
STAFF REPORT
ARCHITECTURAL AND DESIGN COMMISSION MEETING

DATE: October 4, 2018

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

FROM: Mitzi Alvarado, Associate Planner

SUBJECT: DIRECTOR'S REVIEW NO. 18-47: ELEVATIONS AND FLOOR PLANS FOR 148 SINGLE-FAMILY LOTS LOCATED WITHIN AN EXISTING SUBDIVISION (NORTHWEST CORNER OF AVENUE J-8 AND 52ND STREET WEST)

PROJECT SUMMARY:

The proposed application (Director's Review (DR) No. 18-47) is for the approval of elevations and floor plans for 148 single-family lots in the R-7,000 zone, within the previously approved subdivision tract Maps 61489, 67582 and 54197-02.

Tract Map No. 61489 was approved by the Planning Commission on July 18, 2005, for 152 single-family lots, and is located on the northwest corner of 50th Street West and Avenue J-8. A total of 13 lots along Bayberry Road were previously constructed in 2007, and built to completion at an administrative level. The applicant is requesting approval for the floor plans and elevations on the remaining 139 single-family lots of the 152 undeveloped lots.

On June 18, 2007, the Planning Commission approved Tract Map No. 67582 for eight single-family lots located on the northeast corner of 52nd Street West and Avenue J-8, connecting on the southern portion of Tract No. 61489. The applicant is requesting approval for all eight of the undeveloped lots.

Tract Map No. 54197 was approved by the Planning Commission on May 19, 2003, for 307 single-family lots, and is located on the northeast corner of 50th Street West and Avenue J-8. The applicant is requesting approval for floor plans and elevations on one vacant lot within the existing single-family development that has remained undeveloped.

Figure 1 - Vicinity Map



The proposed project includes five architectural elevation styles and six different floor plans. The square-footage of the homes will range from 1,592 square feet to 2,082 square feet, and will vary between single and two stories. Table 1 demonstrates the varying sizes within each plan. Porch sizes also vary depending on the architectural style from 72 square feet to 172 square feet. The two-story homes range from 2,375 square feet to 3,048 square feet for plans 4, 5 and 6. All five architectural elevation styles are included for the six floor plans, as follows:

Table 1 - Plan Summary

Single-Story		
Plan 1: Onyx S902	Plan 2: Alexandrite S921	Plan 3: Agate S923
1,592 SF	1,750 SF	2,082 SF
Two-Story		
Plan 4: Pearl S913	Plan 5: Tourmaline S923	Plan 6: Ammolite S924
2,375 SF	2,667 SF	3,048 SF

GENERAL PLAN CONSISTENCY:

The proposed project was analyzed for consistency with the City of Lancaster General Plan 2030, which consist of eight different elements. The two elements included in this analysis is the Housing Element and 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 application 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 Housing Element Section of the General Plan:

Goal 6 To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster

Policy 6.1.1 Ensure that a mix of housing types are provided, including single- and multi-family housing within a variety of price ranges, which will provide a range of housing options for those wishing to reside within the City of Lancaster, and which will enable the City to achieve Objective 6.1.

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

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

Policy 19.3.1 Promote high quality development by facilitating innovation in architecture/building design, site planning, streetscapes, and signage.

**DESIGN ANALYSIS:
Lancaster Design Guidelines**

The proposed project provides diversity in design through considerate attention to architectural character and floor plan livability. Homes have been provided with 360-degree architecture, a variety of architectural styles, and by creating an aesthetically pleasing and cohesive residential development. As part of the proposal, there are six plans that include all five architectural styles. The project includes distinctive architectural and product types that harmonize with the existing homes on site. This ensures that residential development, as part of Lancaster, will have a strong, coherent identity resulting in an aesthetically pleasing community.

The 148 single-family subdivision lots are located within the R-7,000 zone. The proposed site plans, floor plans and architectural elevations are consistent with the Residential Development standards in the Design Guidelines, as well as the Development Standards set forth in the Residential Zone section of the City of Lancaster Municipal code.

The proposed project is consistent with the following Design Guidelines:

Residential Development:

Site Planning Intent	Achieve livable neighborhoods through the careful consideration of neighborhood residential structure orientation.
Streetscape Intent	Create an attractive, human-scaled residential streetscape that enhances aesthetic quality in a neighborhood and promotes pride of ownership.
Streetscape Intent	Add visual interest and character to the streetscape and increase the overall appeal of the development by varying the building types and orientation.
Form, Scale & Massing Intent	Ensure that residential buildings will enhance the visual experience for residents and pedestrians.
Form, Scale & Massing Intent	Create a defined point of entry for residences, enhancing overall streetscape in the neighborhood.
Form, Scale & Massing Intent	Incorporate 360-degree architecture, which is full articulation of all building façades, including variation in massing, roof forms, and wall planes to create high quality neighborhoods.

The proposed development is designed so that the front yard area emphasizes attractive residential elements. All proposed homes include a minimum 76 square-foot porch as part of a defined point of entry. The massing and form enhance the neighborhoods with their varying building footprints that avoid façade repetition. The homes will vary in size and architectural style, but would still maintain a consistent theme and design quality with the existing homes on site.

Architectural elements, such as wall material, shutters and windows, would distinguish individual dwelling units. The sides and rear elevations of the homes would provide similar articulation as the front façade. Window placement breaks up wall planes to avoid continuous massing.

The product types include stonework as an element unique to the B-Traditional, C-Craftsman, E-California Prairie. Shutters authentic to the A-Spanish, B-Traditional and D-Italianate architectural styles are demonstrated on all sides of the buildings. In addition to the 360-degree architecture for all lots, enhanced elevations have been included to the left elevations of the lots located in highly visible locations, such as along Avenue J-8 and along 50th Street West. Overall, the proposed project has executed the Design Guidelines to the highest extent, taking into consideration the interrelationship of individual houses with the neighborhood achieving quality design of residential development within the City of Lancaster.

On September 6, 2018, the ADC received a preview of the proposed elevations and floor plans, and were pleased with the overall design approach. The ADC provided feedback to the applicant, and directed them to make adjustments to their design that would result in a more cohesive design, and provide a higher level of quality throughout the design. The ADC asked for the applicant to consider the following:

- The incorporation of 360-degree architecture for all building elevations.
- Implementation of more architectural features, authentic to the proposed architectural elevation styles proposed.
- Creating enhanced elevations for lots that will be highly visible throughout the subdivision.

The applicant has appropriately addressed these items.

STAFF RECOMMENDATION:

Staff recommends that the Architectural and Design Commission approve Director's Review No. 18-47.

Attachments:

Site Plan

Elevations