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**STAFF REPORT**  
**ARCHITECTURAL AND DESIGN COMMISSION MEETING**

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**DATE:** October 4, 2018

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

**FROM:** Marlon Cervantes, Community Development Technician

**SUBJECT:** SITE PLAN REVIEW NO. 18-03: NEW 19,680 SQUARE-FOOT INDUSTRIAL BUILDING (SOUTHWEST CORNER OF DIVISION STREET AND CARRIAGE LANE)

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**PROJECT SUMMARY:**

The proposed application (Site Plan Review (SPR) No. 18-03) is for the approval of elevations and site design of a new 19,680 square-foot multi-tenant industrial building located at the southwest corner of Division Street and Carriage Lane.

**Figure 1 - Vicinity Map**



**GENERAL PLAN CONSISTENCY:**

The proposed project was reviewed for conformance with the City of Lancaster General Plan 2030, more specifically, the Plan for Economic Development and Vitality and the Plan for Physical Development. The site plan and architectural design of the project were also reviewed for consistency with the sections of the City of Lancaster Design Guidelines that apply to “All Development” and “Industrial Development.”

The proposed project is consistent with the following Goals and Actions of the Plan for Economic Development and Vitality:

**Goal 16** To promote economic self-sufficiency and a fiscally solvent and financially stable community.

**Specific Action 16.1.1(f)** Facilitate the development of industrial and commercial projects, which provide greater job opportunities for residents of Lancaster by providing financial, processing and negotiations assistance.

**Specific Action 16.1.3(a)** Implement the commerce initiatives of the Lancaster Economic Development/Redevelopment Strategic Plan pertaining to the revitalization of local commerce.

The proposed project is consistent with the following Goals and Actions of the Plan for Physical Development:

**Goal 17** To establish a variety of land uses, which serve to develop Lancaster into a balanced and complete community in which people live, work, shop, and play.

**Policy 19.2.1(a)** Through the development review process, apply Community Design guidelines in a manner that would allow for the creation of visual identity and character in new growth areas, and the preservation of such in existing neighborhoods.

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

**DESIGN ANALYSIS:  
Lancaster Design Guidelines**

The proposed project consists of design elements, which benefit businesses by establishing a quality industrial environment meant to provide long-term benefits of well-planned and controlled Industrial development. The site layout and building follow a consistent standard set forth in the Design Guidelines to ensure compatibility with existing and future facilities in the City of Lancaster’s Industrial zones.

The proposed project is consistent with the following Design Guidelines:

**All Development**

**Pedestrian and Alternative  
Transportation Features:**

Encourage pedestrian access to developments by providing convenient points of access at the perimeter.

**Buffering and Screening:**

Reduce the impact and increase the visual appeal of freestanding walls over 75 feet in length and over 3 feet tall.

**Buffering and Screening:**

Carefully design, locate and integrate utilitarian aspects.

**Streetscape Design:**

Provide a landscape design of appropriate character using minimal irrigation.

**Form, Scale & Massing:**

Provide articulation of all building façades, and include variation in massing, roof form and wall planes to reinforce the concept of 360-degree architecture. Provide high quality façades at the rear and sides of new buildings through careful design and detailing, in keeping with the architectural design and/or themed style of the main/front façade.

**Industrial Development**

**Site Planning:**

Develop Industrial and Business Park projects to reflect a commitment to functional efficiency and quality of appearance.

**Buffering and Screening:**

Provide an aesthetically pleasing parking lot for Industrial and Business Park developments.

**Buffering and Screening:**

Carefully design service and loading areas.

The proposed development is consistent with the City of Lancaster Design Guidelines with respect to common areas, pedestrian features, buffering and screening, and streetscape design. Pedestrian access to the project site is provided at various locations, and made inviting through the use of landscaping and walkways leading directly to each of the customer entrances in front of the building. A grade separated pedestrian walkway abuts the front and sides of the building, and maintains a consistent landscape design seen throughout the project area.

Walls exceeding 75 feet in length and 3 feet in height are screened with various landscape features including honey mesquite trees and daylilies. The trash enclosure is also buffered by a 6-foot wide planter, and screened using similar landscape features. All electrical equipment servicing the site will be located within the building, and screened from public view. Mechanical equipment will be located on the roof of building, and will be screened through the incorporation of a parapet.

All landscaping materials used on the project site are included on the City of Lancaster's Plant List, and have been indicated as average to low water usage plants. Trees will be a minimum of 15-gallon size and 24-inch box when planted; shrubs will be a minimum of one-gallon size and ground cover will be no further apart than 6 inches on center. The number of trees provided on the site will exceed the Lancaster Municipal Code requirement of "one shade tree plus one shade tree for each 4 parking spaces." (LMC 17.16.220)

The proposed building maintains a consistent design throughout, all while providing articulation of all façades, and reinforcing the concept of 360-degree architecture. The primary massing materials used for the façade of the building are a variety of split-face concrete masonry unit (CMU) styles and colors, articulation around the entire building is achieved through the use of vertical and horizontal bands, a cornice along the roof-line of the building, a wainscot accent and aluminum frame canopies above each of the building entrances including the loading area in the rear.

Overall, the project site incorporates features that are consistent with those in the City of Lancaster Design Guidelines, and meet the goal of enhancing the community's image, pride, and quality of life.

**STAFF RECOMMENDATION:**

Staff recommends that the Architectural and Design Commission approve Site Plan Review No. 18-03.

**Attachments:**

- Site Plan
- Floor Plan
- Elevations
- Conceptual Landscaping Plan