

RESOLUTION NO. 09-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING THE DESIGN GUIDELINES AND DIRECTING CITY STAFF TO INVESTIGATE THE FEASIBILITY OF ESTABLISHING COMMUNITY FACILITIES DISTRICTS

WHEREAS, on June 24, 2008, the City Council established the Architectural and Design Planning Commission for the City of Lancaster; and

WHEREAS, the purpose of the Architectural and Design Planning Commission is to establish Architectural and Design Guidelines for the City of Lancaster and to act as an appeal board for city staff's interpretation of the Design Guidelines; and

WHEREAS, the Architectural and Design Guidelines implement General Plan Policy 19.1.1, which states: "Develop and apply a comprehensive set of community design standards and guidelines in conformance with the goals, objectives, policies and action programs contained in the Community Design subsection of the Plan for Physical Development"; and

WHEREAS, authority to create Design Guidelines has been established by Government Code Section 65302.4, which states: "The text and diagrams in the land use element that addresses the location and extent of land uses, and the zoning ordinances that implement provisions, may also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets;" and

WHEREAS, the City desires to create a high quality built environment must consider the costs of implementation and maintenance of these added amenities, including consideration of the formation of Community Facility Districts (CFD) to achieve fiscal solvency while providing and maintaining the amenities in perpetuity; and

WHEREAS, the City has made a diligent effort to achieve public participation of all various segments of the community in the development of the Design Guidelines; has held a public meeting at each of the meetings scheduled on the second Friday of each month, beginning on August 29, 2008, until November 13, 2009; has provided outreach with a survey on August 4, 2009, to receive public comment for incorporation into the Design Guidelines, and provided a copy of the draft Design Guidelines on the City's website for public review October 22, 2009, for this purpose prior to the adoption of the document and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of the Design Guidelines; and

WHEREAS, the City Council makes the following findings:

1. There is a need for the Design Guidelines in order to achieve substantial compliance with both the adopted City of Lancaster General Plan and Section 65302.4 of the Government Code.
2. The proposed Design Guidelines is a benefit to the City since it establishes policies and action programs that will enable the promotion of high quality architectural development as well as site development to ensure an attractive, functional, and sustainable environment.
3. The proposed update will not have a significant effect on the environment since pursuant to Section 15162 and Section 15168(c) (2) of the State CEQA Guidelines, the proposed update is within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and certified by the City Council under Resolution No. 09-52, and no further environmental review is required.
4. The proposed amendment is a planning document which does not grant development entitlements. The proposed update will, therefore, not result in any changes in land use designations or densities of the adopted General Plan, impacts to traffic and circulation systems, or impacts to public service systems.
5. Consideration of the formation of the Community Facilities District may provide an opportunity improve the aesthetic and appearance of the community while ensuring its financial viability.

NOW, THEREFORE, BE IT RESOLVED:

1. This City Council adopts the Design Guidelines as attached hereto, including amendments as listed in the attachment.
2. This City Council hereby directs staff to investigate the potential for creating Community Facilities Districts (CFD) or other mechanisms for new developments to ensure the long-term maintenance of services and amenities.

PASSED, APPROVED and ADOPTED this _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
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 RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution NO. 09-119 , 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)

**ATTACHMENT TO RESOLUTION NO. 09-119
DESIGN GUIDELINES
GENERAL CONDITIONS**

**December 8, 2009
City Council Meeting**

1. Per the direction of the Architecture and Design Planning Commission, modify front cover to resemble a blue business card with cut-out made from card stock.
2. Per the direction of the Architecture and Design Planning Commission, change existing page 1 to page 2, and place the pictures to show through the cut-out. Change text to run vertically along the right side of the document. Remove the Hogle-Ireland logo from the first page.
3. Per the direction of the Architecture and Design Planning Commission, once City branding font is available, change document title to match branding.
4. Per the direction of the Architecture and Design Planning Commission, add Appendix "A" with a complete list of LEED credit and reference source. On page 11 add reference to LEED.
5. Per the direction of the Architecture and Design Planning Commission, make grammatical changes throughout the document.
6. Per the direction of the Architecture and Design Planning Commission, remove reference to "cabinet sign" on page 110.
7. Per the direction of the Architecture and Design Planning Commission, modify photos to reflect Lancaster by adding the following:
 - a. Photo of Commission
 - b. Photo of cool roof photo in sustainability section
 - c. Photo of nine-foot wide planter in sustainability section
 - d. Photo of the Penny Lane building in the sustainable section
8. Per the direction of the Architecture and Design Planning Commission, wherever possible add Class 1 bike trail language.
9. Per the direction of the Architecture and Design Planning Commission, make sure all changes in the matrix dated November 6, 2009, have been implemented.

APPENDIX “A”

Lancaster Design Guidelines October 19, 2009 Version

Appendix A – Sustainable Design

To the greatest extent possible, the City of Lancaster highly encourages all development to incorporate the criteria for sustainable design and operation of all projects as established by the Leadership in Energy and Environmental Design (LEED) Program. The major areas of focus are as follows:

- Sustainable Sites
 - Construction Activity Pollution Prevention
 - Site Selection
 - Development Density & Community Connectivity
 - Brownfield Redevelopment
 - Alternative Transportation : Public Transportation Access
 - Alternative Transportation : Bicycle Storage and Changing Rooms
 - Alternative Transportation : Low Emitting & Fuel Efficient Vehicles
 - Alternative Transportation : Parking Capacity
 - Site Development: Protect and Restore Habitat
 - Site Development: Maximize Open Space
 - Storm Water Design: Quantity Control
 - Stormwater Design: Quality Control
 - Heat Island Effect: Non-Roof
 - Heat Island Effect: Roof
 - Light Pollution Reduction
- Water Efficiency
 - Water Efficient Landscaping: Reduce by 50%
 - Water Efficient Landscaping: No Potable Water Use or No Irrigation
 - Innovative Wastewater Technologies
 - Water Use Reduction: 20% Reduction
 - Water Use Reduction: 30% Reduction
- Energy & Atmosphere
 - Fundamental Commissioning of the Building Energy Systems
 - Minimum Energy Performance
 - Fundamental Refrigerant Management
 - Optimize Energy Performance
 - On-Site Renewable Energy
 - Enhanced Commissioning
 - Enhance Refrigerant Management
 - Measurement & Verification
 - Green Power
- Materials & Resources
 - Storage & Collection of Recyclables
 - Building Reuse: Maintain 75% of Existing Walls, Floors & Roof
 - Building Reuse: Maintain 50% of Interior Non-Structural Elements

APPENDIX “A”

Lancaster Design Guidelines October 19, 2009 Version

- Construction Waste Management: Divert 50% from Disposal
- Construction Waste Management: Divert 75% from Disposal
- Materials Reuse: 5%
- Materials Reuse: 10%
- Recycled Content: 10% (post-consumer + ½ pre-consumer)
- Recycled Content: 20% (post-consumer + ½ pre-consumer)
- Regional Materials: 10% Extracted, Processed & Manufactured Regionally
- Regional Materials: 20% Extracted, Processed & Manufactured Regionally
- Rapidly Renewable Materials
- Certified Wood
- Indoor Environmental Quality
 - Minimum IAQ Performance
 - Environmental Tobacco Smoke (ETS) Control
 - Outdoor Air Delivery Monitoring
 - Increased Ventilation
 - Construction IAQ Management Plan: During Construction
 - Construction IAQ Management Plan: Before Occupancy
 - Low-Emitting Materials: Adhesives & Sealants
 - Low-Emitting Materials: Paints & Coatings
 - Low-Emitting Materials: Carpet Systems
 - Low-Emitting Materials: Composite Wood & Agrifiber Products
 - Indoor Chemical & Pollutant Source Control
 - Controllability of Systems: Lighting
 - Controllability of Systems: Thermal Comfort
 - Thermal Comfort: Design
 - Thermal Comfort: Verification
 - Daylight & Views: Daylight 75% of Spaces
 - Daylight & Views: Views for 90% of Spaces
- Innovation in Design
 - Innovation in Design
 - LEED Accredited Professional

Sustainable Design Resources

U.S. Green Building Council (USGBC)

1800 Massachusetts Ave.

NW, Suite 300

Washington, DC 20036

T: 202 828-7422

F: 202 828-5110

www.usgbc.org

Number	Date	Page Reference	Commentor	Comment	Staff Response
1	10/21/09	10	Commissioner Buchanan	Possible Removal - Appropriateness of this section in the document. How will the end user use this?	Page deleted
2	10/21/09	11	Commissioner Buchanan	This is unclear. Who is responsible for the coordination effort, City or Developer?	This is the developer's responsibility. Changes made in the text.
3	10/21/09	13	Commissioner Buchanan	This page discusses only one area of LEED - Should be changed	Changed heading to Sustainable Design Principles for Neighborhoods. Spelled out the solution.
4	10/21/09	14	Commissioner Buchanan	This is only one area of LEED and would not cover the other project types.	Reference LEED and add Appendix A
5	10/21/09	14	Commissioner Buchanan	Sub Heading - Perhaps change to "General Site Development Concepts"	Changed heading to Sustainable Design Principles for Neighborhoods.
6	10/21/09	15	Silvia Donovan, Principal Planner	#5 - Change to "Minimize light trespassing from site by reducing or screening the light that glows from the site to increase night sky visibility through glare reduction, and reduce development impact on the nocturnal environment."	Reference LEED
7	10/21/09	17	Silvia Donovan, Principal Planner	Intent - Change "...create a high ratio of open space..."	Changed to "...preserve or create an increased ratio of open space to built environment..."
8	10/21/09	20	Brian Ludicke, Planning Director	#3 - Change to "Encourage the use of vertical access turbines (VAWTs) including integration of new buildings."	Changed to "Encourage the use of vertical access turbines (VAWTs) or similar approved methods for wind generating power, including integration of new buildings."
9	10/21/09	25	Commissioner Buchanan	Question regarding ADA compliance for "...trails using <i>hard surface</i> ..."	Wording has been modified by staff.
10	10/21/09	25	Brian Ludicke, Planning Director	#5 - Delete	Section deleted

11	10/21/09	29	Silvia Donovan, Principal Planner	Intent - Change to "Encourage transitions between proposed higher intensity development and adjacent, less intensive uses to keep disturbance to a minimum." #1 - Change to "Carefully examine the placement of buffers, buildings and parking where more intensive uses are adjacent to sensitive uses, such as residential development. At the same time remembering to provide access between uses." Solutions - Emphasize that buffering does not mean elimination of access between uses.	Changes made in 10/22 meeting
12	10/21/09	29	Brian Ludicke, Planning Director	#10 - Photo reference callout is wrong. #10 - Change to "Use opaque gates to screen trash enclosures from front yard. Use block gate returns for residential homes." #1 - Concern - Gas meters and electrical equipment cannot be in the same room. Plus, if you have a utility room there must be 24 hour access to that room and/or an outside door must be provided to that room with no internal access from the building into this room. Just want to make sure we don't have any conflicts with the utilities requirements for such installation. We need to reword this statement.	Change made.
13	10/21/09	29	Brian Ludicke, Planning Director	#3 - May be a problem in SFR	Added to solution.
14	10/21/09	30	Commissioner Buchanan		Photo to be changed.
15	10/21/09	30	Silvia Donovan, Principal Planner		Add "...in all development with the exception of single family residential."
16	10/21/09	31	Commissioner Donlon		Changes made in 10/22 meeting – "Screen all utilities from public view by incorporating it into the overall architecture. Development must comply with all utility company requirements for access, service, and ownership."
17	10/21/09	31	Brian Ludicke, Planning Director		Added "in all development with exception of single family residential"

18	10/21/09	31	Brian Ludicke, Planning Director	#10 - Add "...or create alcoves or shelters for their placement."	Changes made in 10/22 meeting
19	10/21/09	33	Commissioner Buchanan	#6 - Should there be a reference to drought resistant plant use here?	Wording has been modified by staff.
20	10/21/09	33	Silvia Donovan, Principal Planner	#4 - Delete "setback at least 4 feet from the road"	Changes made in 10/22 meeting
21	10/21/09	37	Silvia Donovan, Principal Planner	Solution - Create new #2 - "Place sidewalk at least 4 to 6 feet from back of curb."	Changes made in 10/22 meeting
22	10/21/09	38	Commissioner Buchanan	#2 - The picture looks more like art than signage. Is the intent actually art?	Changed #2 to include "...signage and art..."
23	10/21/09	39	Commissioner Buchanan	#3 - Is this measured from bcr? Traffic should weigh in on this.	#3 - Change 15 feet to 20 feet
24	10/21/09	41	Silvia Donovan, Principal Planner	Add Solution 5 - "Encourage use of "equipment wells" on roof to screen equipment."	Changed by S. Donovan and M. Buchanan at 10/22 meeting. Included in Solution 2, #1
25	10/21/09	41	Commissioner Buchanan	Add 5. Use of equipment wells on roof to screen equipment.	Changed by S. Donovan and M. Buchanan at 10/22 meeting. Included in Solution 2, #1
26	10/21/09	46	Commissioner Buchanan	Maybe these should be combined into one page about signage	No changes were made to these pages at this time. This can be revisited at a later time.
27	10/21/09	47	Commissioner Buchanan	Maybe these should be combined into one page about signage	No changes were made to these pages at this time. This can be revisited at a later time.
28	10/21/09	50	Silvia Donovan, Principal Planner	Sol #1 - Change "one to two" to "a minimum of six"	Changes made - 10/23
29	10/21/09	55	Silvia Donovan, Principal Planner	Add Solution 8 - Interconnect local streets to provide direct connections between residential and commercial uses.	Changes made - 10/23
30	10/21/09	55	Silvia Donovan, Principal Planner	Add Solution 9 - Provide linkages and walkways to neighborhood community centers and neighborhood commercial centers.	Changes made - 10/23
31	10/21/09	55	Silvia Donovan, Principal Planner	Add Solution 10 - Encourage mixed-uses for neighborhood convenience.	Changes made - 10/23

32	10/21/09	56	Brian Ludicke, Planning Director	#9 – “Strip of green lawn” may be a problem if we are trying to minimize turf.	Add “...xeriscape planters or...”
33	10/21/09	56	Silvia Donovan, Principal Planner	#7 - Add “...garage to provide for RV/vehicular access or for on-street parking between garages.”	Changed to “...garage to provide for RV/Vehicular access.”
34	10/21/09	59	Brian Ludicke, Planning Director	#5&6 - How do these relate to the solution and intent?	Changed #5 to “...activities that can be viewed by neighboring residents”
35	10/21/09	62	Commissioner Buchanan	Change HOA to CFD	Both acronyms are being kept. The wording is okay for now.
36	10/21/09	66	Commissioner Buchanan	#5&7 - Same as #10 & 12 on pg. 56 - Remove?	Staff has decided to keep these sections.
37	10/21/09	69	Brian Ludicke, Planning Director	#6&7 - Should these be reworded?	Wording has been modified by staff.
38	10/21/09	71	Brian Ludicke, Planning Director	Add a 9. Provide direct street connections between new residential projects and existing residential development.	Section added
39	10/21/09	73	Commissioner Buchanan	Does the 18” do anything more than create shadow?	Depth changed to 30”
40	10/21/09	76	Brian Ludicke, Planning Director	#2 - Define what you mean by “form or footprint of a minimum of 20 percent...”	Changed to “...form or footprint by changing wall plane of a minimum of 20 percent...”
41	10/21/09	77	Commissioner Buchanan	#10 - Width or depth? This could be misconstrued	
42	10/21/09	85	Brian Ludicke, Planning Director	#1 - Perhaps no water features in our climate?	Staff has decided to keep this for now. Water features could utilize recycled water.
43	10/21/09	86	Commissioner Buchanan	#6 - This section states 75 feet which contradicts all dev. Which says 100 feet	Sections now state a consistent 100 feet.
44	10/21/09	86	Brian Ludicke, Planning Director	#6 - This number not consistent with other sections.	Sections now state a consistent 100 feet.
45	10/21/09	89	Brian Ludicke, Planning Director	Middle Graphic - Awful sign - Should we use this?	Concurred by Chris Aune. Comment noted. Staff is reviewing images for relevancy and accuracy on an ongoing basis.

46	10/21/09	96	Brian Ludicke, Planning Director	Graphics - Reverse pictures?	Comment noted. Staff is reviewing images for relevancy and accuracy on an ongoing basis.
47	10/21/09	99	Brian Ludicke, Planning Director	#1&2 - In your opinion, would the cart areas at Wal-Mart/Winco/Lowes meet the intent?	Lowes
48	10/21/09	100	Commissioner Buchanan	Photo of blank wall	Staff is reviewing images for relevancy and accuracy on an ongoing basis.
49	10/21/09	102/93	Commissioner Buchanan	#2 - What is a "living" material?	Changed to "landscaping".
50	10/21/09	115	Brian Ludicke, Planning Director	Vehicles should be accommodated by not given priority.	Add #5 - Vehicles should be accommodated, but not given priority.
51	10/21/09	iii	Chris Aune, Planner	Content and Organization - Change last sentence to "Included are solutions that respect and enhance our Antelope Valley Resources."	Changes Made
52	10/21/09	iii	Commissioner Buchanan	Content and Organization - Formatting and Further Clarification of document organization	Changes Made
53	10/21/09	In General	Chairperson Cook	Font & Type To Match City Branding	Once font is made available, will change document titles to match branding
54	10/21/09	In General	Chairperson Cook	Blue / Green City Colors to fade on side bar/border	Staff is recommending to leave document as proposed: 1) Luis Garibay, in charge of branding, reviewed document and determined that document met branding requirements with the exception of changing title blocks; 2) The way the document is set up correlates the color coding with the General Plan map (i.e. commercial is red, residential is yellow); 3) Staff believes the document as designed is user friendly
55	10/21/09	In General	Chairperson Cook	Correct All Spelling & Grammar Errors	Ongoing Corrections Being Made

56	10/21/09	In General	Chairperson Cook	Portrait layout should be utilized for final document as it lends to a more professional look.	Staff has chosen not to make this change because this would require changing the layouts on every page in the document.
57	10/21/09	In General	Chairperson Cook	Watch for repetition.	Ongoing Corrections Being Made
58	10/21/09	In General	Commissioner Buchanan	Many sections have ties to LEED	Staff is awaiting corrections being made by Commissioner Buchanan with regard to LEED.
59	10/22/09	3	Commissioner Buchanan	photo on Middle right - Doesn't this portray the garage prominent front of a tract house that we are attempting to discourage?	Change out photo in middle-right
60	10/22/09	17	Commissioner Buchanan	Photo on the top right - not sure what this is intended to depict in relation to this topic.	Change to compact development
61	10/22/09	27	Commissioner Buchanan	photo at bottom - not sure that this is the best representation of the keynotes, but probably close enough for now.	Done
62	10/22/09	29	Commissioner Buchanan	photo top right - not sure how keynote 5 applies to this photo	Done
63	10/22/09	30	Commissioner Buchanan	middle photo - keynote 10 is not accurately placed - wall/gate shown is not opaque	Removed #10 - done
64	10/22/09	31	Commissioner Buchanan	photo middle right - keynote no. 1 is inaccurately shown.	Removed #1 - done
65	10/22/09	38	Commissioner Buchanan	photo bottom left - is the keynote 2 "public" signage a correct representation? I don't consider building and busines signage "public" signage. Photo top right indicates keynote no. 2 also but it appears to be public art not "signage".	Removed #2 (bottom right and left)
66	10/22/09	39	Commissioner Buchanan	bottom sketch - I don't think that keynote 3 is accurately placed	Removed #3 - done

67	10/22/09	42	Commissioner Buchanan	photo bottom left - keynote 14 - reference is to creating "virtual boundaries" through changes in materials, color, etc. The area referenced looks pretty much like a physical boundary so I do not think that this keynote is appropriately placed for the stated solution. I don't understand it's placement in middle photo either.	Removed #14 -- done
68	10/22/09	43	Commissioner Buchanan	keynote 14 - I am not convinced that this keynote is being appropriately placed as stated. Keynote 15 - if you read the note, and then look at the pictures I am not quite sure if the solutions are clearly illustrated. I think it may warrant a little further discussion. Also, note 15 needs a little work - "no less than (3) of the following" and only 3 are shown? I am unclear also about staff's intent for the 4 color requirement.	Changed text -- see pg 39
69	10/22/09	46	Commissioner Buchanan	photo at bottom left - doesn't this represent note 4	Add bad photo of cluttered signage
70	10/22/09	50	Commissioner Buchanan	Not sure that the solution is adequately depicted in the photo bottom right	Replace rustic sign (Chris says ok)
71	10/22/09	58	Commissioner Buchanan	top sketch - keynote 6 appears to be inappropriately placed.	Deleted #6
72	10/22/09	79	Commissioner Buchanan	middle photo and photo bottom right - is keynote 7 accurately placed?	Done
73	10/22/09	87	Commissioner Buchanan	is the middle photo representing the desired solution? If so, to what extent?	Replaced/done

74	10/22/09	93	Commissioner Buchanan	top left photo - is keynote 5 appropriately placed? It doesn't appear to be a "crossing"	Change photo to show pavement treatment at crossing
75	10/22/09	94	Commissioner Buchanan	not sure how keynote 3 applies to the tree in the sketch. Middle photo does a good job to illustrate the paving changed discussed on page 93(see above comment)	Missing overall site plan drawing
76	10/22/09	95	Commissioner Buchanan	photo top left - I would bet that the finger planter in the illustration is no where near the stated 9" width in keynote 1. IN middle sketch keynote two is referenced but it doesn't appear that the sketch accurately represents the requirement of one tree for every four cars.	Change photo top left – show 9 foot wide planter
77	10/22/09	99	Commissioner Buchanan	What is intent of the photo bottom right?	Okay
78	10/22/09	100	Commissioner Buchanan	keynote callouts in bottom sketch are still blanks	Okay
79	10/22/09	101	Commissioner Buchanan	sketch at top illustrates an undesirable condition by showing what appears to be a long blank wall at rear. Ref note 1 on page 100	Modify back of building (360-degree)
80	10/22/09	115	Commissioner Buchanan	photos still missing	Add charging station (see All Development)
81	10/22/09	117	Commissioner Buchanan	should sketch be revised to show a mixed use instead of just retail with parking?	Okay – changed
82	11/3/09	40	Jason Caudle, Deputy City Manager	Change “earth tones” to “other approved tones”	Changes not made; bright colors can be used as accents

APPROVED

7-0-0-0

AGENDA ITEM: 2.

DATE: 11-13-09

STAFF REPORT

ARCHITECTURAL AND DESIGN GUIDELINES

DATE: November 13, 2009

TO: Lancaster Architectural and Design Planning Commission

FROM: Planning Department *BL*

REQUEST: City of Lancaster Architectural and Design Guidelines

RECOMMENDATION: Adopt Resolution No. 09-01, a resolution of the Architectural and Design Planning Commission of the City of Lancaster, California, recommending to the City Council approval of Architectural and Design Guidelines, and establishment of Community Facilities Districts (CFD) for new developments.

BACKGROUND: The City Council established the Architectural and Design Planning Commission (ADC) at the June 24, 2008, meeting. The purpose of the ADC is to develop and recommend design standards to the City Council, and the hearing and review of appeals of staff determinations regarding the interpretations of the design standards. Accomplishments of the ADC to date include the following: election of a chairperson; education and training to understand and comprehend architectural design concepts and vernacular; attendance at various design tours on days beyond regular ADC meetings; and the development of draft Design Guidelines for the City of Lancaster.

The Architectural and Design Planning Commission created the following Mission Statement: "To establish standards for ALL DEVELOPMENT by implementing quality design for timeless architecture that enhances the community's image, pride and quality of life."

ENVIRONMENTAL REVIEW: Pursuant to Section 15162 and 15168(c) (2) of the California Environmental Quality Act (CEQA) Guidelines, the proposed Design Guidelines is within the scope of the Program Environmental Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and no further environmental review is required.

LEGAL NOTICE: Notice of Public Hearing was mailed, posted in three places, posted on the subject property, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The Design Guidelines were established to provide direction to achieve quality design for all development within the City of Lancaster. The Guidelines are intended for new construction, redevelopment and renovation of existing facilities, unless the construction is under the control of a Specific Plan where site specific standards take precedent. The Guidelines will serve as a tool for property owners, developers, design professionals, staff, the Architectural and Design Planning Commission and the City Council, to use in evaluating whether development projects meet timeless architecture standards in the guidelines without dictating a specific architectural style. The Architectural and Design Guidelines encourage high design standards by raising the bar on development standards to create timeless architecture that enhances the city's image, pride and quality of life.

The Design Guidelines describe many architectural styles that are appropriate to the City. The document goes beyond architectural design to encompass a comprehensive treatment of the built environment and quality urban design. The intent of the Guidelines is to provide for an attractive and unique image for the City of Lancaster by creating a walkable, sustainable, cohesive and enduring built environment. This is achieved by improving land use compatibility, street and neighborhood character, community form and overall community design, and the interrelationship between building and the site. The Guidelines offer several design techniques in site building, building architecture, and building placement, for consistent designs to create sense of place and quality design. Each development is intended to contribute to the form and quality of life, and to improve the City's visual identity by utilizing design standards for a more sustainable, livable Lancaster. Leadership in Energy and Environmental Design (LEED) criteria has been added to ensure more environmentally sustainable design.

The Design Guidelines provide clear expectations and implements General Plan Policy 19.1.1, which states: "Develop and apply a comprehensive set of community design standards and guidelines in conformance with the goals, objectives, policies and action programs contained in the Community Design subsection of the Plan for Physical Development." The Design Guidelines are intrinsically tied to the policies of the General Plan, which serves as the constitution for physical development standards, seeks to improve the quality of the built environment, and ultimately influences how development codes are written. In essence, the Design Guidelines are the architectural and design vision for the City. The Design Guidelines are the first part of a larger effort to achieve quality design and timeless architecture. Much work still needs to be done to codify the concepts into the municipal code through modification of the subdivision, zoning ordinances and other public works documents. In the future, policy decisions will need to be made to modify streetscapes to make them more pedestrian friendly by widening landscape planters, providing bicycle lanes and possibly reducing the number of travel lanes.

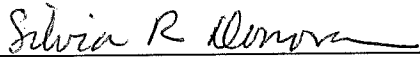
Finally, in order to implement and maintain the goals of the Design Guidelines, including the establishment of landscaped parkways, trails, pocket parks, and larger entryways as part of residential developments and neighborhoods, a financing mechanism must be implemented to

maintain the amenities in perpetuity. This can be accomplished by establishing a Community Facilities District (CFD) to finance the amenities and maintain services needed by new development. A CFD would be established so that each neighborhood would pay their "fair share" of the desired services. Typically, an agreement between the property owner or developer and the City would be established prior to approval of the discretionary development permit. Upon approval, the developer would incorporate the amenities as a package to be included in the purchase of the home. The owner or developer would be responsible for disclosing to the purchaser that the property is located within a CFD, along with the rules, regulations and the associated assessments. The formation of the CFD would improve the aesthetic and appearance of the community while ensuring its financial viability.

The Design Guidelines is designed to be user-friendly. A Design Checklist would be added to the City's application packets to ensure compliance with the main ideas of the checklist, and will assist the developer to identify specific concepts to be incorporated into their project design. This tool would also assist staff to consistently implement quality development within the City of Lancaster, and expedite the review process.

Staff believes the Architectural Design Guidelines meets the goals set by the City Council as stated in the Mission Statement, "To establish standards for ALL DEVELOPMENT by implementing quality design for timeless architecture that enhances the community's image, pride and quality of life."

Respectfully submitted,



Silvia R. Donovan, Principal Planner

ADC RESOLUTION NO. 09-01

A RESOLUTION OF THE ARCHITECTURAL AND DESIGN PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE DESIGN GUIDELINES AND ESTABLISHMENT OF COMMUNITY FACILITIES DISTRICTS

WHEREAS, on June 24, 2008, the City Council established the Architectural and Design Planning Commission for the City of Lancaster; and

WHEREAS, the purpose of the Architectural and Design Planning Commission is to establish Architectural and Design Guidelines for the City of Lancaster and to act as an appeal board for city staff's interpretation of the Design Guidelines; and

WHEREAS, the Architectural and Design Guidelines implement General Plan Policy 19.1.1, which states " Develop and apply a comprehensive set of community design standards and guidelines in conformance with the goals, objectives, policies and action programs contained in the Community Design subsection of the Plan for Physical Development; and

WHEREAS, authority to create Design Guidelines has been established by Government Code Section 65302.4 states: "The text and diagrams in the land use element that addresses the location and extent of land uses, and the zoning ordinances that implement provisions, may also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets;" and

WHEREAS, the City desire to create a high quality built environment must consider the costs of implementation and maintenance of these added amenities, including the formation of Community Facility Districts (CFD) to achieve fiscal solvency while providing and maintaining the amenities in perpetuity; and

WHEREAS, the City has made a diligent effort to achieve public participation of all economic segments of the community in the development of the Design Guidelines; has held a public meeting at each of the meetings scheduled on the second Friday of each month, beginning on August 29, 2008, until November 13, 2009; has provided outreach with a survey on August 4, 2009, to receive public comment for incorporation into the Design Guidelines, and provided a copy of the draft Design Guidelines on the City's website for public review October 22, 2009, for this purpose prior to the adoption of the document and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of the Design Guidelines; and

WHEREAS, the Architectural and Design Planning Commission makes the following findings:

1. There is a need for the Design Guidelines in order to achieve substantial compliance with both the adopted City of Lancaster General Plan and Section 65302.4 of the Government Code.

2. The proposed Design Guidelines is a benefit to the City since it establishes policies and action programs that will enable the promotion of high quality architectural development as well the integration of site development to ensure a pleasant environment.

3. The proposed update will not have a significant effect on the environment since pursuant to Section 15162 and Section 15168(c) (2) of the State CEQA Guidelines, the proposed update is within the scope of the Program Environment Impact Report (SCH #2007111003) prepared for the Lancaster General Plan, and certified by the City Council under Resolution No. 97-102, and no further environmental review is required.

4. The proposed amendment is a planning document which does not grant development entitlements. The proposed update will, therefore, not result in any changes in land use designations or densities of the adopted General Plan, impacts to traffic and circulation systems, or impacts to public service systems.

5. The formation of the Community Facilities District would improve the aesthetic and appearance of the community while ensuring its financial viability.

NOW, THEREFORE, BE IT RESOLVED:

1. This Architectural and Design Commission hereby recommends that the City Council adopt the Design Guidelines as attached hereto.
2. This Architectural and Design Commission hereby recommends that the City Council establish the requirement for Community Facilities Districts (CFD) for new developments to ensure the long-term maintenance for services and amenities.

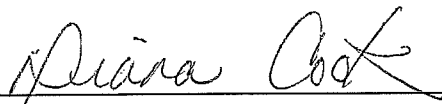
PASSED, APPROVED and ADOPTED this 13th day of November, 2009, by the following vote:

AYES: Commissioners Bartlett, Buchanan, Donlon, Stallworth, Wiley
Vice Chair Hall and Chairperson Cook.

NOES: None.

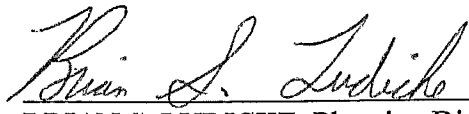
ABSTAIN: None.

ABSENT: None.



DIANA COOK, Chairperson
Architectural and Design Planning Commission

ATTEST:



BRIAN S. LUDICKE, Planning Director
City of Lancaster

ATTACHMENT TO PC RESOLUTION NO. 09-01

DESIGN GUIDELINES

GENERAL CONDITIONS

November 13, 2009

1. Per the direction of the Architecture and Design Planning Commission, modify front cover to resemble a blue business card with cut-out made from card stock.
2. Per the direction of the Architecture and Design Planning Commission, change existing page 1 to page 2, place the pictures to show through the cut-out. Change text to run vertically along the right side of the document. Remove the Hogle-Ireland logo from the first page.
3. Per the direction of the Architecture and Design Planning Commission, once City branding font is available, change document title to match branding.
4. Per the direction of the Architecture and Design Planning Commission, add Appendix "A" with a complete list of LEED credit and reference source. On page 11 add reference to LEED.
5. Per the direction of the Architecture and Design Planning Commission, make grammatical changes throughout the document.
6. Per the direction of the Architecture and Design Planning Commission, remove reference to "cabinet sign" on page 110.
7. Per the direction of the Architecture and Design Planning Commission, modify photos to reflect Lancaster by adding the following:
 - a. Photo of Commission.
 - b. Photo of cool roof photo in sustainability section
 - c. Photo of nine foot wide planter in sustainability section
 - d. Photo of the Penny Lane building in the sustainable section
8. Per the direction of the Architecture and Design Planning Commission, wherever possible add Class 1 bike trail language.
9. Per the direction of the Architecture and Design Planning Commission, make sure all changes in the matrix dated 11/6/09 have been implemented.

Appendix A – Sustainable Design

To the greatest extent possible, the City of Lancaster highly encourages all development to incorporate the criteria for sustainable design and operation of all projects as established by the Leadership in Energy and Environmental Design (LEED) Program. The major areas of focus are as follows:

- Sustainable Sites
 - Construction Activity Pollution Prevention
 - Site Selection
 - Development Density & Community Connectivity
 - Brownfield Redevelopment
 - Alternative Transportation : Public Transportation Access
 - Alternative Transportation : Bicycle Storage and Changing Rooms
 - Alternative Transportation : Low Emitting & Fuel Efficient Vehicles
 - Alternative Transportation : Parking Capacity
 - Site Development: Protect and Restore Habitat
 - Site Development: Maximize Open Space
 - Storm Water Design: Quantity Control
 - Stormwater Design: Quality Control
 - Heat Island Effect: Non-Roof
 - Heat Island Effect: Roof
 - Light Pollution Reduction
- Water Efficiency
 - Water Efficient Landscaping: Reduce by 50%
 - Water Efficient Landscaping: No Potable Water Use or No Irrigation
 - Innovative Wastewater Technologies
 - Water Use Reduction: 20% Reduction
 - Water Use Reduction: 30% Reduction
- Energy & Atmosphere
 - Fundamental Commissioning of the Building Energy Systems
 - Minimum Energy Performance
 - Fundamental Refrigerant Management
 - Optimize Energy Performance
 - On-Site Renewable Energy
 - Enhanced Commissioning
 - Enhance Refrigerant Management
 - Measurement & Verification
 - Green Power
- Materials & Resources
 - Storage & Collection of Recyclables
 - Building Reuse: Maintain 75% of Existing Walls, Floors & Roof
 - Building Reuse: Maintain 50% of Interior Non-Structural Elements
 - Construction Waste Management: Divert 50% from Disposal
 - Construction Waste Management: Divert 75% from Disposal

- Materials Reuse: 5%
- Materials Reuse: 10%
- Recycled Content: 10% (post-consumer + ½ pre-consumer)
- Recycled Content: 20% (post-consumer + ½ pre-consumer)
- Regional Materials: 10% Extracted, Processed & Manufactured Regionally
- Regional Materials: 20% Extracted, Processed & Manufactured Regionally
- Rapidly Renewable Materials
- Certified Wood
- Indoor Environmental Quality
 - Minimum IAQ Performance
 - Environmental Tobacco Smoke (ETS) Control
 - Outdoor Air Delivery Monitoring
 - Increased Ventilation
 - Construction IAQ Management Plan: During Construction
 - Construction IAQ Management Plan: Before Occupancy
 - Low-Emitting Materials: Adhesives & Sealants
 - Low-Emitting Materials: Paints & Coatings
 - Low-Emitting Materials: Carpet Systems
 - Low-Emitting Materials: Composite Wood & Agrifiber Products
 - Indoor Chemical & Pollutant Source Control
 - Controllability of Systems: Lighting
 - Controllability of Systems: Thermal Comfort
 - Thermal Comfort: Design
 - Thermal Comfort: Verification
 - Daylight & Views: Daylight 75% of Spaces
 - Daylight & Views: Views for 90% of Spaces
- Innovation in Design
 - Innovation in Design
 - LEED Accredited Professional

Sustainable Design Resources

U.S. Green Building Council (USGBC)

1800 Massachusetts Ave.

NW, Suite 300

Washington, DC 20036

T: 202 828-7422

F: 202 828-5110

www.usgbc.org