

# STAFF REPORT

## City of Lancaster

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9/12/2023
JC

Date: September 12, 2023

To: Mayor Parris and City Council Members

From: Larissa De La Cruz, Community Development Director  
Patti Garibay, Assistant Director, Community Development  
Cynthia Campana, Senior Planner

Subject: Zone Text Amendments to Title 15, 16 and 17 of the Lancaster Municipal Code

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### Recommendation:

Introduce **Ordinance No. 1106**, amending various sections to Title 15, 16 and 17 of the Lancaster Municipal Code to implement 2021-2029 Housing Element programs and provide clarification, consistency, and compliance with State code and update standards and regulations.

### Fiscal Impact:

None.

### Background:

On June 14, 2022, City Council adopted the 6th cycle 2021-2029 Housing Element. The 2021-2029 Housing Element implemented goals, policies, and programs with the intent of providing a variety of housing to meet the existing and future needs of residents of the City. After the adoption of the Housing Element, City Staff began working on the implementation of goals, policies and programs which initiated Zone Text Amendments to Title 15, 16, and 17 of the Lancaster Municipal Code. The Zone Text Amendments complete eight programs in the Housing Element. The Zone Text Amendment Chart (Attachment A) provides a list of amended sections and the proposed changes.

The proposed Zone Text Amendments would ensure consistency with the 2021-2029 Housing Element and State law improve clarity, become user-friendly, and provide staff the ability to better

serve the public. The amendments would offer more flexibility, incentivize housing production and support a business-friendly environment. In addition, these updates would allow the City to continue establishing the fundamental framework to guide future decision-making about housing development, high quality design and general community wellbeing.

**Planning Commission**

The Planning Commission heard the proposed Zone Text Amendment during their regular meeting on August 21, 2023, and voted to recommend approval to the City Council.

CC/hb

**Attachments:**

- A. Ordinance No. 1106
- B. Attachment A- Zone Text Amendment Chart
- C. Attachment B- Redlines
- D. Attachment C- Clean
- E. Attachment D- Planning Commission Staff Report 8.21.23