



CITY OF LANCASTER
PLANNING DEPARTMENT
44933 Fern Avenue, Lancaster, California 93534
(661) 723-6100

GENERAL PLAN AMENDMENT APPLICATION

GPA No. _____

Name of Applicant (please print) Contact Name

Address City State Zip Code

Phone Number Fax Number E-mail Address

Name of Engineer/Architect

Address City State Zip Code

Phone Number Fax Number E-mail Address

Location of Project (address or vicinity)

Name of Proposed Project

Existing Zoning Assessor's Parcel Number

(The answers to the following must be made complete and full. If space provided to respond to questions contained herein is insufficient, please attach additional pages as needed.)

1. GIVE EXACT LEGAL DESCRIPTION OF PROPERTY. Use extra sheet if necessary.

Blank lines for legal description of property.

2. DESCRIBE PROPOSED PLAN AMENDMENT (If text change, include old section wording and new replacement wording; if map change, describe change - such as general commercial to multiple family residential, 7.1-15 du per acre - and attach assessors map(s) indicating the property to be considered).

Blank lines for describing the proposed plan amendment.

(For Staff Use Only)

Received By: _____

Date: _____

Cross Reference Case No.: _____

3. DEMONSTRATE THAT THE NEED FOR THE PROPOSED PLAN DESIGNATION FOR THE SITE CANNOT BE MET ON OTHER APPROPRIATELY DESIGNATED LANDS IN THE CITY. (MAP CHANGE ONLY.)

4. INDICATE THOSE GOALS, OBJECTIVES, POLICIES, STRATEGIES, AND/OR PROGRAMS OF THE GENERAL PLAN WHICH ARE SUPPORTED OR IMPLEMENTED BY THE PLAN AMENDMENT REQUEST AND EXPLAIN THE REASONING BEHIND THE CONTENTION.

5. INDICATE THOSE GOALS, OBJECTIVES, POLICIES, STRATEGIES, AND/OR PROGRAMS OF THE GENERAL PLAN WHICH CONFLICT WITH THE PLAN AMENDMENT REQUEST; AND SHOW HOW THOSE ITEMS SHOULD BE AMENDED TO BE CONSISTENT WITH THE REQUEST; AND PRESENT SUBSTANTIAL EVIDENCE TO JUSTIFY THOSE CHANGES. (This is necessary for the General Plan to be consistent with a proposed change, if adopted.)

6. DOCUMENT THE ECONOMIC COSTS AND BENEFITS TO THE CITY. (Note: Economic benefits realized for individual property owners or developers do not constitute sufficient or justifiable cause to request an amendment to the General Plan.)

7. SPECIFY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH WOULD BE EXPECTED IF THE PROPOSAL WERE APPROVED. (Both beneficial and negative effects shall be addressed. NOTE: Plan amendments are subject to the requirements of CEQA.)

8. DISCUSS THE COMPATIBILITY OF THE PROPOSED PLAN AMENDMENT WITH ADJACENT LAND USES. (Where problems exist, explain the development methods that would be applied to mitigate or minimize the conflict.)

9. DESCRIBE THE IMPACT OF THE PROPOSAL ON TRAFFIC AND CIRCULATION SYSTEMS. (An analysis of the anticipated traffic volumes generated by the proposal shall be performed. The analysis shall consider existing traffic volumes and shall indicate the facilities necessary to accommodate the anticipated traffic flow, such as new or improved signals at specific intersections, widening and improving existing streets, new streets required, and anticipated use of public transportation. Costs of these facilities shall be identified under "6".)

10. EVALUATE THE ADEQUACY OF PUBLIC SERVICE SYSTEMS TO ACCOMMODATE THE CHANGE IN THE GENERAL PLAN. (Water supply and distribution systems, sewer treatment and collection capacity, storm drainage, school capacity, parks and recreation facilities, police, fire, solid waste disposal, energy consumption, gas, electric, and telephone services shall be addressed. Where the service is provided by an agency other than the City of Lancaster (excluding contract service providers), verification of adequate services or facilities shall be provided by the applicant in the form of a letter from the purveyor attesting to the existence and adequacy of such facilities.

11. ANALYZE THE IMPACTS OF THE PROPOSAL ON THE LONG-TERM DEVELOPMENT PHASING OF THE CITY AND ON THE CITY AS A WHOLE. (Indicate how the proposal will affect future development in the City over the next five to ten years. This analysis shall also consider if the proposal promotes logical extension of existing urban development or promotes premature development in out-lying areas.)

12. ANALYZE THE IMPACTS OF THE PROPOSAL ON EACH INDIVIDUAL ELEMENT OF THE GENERAL PLAN NOT PREVIOUSLY ADDRESSED.

13. PREPARE FINDINGS WHICH ARE BASED UPON IDENTIFIED AND DOCUMENTED FACTS, AND CLEARLY DEMONSTRATE HOW THE PROPOSAL IS IN THE PUBLIC INTEREST. (These findings must accurately and clearly reflect a fulfillment of the public interest and Plan consistency, if they are to be considered for adoption by the City Council as their reason for approval and adoption of the Plan amendment, if appropriate.)

14. THE APPLICANT MAY SUBMIT ANY ADDITIONAL MATERIALS WHICH ARE PERTINENT TO THE REQUEST (Optional).

NOTE: See instructions as to the preparation of site plans, elevations, or other data or information pertinent to this particular request.