

# CHAPTER 5 – ADMINISTRATION AND IMPLEMENTATION



## **5.0 ADMINISTRATION AND IMPLEMENTATION**

It shall be the duty of the City of Lancaster to enforce the provisions set forth in the Lancaster Health District Master Plan. All officers, employees, and officials of the City of Lancaster who are vested with the duty or authority to issue permits or licenses shall comply with the provisions of the Lancaster Health District Master Plan, and shall not issue any permit or license or approve any use or building that would be in conflict with the Lancaster Health District Master Plan. Any permit, license, or approval issued that is in conflict with the requirements of the Lancaster Health District Master Plan shall be considered null and void.

### **5.1 Applicability**

The provisions of this chapter are applicable to all properties located within the Lancaster Health District Master Plan area. The regulations, development standards, and guidelines contained in the Master Plan shall apply in their entirety to the review of development proposals. Where the standards and guidelines contained in the Master plan do not provide adequate direction, the City of Lancaster Municipal Code (LMC) shall prevail. In instances where there is a conflict between this document and the LMC, the LMC shall prevail.

### **5.2 Review of Development Projects**

Development projects shall include, but is not limited to, construction of new buildings, substantial additions to existing buildings, and substantial modifications to the exterior of existing buildings. Allowable uses and the associated level of review required is identified in Table 4.3 of this document. The ultimate decider of allowable uses in the Plan is the Development Services Director.

Applications shall be submitted to the Community Development Division in accordance with Article VI of Chapter 17.32 of the LMC along with the appropriate fee. The Development Services Director or their designee shall approve all development applications within the Plan Area with the exception of Conditional Use Permits (CUPs) and Tentative Tract/Parcel Maps. These applications (CUPs/TTMs/TPMs) shall be reviewed and approved by the City of Lancaster Planning Commission.

### **5.3 Environmental Review**

Proposed development projects within the Plan Area will be reviewed against the Environmental Impact Report (EIR) and associated technical studies to ensure that the proposed development project falls within the build-out of the Master Plan. All projects

which fall within the maximum buildout, shall be deemed covered by the EIR and not be required to prepare additional CEQA documentation. In the event that the proposed development exceeds the maximum buildout of the Plan Area, additional environmental documentation may be required. All projects within the Plan Area shall comply with the identified mitigation measures.

#### **5.4 Appeals**

The applicant or any other entity may appeal decisions regarding projects within the Master Plan area to the City Council. Appeals shall be processed in a manner consistent with the City of Lancaster Municipal Code.

#### **5.5 Subsequent Modifications to the Development Standards**

Refinement of the development standards identified Chapter 4 to provide more detailed standards for specific development types and locations may occur. This refinement would not allow for more development than is already proposed under the maximum buildout of the Plan Area and would not be subject to additional environmental review. However, it would provide additional details on the layout of uses, architectural styles, etc., to ensure a vibrant and active medical district. This modification to the development standards would be reviewed by the Planning Commission and approved by the City Council.

#### **5.6 Amendments to the Master Plan**

The Lancaster Health District Master Plan may be amended, as needed, in the same manner in which it was adopted. Proposed revisions would be reviewed by the Planning Commission and adopted by the City Council. No General Plan Amendment or Zone Change would be required to modify the Master Plan.

#### **5.7 Severability**

If any portion of the Lancaster Health District Master Plan is, for any reason, held invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and the invalidity of such provision shall not affect the validity of the remaining portion of the Master Plan.