

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

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:

NOES:

ABSTAIN:

ABSENT:

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 Architectural 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 Architectural 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 Architectural and Design Planning Commission, once City branding font is available, change document title to match branding.
4. Per the direction of the Architectural and Design Planning Commission, add appendix with a complete list of LEED credit and reference source.

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