

STAFF REPORT
City of Lancaster

CC 20
12/13/2022
JC

Date: December 13, 2022

To: Mayor Parris and City Council Members

From: Andrea Alexander, City Clerk

Subject: Zone Change No. 22-01 Located Between Avenue K and Avenue K-8 on the East Side of 55th Street West (APNs: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059)

Recommendation:

Adopt **Ordinance No. 1095**, amending the City Zoning Plan for approximately 40.4 gross acres of land located between Avenue K and Avenue K-8 on the east side of 55th Street West (APN Numbers: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059), from Single-Family Residential, minimum lot size 10,000 square feet (R-10,000) to Single-Family Residential, minimum lot size 7,000 square feet (R-7,000), known as Zone Change No. 22-01

Fiscal Impact:

None.

Background:

The City received a request from Royal Investor Group, an application for a Zone Change (ZC) and a Tentative Tract Map (TTM) for a proposed single-family residential subdivision located between Avenue K and Avenue K-8 on the east side of 55th Street West. Staff reviewed the proposed project and prepared a staff report (Attachment A), recommending approval to the Planning Commission for the TTM and ZC. The Planning Commission held a public hearing on September 19, 2022, and voted (by a 5-0-0-2 vote) to recommend approval to the City Council for ZC No. 22-01, and the approval of TTM No. 71210 for 169 single-family lots with open space amenities.

Staff reviewed the land use designations and zones, and determined that the proposed R-7,000 zone for the project site would be compatible and consistent with the surrounding area. The proposed project would not significantly change the type or intensity of use of the site. The subject site would accommodate uses that are compatible with the neighboring land use and zoning. The project site is surrounded by mostly vacant land and a few single-family homes. The existing and proposed zones fall under the Urban Residential category. These zones are intended

to provide for single-family dwellings in an urban environment with full urban services. Only those additional uses that are complementary to and exist in harmony with an urban residential neighborhood are allowed.

The project was also reviewed for compliance with the California Environmental Quality Act (CEQA), and the Planning Commission adopted a Mitigated Negative Declaration during their meeting on September 19, 2022.

The proposed project would bring new single-family housing to an undeveloped area. The development would be governed by a homeowners' association (HOA), which would manage the common open space areas, and ensure quality standards are enforced. In addition, the project would be compatible with the single-family homes and other residential uses that surround the proposed subject site. Therefore, staff is recommending approval to change the zoning designation from R-10,000 to R-7,000.

At the Lancaster City Council meeting held on November 8, 2022, the City Council approved the introduction of Ordinance No. 1095, amending the City Zoning Plan for approximately 40.4 gross acres of land located between Avenue K and Avenue K-8 on the east side of 55th Street West (APN Numbers: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059), from Single-Family Residential, minimum lot size 10,000 square feet (R-10,000) to Single-Family Residential, minimum lot size 7,000 square feet (R-7,000), known as Zone Change No. 22-01, by the following vote 4-0-0-1; Ayes: Dorris, Mann, Vice Mayor Crist, Mayor Parris; Noes: None; Abstain: None; Absent: Malhi.

Attachment:

Ordinance No. 1095

Attachment A-PC Staff Report dated September 19, 2022