



STAFF REPORT
ARCHITECTURAL AND DESIGN COMMISSION MEETING

DATE: October 4, 2018

TO: Chairman Carter and Members of the Architectural and Design Commission

FROM: Brenda Magaña, Associate Planner

SUBJECT: DIRECTOR'S REVIEW 18-45: NEW 6,600 SQUARE-FOOT COMMERCIAL PAD LOCATED AT THE SOUTHEAST CORNER OF 20TH STREET EAST AND AVENUE J (ASSESSOR'S PARCEL NUMBER: 3150-009-059-060)

PROJECT SUMMARY:

The proposed application (Director's Review 18-45) is a new commercial pad within an existing shopping center located at the southeast corner of 20th Street East and Avenue J. The commercial retail center was approved under Conditional Use Permit (CUP) No. 07-04 by the Planning Commission to construct a 198,816 square-foot commercial retail center on September 17, 2007. The subject property is located within the Commercial Planned Development zoning designation.

Figure 1 - Vicinity Map



Currently, the site is comprised of Aldi's, El Pollo Loco, and all site improvements have been constructed, including landscaping, trash enclosures, and all associated parking areas. The approved commercial pad is for three retail and one drive-thru establishment. The proposed elevations for the approved commercial pad include the following building materials:

- Smooth steel trowel stucco
- Black finishes for each storefront with a warm gray spandrel glass
- Silver metal siding
- Gray with gray grout split face CMU block wall
- Brick masonry
- Silent gray stone base
- Metal eyebrow canopy
- Metal trellis frame
- Wall trellis

GENERAL PLAN CONSISTENCY

The proposed project was analyzed for consistency with the City of Lancaster General Plan 2030, which consists of eight different elements. One of the elements is the Plan for Physical Development that includes a subsection of Community Design. Community Design provides direction in the form of policies and action programs that call for development and implementation of comprehensive community design guidelines. The City implemented and adopted Design Guidelines that established standards for all development by implementation of quality design for timeless architecture that enhances the community's image, pride and quality of life.

The proposed project is consistent with the following Goals and Actions of the Community Design Section of the General Plan:

Policy 19.3 Improve the City's visual identity by utilizing design standards that instill a sense of pride and well-being in the community.

Specific Action 19.3.1(b) Apply Community Design guidelines to ensure that signage is well-designed, will complement the development, and not result in visual clutter.

DESIGN ANALYSIS

Lancaster Design Guidelines

CUP 07-04 was approved on September 17, 2007, by the Planning Commission. The City of Lancaster's Design Guidelines was adopted on December 8, 2009; therefore, the project site, as designed, is considered legal and non-conforming.

The elevations for the approved commercial pad substantially comply with the Commercial Design Guidelines, and are consistent with the architectural style of the two existing buildings in the retail commercial center. The proposed project is consistent with the following Design Guidelines:

Commercial Development

Form, Scale & Massing Intent: Design building with enhanced, articulated facades on all sides.

Form, Scale & Massing Intent To create a unique building identity, and enhance the experience of the users through improved aesthetics of the building entry, doors and windows.

Form, Scale & Massing Intent To enhance the aesthetic appearance of building facades, and provide sun control for the store frontage and pedestrians.

STAFF RECOMMENDATION:

Staff recommends that the Architectural and Design Commission approve Director’s Review No. 18-45.

Attachments:

- Site Plan
- Elevations