



AGENDA ITEM: 5
DATE: 5/19/25

**MEMORANDUM
PLANNING COMMISSION MEETING**

DATE: May 19, 2025
TO: Chairman Vose and Members of the Planning Commission
FROM: Kendall Brekke, Senior Planner
SUBJECT: GENERAL PLAN AMENDMENT NO. 24-001, ZONE CHANGE NO. 24-001

An extension of the public review period for the Initial Study for General Plan Amendment No. 24-001 and Zone Change No. 24-001 has been granted by the City of Lancaster, in response to a request submitted by Adams Broadwell Joseph & Cardozo. The public comment period will now end on May 30, 2025.

Therefore, this item will be continued to the June 16, 2025 Planning Commission meeting.



**MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: June 10, 2025

FROM: Kendall Brekke, Senior Planner

SUBJECT: SITE PLAN REVIEW NO. 24-003, GENERAL PLAN AMENDMENT NO. 24-001, ZONE CHANGE NO. 24-001 – INITIAL STUDY RESPONSES TO COMMENT

In response to the public comment period for the Initial Study prepared for the above-referenced project, which took place from April 16, 2025 to May 30, 2025 including a **request for extension submitted by Adams Broadwell Joseph & Cardozo**, staff received comment letters from the following agencies/organizations:

| Agency | Primary Contact | Date Received |
|---|---|----------------------|
| Antelope Valley Air Quality Management District (AVAQMD) | Barbara Lods blods@avaqmd.ca.gov | April 30, 2025 |
| Blum, Collins & Ho, LLP, on behalf of Golden State Environmental Justice Alliance | Emily Liu emily@blumho.com | May 14, 2025 |
| California Department of Transportation (Caltrans) | Anthony Higgins anthony.higgins@dot.ca.gov | May 16, 2025 |
| California Public Utilities Commission (CPUC) | Richard Le richard.le@cpuc.ca.gov | May 6, 2025 |

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| <p>ENVIRONMENTAL REVIEW</p> | <p>An Initial Study/Mitigated Negative Declaration (SCH# 2025040920) was prepared for the proposed project and circulated for a 30-day public review period in accordance with the California Environmental Quality Act (CEQA). The public review period started on April 16, 2025 and, following a request from Adams Broadwell Joseph & Cardozo, the public review period was extended and ended on May 30, 2025.</p> <p>Staff received four comment letters during the public review period, and responses to these comments are provided in an attached memorandum dated June 10, 2025. The comment letters did not necessitate any modifications to the Initial Study.</p> <p>Effective January 1, 1991, applicants whose projects have the potential to result in the loss of fish, wildlife or habitat through urbanization and/or land use conversion are required to pay filing fees as set forth under Section 711.4 of the Fish and Game Code. Pursuant to Section 21089(b) of the Public Resources Code, the approval of a project is not valid, and no development right is vested, until such fees are paid.</p> |
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PROJECT DESCRIPTION:

The applicant (Jessica Haughton, on behalf of Synergy Consulting) proposes to construct and operate two industrial buildings totaling 807,005 square feet with one building totaling 401,973 square feet and the other totaling 405,032 square feet. Both buildings would be 50 feet in height and provide 51 loading docks/truck dock doors each. A total of 148 trailer parking spaces and 443 automobile parking spaces, including EV, would be provided on-site. Access to the project site would be provided from driveways located along Avenue L-12, Division Street, and Avenue M. A total of 239,667 square feet of landscaping will be provided throughout the project site. The project will connect to the existing utilities (e.g., electricity, natural gas, water, wastewater, etc.) with these utilities already existing adjacent to the project site. Connections would occur within the project site or existing roadways/rights-of-way.

The buildings would be primarily white, tan, and gray. Truck loading docks would be oriented toward the center of the site, where they are least visible from surrounding streets and existing development. The building would be required to comply with the design guidelines for 360-degree architectural features.

As part of the proposed project, a general plan amendment and zone change have been requested. The general plan designation and zoning on the subject property is currently Office Professional (OP). The General Plan Amendment and Zone Change would change these designations to Light Industry (LI) and Light Industrial (LI), respectively. These changes are necessary in order for the project to be permitted as industrial, warehouse, and distribution buildings are not allowed in the OP zone.

ANALYSIS:

RESOLUTION NO. 25-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 24-001 TO CHANGE THE GENERAL PLAN DESIGNATION OF APPROXIMATELY 40 GROSS ACRES LOCATED AT THE NORTHWEST CORNER OF AVENUE M AND DIVISION STREET (ASSESSOR'S PARCEL NUMBERS 3128-013-010 AND -011), FROM OFFICE PROFESSIONAL TO LIGHT INDUSTRY, AND OF ZONE CHANGE NO. 24-001 TO CHANGE THE ZONING FROM OFFICE PROFESSIONAL TO LIGHT INDUSTRIAL, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2025040920) AND MITIGATION MONITORING AND REPORTING PROGRAM AND AUTHORIZING STAFF TO EXECUTE THE NOTICE OF DETERMINATION

WHEREAS, the subject property is approximately 40 acres located at the northwest corner of Avenue M (Columbia Way) and Division Street (Assessor's Parcel Numbers 3128-013-010 & -011); and

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07, Jessica Haughton ("Applicant"), initiated an application for a General Plan Amendment (GPA24-001) to redesignate the subject property from Office Professional (OP) to Light Industry (LI); and

WHEREAS, pursuant to Section 17.24.040 of the Lancaster Municipal Code ("LMC"), the Applicant has initiated an application for a Zone Change (ZC24-001) to rezone the subject property from Office Professional (OP) to Light Industrial (LI); and

WHEREAS, a notice of intention to consider granting a General Plan Amendment and Zone Change has been given as required by Chapter 17.24 of the LMC, and Section 65905 of the Government Code of the State of California; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, §210000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.) ("CEQA"), an Initial Study (SCH# 2025040920) was prepared for the proposed project and circulated for public review, and following a request from Adams Broadwell Joseph & Cardozo the public review period was extended and ended on May 30, 2025; and

WHEREAS, on the basis of the Initial Study, which indicated that all potential environmental impacts from the proposed project would be less than significant with the incorporation of the identified mitigation measures, staff determined that a Mitigated Negative Declaration should be prepared; and

WHEREAS, the public review period closed on May 30, 2025 and all comments received from the public and responsible, trustee, and interested agencies were considered; and

WHEREAS, public notice was provided, as required by law, and a public hearing was held by the City of Lancaster Planning Commission ("Planning Commission") on May 19, 2025 and was continued to a date certain on June 16, 2025; and

WHEREAS, a public hearing was held by the City of Lancaster Planning Commission ("Planning Commission") on June 16, 2025 and