
VI. Specific Plan Implementation

VI. SPECIFIC PLAN IMPLEMENTATION

This section provides guidance for the implementation of the policies, standards, and guidelines outlined by this document. The project will be implemented by processing projects to ensure conformity with the regulations and standards in the Specific Plan.

A. AMENDMENTS

A major amendment to the Specific Plan will require review and approval by the Director of Community Development. Such major amendments are governed by the California Government Codes, Section 65500, which requires an application and fee submitted to the City of Lancaster Planning Department, stating in detail the reasons for the proposed amendment.

All sections or portions of the Specific Plan to be changed or that may be affected by the change must be included in the amendment. A concurrent amendment to the General Plan would not be required unless the Director of Community Development or City of Lancaster determine that substantive changes would influence the goals, objectives, policies or programs of the General Plan.

B. SEVERABILITY

If any portion of the Fox Field Industrial Corridor Specific 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 portions.

C. ADMINISTRATION AND ENFORCEMENT

- a. The City of Lancaster Planning Department will administer the Fox Field Industrial Corridor Specific Plan in accordance with provisions of the Specific Plan and the Lancaster Municipal Code.
- b. The Specific Plan for the Fox Field Industrial Corridor area becomes the zoning code for the Project, replacing the relevant provisions of the City Zoning Ordinance. In the Specific Plan Development Regulations (Section V.), development standards for the project are outlined. Uses not addressed in the development standards of the Specific Plan will conform to the applicable City standards from the zone which most closely fits the assigned use of the area.
- c. The Lancaster Subdivision Ordinance shall govern subdivision within the specific plan area: subdivision maps are required where properties are to be separately financed, sold, leased or otherwise conveyed.

- d. Certain changes to provisions in the Specific Plan may be made administratively by the Community Development Director, subject to appeal to the City Council. These changes may include the following:
- The addition of information to the Specific Plan exhibits or text which does not change the meaning or intent.
 - Changes to the infrastructure (such as drainage, water, and sewer systems) which do not have the effect of increasing or decreasing development capacity in the specific plan area.
 - Changes of not more than 10% to acreages of specific plan land uses caused by more precise mapping at tentative/final map planning stages.

D. IMPLEMENTATION/FINANCING RESPONSIBILITIES

Improvements which will be provided by the Developer and Property Owner include the following:

1. Off-Site Improvements

- Roads and sidewalks in public right of way;
- Landscaping of public areas;
- Signage or artwork in public areas;
- Utilities (including electrical, gas, water, sewer, telephone) in the public right of way along the frontage of parcels, as well as stub-outs to the parcel property line.

Note: Some of these improvements may be implemented through the use of an assessment district.

2. On-Site Improvements

- Mass grading of parcels to comply with flood control requirements;
- Utilities (including water, sewer, drainage, electric and gas) within the parcel and connection to utilities in public right of way;
- Curb cuts and driveways for access into individual parcels;
- All development on individual parcels, including, but not limited to, grading, building construction, parking lots, sidewalks not located in the public right-of-way, signage, lighting, and landscaping.

E. MAINTENANCE

Maintenance of the Fox Field project will be the responsibility of three entities: one or more Property Owner Maintenance Associations, the City of Lancaster, and the individual parcel owner.

- Maintenance of the common areas within the specific plan area will be the responsibility of a Property Owner's Maintenance Association. The areas of responsibility include the streetscape landscape easements, feature park, urban trails, common area landscaping, and signage in public areas.
- Individual parcel owners will maintain all development within privately-owned parcels, including parking lots, landscaping, and hardscape/sidewalks.
- The City of Lancaster will maintain the utilities within public rights of way (including water, sewer, street lights and storm drains), all public streets, public parks, and General Plan trails.

F. APPROVAL PROCESS

1. Submissions

Projects will be submitted directly to the Director of Community Development and reviewed through the City's Site Plan Review process. The Director will consult with appropriate members of City staff and, for proposals that could affect airport operations, the County Aviation Chief. Project approval times will be two years with the opportunity for the applicant to request an additional one year extension.

The Director of Community Development is empowered to approve site plans and other development plans within the boundaries of the Fox Field Specific Plan. This Agency shall meet as needed to consider site plan and development approval for all properties included in the Specific Plan.

If a project is located within a business park or other site owned or operated by the Lancaster Economic Development Corporation (LEDC), the provisions of this section that refer to the involvement of the Director of the LEDC in the submission, review, and approval process shall apply. Other projects shall not be required to be reviewed by or obtain the approval of the Director of the LEDC.

2. Approval for Plans and Specifications

Application for approval of plans and specifications shall be by three sequential submissions; (1) Pre-Design Review; (2) Site Plan Review; and (3) Construction Documents Review.

All plans are to be submitted for approval by the Director of Community Development via the Director of the Lancaster Economic Development Corporation.

All plans and specifications to be submitted shall be prepared by an architect licensed to practice in the State of California. Landscape plans must be prepared by a licensed landscape architect. All proposed development shall be consistent with the provisions and intent of the Fox Field Specific Plan.

The applicant shall submit the following:

- Review Application Form
- Application Fee
- Application Checklist Form

When the Director of the Lancaster Economic Development Corporation has determined that the application package is complete, the Director shall file the application with the Staff Liaison to the Director of Community Development with the application fee. This fee goes to the City of Lancaster and is in the same amount as the City's Site Plan Review fee.

The Community Development Staff will conduct an internal review of the project and may prepare a brief, one page report to the Director of Community Development with recommendations regarding consistency with the Specific Plan and/or modifications.

a. Pre-Design Meeting

The Pre-Design Meeting includes the applicant, his architect, and the Director of the Lancaster Economic Development Corporation. At this meeting, the basic design direction of the project will be established. Development Standards will be discussed as they apply to the applicant's project and basic questions regarding such issues as allowable uses, parking, building setbacks and design of improvements on the parcel will be resolved.

The applicant is required to submit the following materials for the Pre-Design Meeting:

- Preliminary Building Program
- Preliminary Site Plan
- Any other materials which indicate the intended parcel development

b. Site Plan Review

The application package shall incorporate any modifications required as a result of the Pre-Design meeting. The package includes:

- Refined Building Program including: tabulation of gross building area by use, site area, landscape area, and projected number of employees and schedule of working hours.

- Site Plan (3 copies) including: parcel and parcel map numbers; property lines; existing and proposed topography; site elevations; structures on adjacent properties; setback lines; proposed structures and appurtenances; parking; driveways; vehicular and pedestrian circulation; storage areas; loading docks and ramps; mechanical equipment including transformers and storage tanks; utility connections; walkway and security lighting; and location and appearance of temporary construction sheds, material, yard, and equipment storage.
- Conceptual Landscape Plan (3 copies) including location, types and sizes of trees, shrubs, ground cover and other plant material and hardscaping..
- Colored Building Elevations (3 copies) showing major relationships of ground elevations, and any other elements affecting the exterior appearance of the proposed site development.
- Colored Perspectives (one or more) indicating architectural character, materials and color.
- Signage Plan (3 copies), including a developer-provided sign program for multi-tenant buildings, the entry monument, and any other on-site signage. Plan shall show sign location, size, layout, design, color, lettering and other graphics.

The Director of Community Development will administer and interpret the signage standards and in all cases the full intent of these regulations shall apply. However, the Director of Community Development reserves the right to interpret the Standards on a case-by-case basis in order to balance the need for identity with the need for subordinating the signage to the overall design character of the parcel and the Specific Plan Area. Approval for signs on one site shall not constitute a precedent for approvals on other sites. The major concern and emphasis of the Director of Community Development in reviewing an application for sign approval will be with signs to be placed in setback areas visible from street frontages.

- Building Floor Plans (3 copies).
- Building Materials Sample Board.
- Color Board with actual color samples indicating all exterior colors, including sign colors, visible from public streets or adjacent parcels.
- Optional materials if required by the Director of Community Development. Materials may include color slides and photos, a development phasing plan, and additional explanatory material.

Approval of the Site Plan Review submissions by the Director of Community Development constitutes the City's formal approval of the design.

c. Construction Documents Review

The applicant shall submit the following material to the City of Lancaster. Material shall incorporate any revisions required by the Site Plan Review.

- Complete Architectural Construction Documents (3 copies) including: architectural, structural, mechanical and electrical plans and specifications; site plan including permanent storage areas, utility connections, location and appearance of temporary construction sheds and storage; grading plan; building elevations; final signage and lighting plans; and landscape plans, specifications and details.
- Building exterior color and materials samples.
- Acoustical Report which verifies that the project is compliance with the Noise Level Criteria of the Fox Field EIR.
- Colored elevations, renderings, and/or other drawings if required by the Director of Community Development and/or the City of Lancaster in order to fully illustrate the applicant's development plan.
- Other documents required by the City Building and Engineering departments.

The Staff Liaison shall be responsible for plan checking the construction documents for consistency with the material submitted for Site Plan Review which was approved or approved with modifications. No building permit may be issued without a stamped set of plans, signed by the Director of the Lancaster Economic Development Corporation and the Staff Liaison as to conformance with the approved Site Plan Review submission.

In order to expedite the building permit process, the applicant may submit plans for the Construction Documents review by the Director of Community Development simultaneous with the application to the City of Lancaster Building and Safety Department for a building permit. Submission to both entities may occur at the same time with the applicant's understanding that changes proposed by either approving entity must be incorporated in order to obtain a building permit. If the Agency so designates, minor changes may to be approved by staff and not submitted to the Agency once initial Agency approval has been given. Under these circumstances, neither the City nor the Lancaster Economic Development Corporation will be held responsible for any cost related to required modifications.

Construction may not begin until the construction documents have been reviewed and approved.

3. Environmental Approvals

Developments on individual parcels within the Fox Field Specific Plan area will not need separate environmental review if they conform with the provisions of the Specific Plan.

4. Subdivision Approvals

Parcel fragmentation is discouraged. It is the intent of the Specific Plan that all subdivided land be provided with improved streets and utility systems. No site shall be further subdivided, resubdivided or extended without the written approval of the Director of Community Development.