimum lot size 2.5 acres) to MU-C (Mixed Use - Commercial); and

WHEREAS, a notice of intention to consider a zone change for the Subject Property was given, as required by Section 17.24.110 of the Lancaster Municipal Code (“LMC”) and Sections 65854 and 65905 of the Government Code; and

WHEREAS, on April 21, 2025, the City of Lancaster’s Planning Commission held a public hearing on Zone Change No. 21-001, notice of which was published and provided as required by law, and adopted Resolution No. 25-04 (the “Planning Commission Recommendation”) recommending to the City of Lancaster City Council (“City Council”) approval of Zone Change No. 21-001; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the zone change request be approved; and

WHEREAS, the City Council desires to approve the Applicant’s request as set forth herein.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The foregoing Recitals are true, correct and a substantive part of this Ordinance.

Section 2. The City Council hereby makes the following findings for Zone Change No. 21-001 in accordance with Section 17.24.120 of the LMC:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice

Section 3. City Council hereby approves Zone Change No. 21-001 to reclassify the zoning for the subject property from RR-2.5 to MU-C.

Section 4. Any ordinance previously adopted by the City Council shall be and hereby is repealed if and to the extent inconsistent with this Ordinance; provided, however, that each such ordinance shall otherwise remain in full force and effect.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held for any reason to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard and this Ordinance shall take effect 30 days after adoption.

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I, Andrea Alexander, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and placed upon its second reading and adoption at a regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
ANDREA ALEXANDER  
City Clerk  
City of Lancaster

\_\_\_\_\_  
R. REX PARRIS  
Mayor  
City of Lancaster

STATE OF CALIFORNIA            }  
COUNTY OF LOS ANGELES       }ss  
CITY OF LANCASTER            }

CERTIFICATION OF ORDINANCE  
CITY COUNCIL

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. \_\_\_\_\_, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_