

LANCASTER SPECIFIC PLAN NO. 80-02

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Lancaster Specific Plan No. 80-02
Dated December 14, 1987

PURPOSE AND INTENT

The purpose of Specific Plan No. 80-02 is to provide an environment which will enable 157 acres within the City of Lancaster to develop in a coordinated and comprehensive manner. It is the further purpose of this Specific Plan to insure proper development and use of the property, to protect the owner of each part against such improper development and use of surrounding parts as will depreciate the value of his part, to prevent the erection on the property of structures built of improper design or materials, to encourage the erection of attractive improvements at appropriate locations, to prevent haphazard and inharmonious improvements, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general to provide adequately for a high standard industrial type center in accordance with the General Plan of the City of Lancaster.

The intent of the Specific Plan is to promote the development of diverse uses through encouragement of attractive, innovative site design, in accordance with the HDR-2 and C development standards contained within the City's Zoning Ordinance as is currently in effect, and to promote an industrial/business park environment through landscaping, architectural building design and excellence in site planning. It is assumed that the users of sites in the business park will be motivated to preserve the high quality of the business park through mutual cooperation and by enforcing not only the letter, but the spirit of this declaration.

GENERAL

The Specific Plan is intended to govern the land use of Tract 32548, Lots 1 through 72 inclusive (see attached map):

Commercial Development (Lots 1 through 12 inclusive of Tract 32548) - Shall be permitted in accordance with regulations and standard contained within the City's "C" zone. Subject to site review by the Reviewing Agency (hereinafter defined).

Residential Development (Lots 19 through 22 inclusive of Tract 32548) - Shall be permitted in accordance with regulations and standards contained within the City's "HDR-2" zone.

Industrial Development (Lots 13 through 18 and Lots 24 through 72 inclusive of Tract 32548) - Shall be permitted subject to site review by the Reviewing Agency, in accordance with the regulations and standards contained within Specific Plan No. 80-02 (as amended).

REVIEWING AGENCY

Reviewing Agency - The Reviewing Agency is hereby empowered to approve site plans and other development plans within the geographical boundaries of Specific Plan 80-02. This Agency shall meet as needed and consider site plan and development approval for all properties included in Specific Plan No. 80-02. The Reviewing Agency shall be comprised of the Director of Community Development for the City of Lancaster, Director of Public Works for the City of Lancaster, Chairman of the Lancaster Economic Development Corporation, Vice-Chairman of the Lancaster Economic Development Corporation, and Chairman of the City of Lancaster Planning Commission.

INDUSTRIAL DEVELOPMENT REGULATIONS

All details or issues not specifically covered by these regulations shall be subject to the regulations of the City of Lancaster Zoning Ordinance currently in effect. Where specific standards and requirements are established by these regulations, they shall take precedence.

A. PERMITTED USES

1. Uses typically associated with light manufacturing, light industrial wholesaling (without retail trade), business services, professional services, research and development, vocational or trade schools, restaurants, and other similar uses which the Reviewing Agency finds to be consistent with the purposes and intent of this Specific Plan.

Unless otherwise specifically prohibited herein, any business or industrial operation and use may be permitted if it is performed or carried out entirely within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites including but not limited to, excessive vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust, emission of odorous, toxic or non-toxic matter, light and glare.

2. Accessory uses and structures may be permitted if approved in conjunction with the principal use provided that they are clearly incidental to and do not substantially alter the character of the permitted principal use or structure. Such accessory uses and structures include, but are not limited to, the following:
 - a. Cafeteria, operated in conjunction with a permitted use for the convenience of persons employed upon the premises.
 - b. Employee recreation facilities and play area.
 - c. Retail sales and service clearly incidental and secondary to a permitted use. This exception is not intended to include wholesale to the public uses, where in the Reviewing Agency's opinion, the use is not associated with a permitted use.
 - d. Other accessory uses and buildings customarily appurtenant to a permitted use. Include temporary uses; e.g. construction trailer, office during building construction, etc.

B. PROHIBITED USES - The following operations and uses shall not be permitted on any property subject to these restrictions:

1. Residential
2. Trailer Courts
3. Labor Camps
4. Junk Yards
5. Drilling for and /or the removal of oil, gas, or other hydrocarbon
6. Commercial excavation of building or construction materials
7. Distillation of bones
8. Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse
9. Fat rendering
10. Stockyard or slaughter of animals
11. Refining of petroleum or of its products
12. Smelting of iron, tin, zinc, or other ores
13. Cemeteries
14. Jail or honor farms
15. Automotive related uses, unless all work activity is conducted within a completely enclosed building

C. SUBDIVISION - No site shall be further subdivided or resubdivided or extended by filling without the written approval of the Reviewing Agency. Nothing in this section is meant to discourage the consideration of industrial condominiums. Space subdivision shall be considered on a case-by-case basis by the Reviewing Agency.

D. MAINTENANCE AND REPAIR - All buildings, landscaping, irrigation, and other improvements shall at all times be maintained in good condition and repair and shall be well and properly painted. Unimproved property shall be maintained in a sightly condition, free of weeds and debris, and in a manner which will not contribute to blowing dust during periods of high winds.

E. UTILITIES - All utility and industrial distribution services and systems shall be enclosed in approved buildings or shall be placed underground. Said service are to included electrical, gas water, sewer, telephone and any other special piping, conduit, containers, meters or other equipment and

appurtenances as may be required by the user. Temporary overhead and surface installations will be permitted during the actual construction period only.

- F. ANTI-SPECULATION/MANDATORY CONSTRUCTION REQUIREMENT - All purchasers of property in the Lancaster Business Park are to commence construction of an approved structure within two (2) years of close of escrow. All purchasers of property agree that property on the Lancaster Business Park is not to be acquired by buyer for the purpose of resale.
- G. PROCEDURE FOR APPROVAL - Application for approval of plans and specifications shall be by two sequential submissions: 1) Schematic-Preliminary submission by a licensed architect or qualified design firm, if approved by the Reviewing Agency, to Lancaster EDC staff and approval by Specific Plan Reviewing Agency; and 2) Construction Documents submission to City of Lancaster Building and Safety Department for approval. Additional drawings such as perspective renderings may be required by the Reviewing Agency in order to fully illustrate applicant's development plan. Submission to both entities can 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 be allowed to be approved by staff and not resubmitted to Agency once initial Agency approval has been given.

Schematic-Preliminary submission shall be prepared by a licensed architect or qualified design firm, if approved by the Reviewing Agency, and include all drawings necessary to show property lines, existing and proposed topography, adjacent structures, elevations, setback lines, proposed structures and appurtenances, driveways, parking, vehicle circulation, storage areas, complete landscaping (including specification of materials), signs (including developer provided sign program for multi-tenant buildings), utility connections, and location and appearance of temporary construction sheds, material yard, and equipment storage. It shall also include building elevations showing major relationships of ground elevations, and any other elements affecting the exterior appearance of applicant's site development.

1. Roof lines or parapet wall shall give the appearance of a flat roof. All roof mounted mechanical equipment and vents shall be screened from view from street and adjoining properties by architecturally integrated methods, with parapet extension being the preferred treatment of screening.
2. Trash areas, loading docks and other service areas shall be integrated into the overall design and screened from view and be located so as to cause no nuisance (noise, odor, blowing trash, appearance, etc.) to the general public, occupants or other properties.
3. Mechanical equipment, utilities, fire stairs, etc., shall be enclosed, screened or treated so as to be an integral part of the architectural design.
4. Exterior lighting for security or any other purpose shall be screened, incorporated into the architecture, or otherwise treated so as not to glare or be offensive from the street or adjacent properties.

H. DEVELOPMENT STANDARDS

The following development standards will be utilized to determine compliance by the Reviewing Agency during the site plan approval process. All site plans should meet or exceed these standards in an effort to create a high quality industrial center.

1. Yards:
 - a. Front yard - building setback shall be not less than thirty-five feet from any property line which abuts a public street. The entire front setback shall be landscaped unless the Reviewing Agency approves a design to allow parking in a portion of the front yard. Where such parking is allowed the landscaping shall have a depth of not less than fifteen (15) feet from the property line.

- b. Side yard - building setback shall be ten (10) feet from property line, unless the Reviewing Agency approves a zero lot line site plan, which shall only be considered if both owners of adjacent lots consent.
 - c. Rear yard - building setback shall be ten (10) feet.
2. Projections into required yards, including, but not limited to stairs, balconies, roof overhangs, etc., shall be subject to approval by the Reviewing Agency or designee.
 3. Building height shall not exceed thirty-five (35) feet or two stories as measured from the top of foundation.
 4. Antennas, towers, and outdoor microwave components shall be subject to approval for location and height by the Reviewing Agency or designee.
 5. Gutters and downspouts are to be painted to match the surface to which attached unless used as a major design element, in which case the color is to be consistent with the color scheme of the building.
 6. Vents, louvers, exposed flashing, tanks, stack, overhead doors, rolling and "man" service doors are to be painted consistent with the color scheme of the building.
 7. Screening:

All exterior storage areas and service yards, trash enclosures, loading docks and ramps, electrical cage enclosures and storage tanks are to be screened from view from access street, and adjacent properties by a wall or mature landscape materials. Roll-up industrial doors facing street frontage shall not be allowed, unless specifically authorized by the Reviewing Agency.
 8. Architectural:
 - a. Building
 - 1) Exterior walls shall be of masonry construction, tilt up concrete, window wall or equal material. Exterior walls shall be painted or suitably treated in a manner acceptable to the Reviewing Agency. The Reviewing Agency may also consider, on a case-by-case basis, stucco construction for professional office uses.
 - a) Detailing changes in building materials, structural relief or other design techniques shall be used to reflect functional features such as interior use, doors, windows, sign areas, equipment areas, etc.
 - b) Contrasting materials such as brick, decorative concrete block, textured concrete, steel, aluminum, and wood, or any combination thereof, are all suggested materials to be used in conjunction with allowed basic construction of tilt up or block. Sterile, plain, and "all-one" material applications are unacceptable.
 2. Elevations shall be architecturally designed to be compatible with the theme of a high standard industrial center.
 - b. Color

Colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings to achieve total continuity of design.

9. Off-street Parking

- a. Adequate off-street parking shall be provided to accommodate all parking needs for employee, visitor and company vehicles on the same lot or parcel of land. If parking requirements increase as a result of a change in use or number of employees, additional off-street parking shall be provided to satisfy the intent of this section.

Parking shall not be permitted:

1. Between the public street pavement and property line.
 2. Closer than fifteen (15) feet to a street property line.
 3. By any vehicle for more than a continuous two (2) day period, except within enclosed structures.
 4. By any vehicle used primarily for storage of personal property and/or recreational vehicles, except for temporary loading or unloading of personal property and parking within enclosed structures.
- b. Parking shall not be permitted within fifteen (15) feet of front property line. This area shall be landscaped and bermed so as to create a buffer for any adjacent parking area.
- c. Industrial and manufacturing parking shall be provided at one space for each five hundred (500) square feet of gross floor area of the building used for such uses. This ratio applies only to manufacturing uses with less than ten (10) percent of floor area total office use. All other uses must meet City of Lancaster parking regulations.
- d. Parking for all other uses and direction not specifically covered in the Specific Plan shall be in accordance with the City's Zoning Ordinance.

10. Storage and Loading Areas:

- a. Unless approved by the Reviewing Agency, no materials, supplies, or equipment shall be stored in any area on a site except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from the neighboring properties or public streets. No company owned or operated trucks, tanks either permanently mounted or temporarily stored, trailers, or similar rigs may be stored in front of the site.
- b. Loading areas shall not encroach into setback areas unless specifically approved by the Reviewing Agency.
- c. Loading docks shall be set back and screened to conceal visibility from the street. Docks shall not be closer than thirty-five (35) feet to the street property line, unless specifically approved by the Reviewing Agency. Loading shall not be permitted from the front of any building.
- d. The loading and unloading of trucks on any street is prohibited.

11. Trash Enclosures

New construction in the business park shall have on the same lot or parcel a waste storage area at a ratio of ten (10) square feet of waste storage area for each one thousand (1000) square feet or portion thereof of net floor area of the facility, but not less than six (6) feet in width nor less than nine (9) feet in length (exterior dimension). Such storage areas shall be enclosed on three (3) sides by a minimum five (5) foot high reinforced masonry or concrete wall with a sight obscuring gate of noncombustible materials, which gate shall be required unless a maze type enclosure is utilized, which is the same height as the enclosing walls, and shall incorporate a maze type design

according to the attached diagram to facilitate ease of access. The floor of the enclosure shall be of concrete construction. Such storage areas shall not be placed in a location which is openly exposed to a fronting street or a neighboring residential area. Additionally, the Reviewing Agency may approve recessed type trash containers, provided that they are located away from street exposure and screened by berms or suitable landscape treatment (see attached diagrams).

12. Landscaping:

- a. Concurrently with the submission of building plans for approval to Reviewing Agency, there shall also be submitted for approval a detailed landscaping and irrigation plan which must be approved in writing prior to the commencement of any landscaping. Irrigation shall be controlled by an automatic system. Every site on which a building shall have been placed shall be landscaped and irrigated according to said plans as approved and shall be continuously maintained thereafter in a sightly and well-kept condition in accordance with the approved plan.
- b. The property owner, lessee or occupant shall landscape and maintain all unimproved areas on the lot. The first fifteen (15) feet of the setback from street property lines shall be used exclusively for landscaping except for meandering sidewalks (where required) and driveways crossing the required landscape area.
- c. The property owner, lessee or occupant shall provide facilities adequate to sustain and maintain the landscaped areas. Such facilities are to be adequately screened.
- d. Approved landscaping shall be installed and approved prior to occupancy of the building.
- e. If parking is permitted within view of adjacent streets, the automobiles shall be screened with a landscape treatment. This shall be a minimum of fifteen (15) feet from front property line.
- f. There shall be a five (5) foot planted area in front of and adjacent to any buildings.
- g. Mature landscape screening may be required if the Reviewing Agency finds that substitution of lesser plant materials will not be consistent with the intent of the Specific Plan.

13. Signs:

a. Purpose

The Specific Plan Reviewing Agency or its designee is to administer and interpret these regulations and in all cases the full intent of these regulations shall apply. However, it is recognized that the two common opposing forces, identity and excessive signing, are a difficult issue to administer fairly while leaving latitude for individual needs. Therefore, it is essential that the Reviewing Agency consider all elements such as site planning, architecture, size, color, setbacks, etc., in order to produce the desired result. Accordingly, any approval for signs on one site shall not constitute a precedent for other site sign approvals.

The major concern and emphasis of the Reviewing Agency review of an application for approval of signs will be with signs intended to be placed in the front yard setback and all signs facing or visible from street frontages or external streets and highways.

The purpose of the sign regulations is to set forth the criteria to be used by the Reviewing Agency in evaluating proposals for all signing in the business park. This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the park, safeguard and enhance property values, and will encourage

signs, which by their good design, are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement current provisions of any applicable government agency having jurisdiction over such issues.

b. General Requirements

- 1) All applications for sign approvals shall be submitted to the Reviewing Agency or its designee for approval, and approval shall have been received by the applicant before fabrication. Sign approval applications shall consist of a total signing plan showing all desired signs for the applicant's site accompanied by such detail drawings as required to show sign locations, layout, design, color, lettering, and graphics.
- 2) Pylon, pole, post, flashing, moving (including simulated motion) or audible signs shall not be permitted.
- 3) Lettering, text or logos identifying the name, address, business or firm on approved signs shall be consistent with applicant's use of such information on stationary, business cards, and advertising. Proof of such may be required.
- 4) No signs of any sort shall be permitted on canopy roofs, building roofs or to project above the building or top of wall upon which it is mounted.
- 5) All approved signs attached to buildings or structures shall be placed flat against such building or structure.
- 6) No exposed conduit, tubing, raceways, conductors, transformers, braces, supports, or other equipment shall be permitted.
- 7) Sign lighting may be accomplished by individual letter internal illumination (not neon tube lighting), back lighted letters or concealed or integrated flood lights.
- 8) Letters painted on buildings shall not be permitted.
- 9) No sign maker's labels or other identification shall be permitted on the exposed surface of signs.
- 10) Direction signs not exceeding six (6) square feet each in area shall be permitted in connection with off-street parking and loading facilities and shall not be calculated as part of the permitted sign area.
- 11) "For Rent", "For Sale", or "For Lease" signs, each not exceeding sixteen (16) square feet in area and not more than two (2) such signs on any lot or parcel, shall be permitted. Said real estate signs shall be removed within five (5) days after the property to which they refer has been rented, leased, or sold.
- 12) Temporary signs denoting the architect, engineer, contractor, builder, etc., may be erected on the building site of any work under construction, alteration or removal. Such signs shall not exceed thirty-two (32) square feet and shall be removed from the site within seven (7) days after completion of the project.
- 13) No tube, bulb or filament shall be visible, except for the back portion of a spotlight oriented away from public exposure.
- 14) Signs shall be clearly incidental, customary to, and commonly associated with, the principal use or uses of the premises on which the sign is located.

- 15) Signs are limited in subject matter to the name, design, or trademark of the owner, operator, builder, sales agent, lessor or lessee of the premises or of the activities (including merchandise handled or services rendered) on the premises on which the sign is located.
- 16) Signage is not to include any general commercial advertising unrelated to the principal use of the land on which located.
- 17) On corner parcels, there may be erected one sign facing each frontage; however, each sign shall not exceed the maximum sign area which is allowed.
- 18) All buildings shall have easily identifiable addresses twenty-four (24) inches in height posted on the street side of the building. On corner parcel, addresses shall be installed on all sides with street frontage. Styrofoam numbers or addresses imbedded in the concrete tilt-up wall that are designed to be architecturally compatible with the structure are encouraged.

c. Design Specifications

1) Single Tenant or Owner Occupied Buildings

Business identification sign - One wall mounted or one monument sign shall be allowed for each building occupied by a single business. This sign shall not exceed fifty (50) square feet. If wall mounted, it shall consist of applied letters the height of which shall not exceed ten percent (10%) of the building height. If the allowed sign is a monument sign located in the setback area, it shall not exceed fifty (50) square feet per sign face and shall be designed to complement the overall aesthetics of the structure.

2) Multi-tenant Buildings

Building identification sign - One wall mounted or one monument sign shall be allowed for each multi-tenant structure. This sign shall not exceed fifty (50) square feet. If wall mounted, it shall consist of applied letters of a height that shall not exceed ten (10%) percent of building height. If the allowed sign is a monument sign located in the setback area, it shall not exceed fifty (50) square feet per sign face and shall be designed to complement the overall aesthetics of the structure.

3) Multi-tenant Business Identification Signage

Each tenant shall be allowed one (1) business identification sign, the size to be determined by the following chart:

<u>Building Square Footage</u>	<u>Square Footage for Sign</u>
Less than 1200	15
1200 - 1500	20
1500 - 1800	25
1800 - 2400	30
2400 - 3000	40
3000 - 3500	45
3500 - 4000	50
More than 4000	50

In no case shall any sign or letter height exceed ten percent (10%) of the overall building height.

- 4) Allowed signage for both tenants and owner occupants shall consist of raised letters constructed of permanent materials. Included in the allowed area may be a company logo, provided that the logo does not exceed the allowed size or letter height as determined by the wall height on which it is placed.
- 5) In addition to the allowed monument or wall sign, each owner occupant or tenant shall be permitted to place upon the front entrance of his business (on the outside of the glass) not more than two hundred eight-eight (288) square inches of lettering in a color that is compatible with the building color theme, not to exceed four (4) inches in height, indicating business name, hours of business, emergency telephone numbers, etc. This signage shall not count against total signage allocation. Front entrance is defined as the movable front door, not the glass area, of any tenant space.
- 6) Each multi-tenant building shall be allowed one directory sign for each entrance onto a public thoroughfare. The directory signs shall be a maximum of five (5) square feet each, and shall contain a site plan, the suited number and name of each individual tenant.
- 7) Content, size, height above the ground, and location of off-site directional and on-site identification signs shall be subject to the review and approval of the Reviewing Agency.

14. Nuisances:

No property owner, lessee, licensee or occupant shall create a nuisance to the business park or other property in the vicinity of the business park. No rubbish or debris of any kind shall be placed or permitted to accumulated upon or adjacent to any site and no odors shall be permitted to arise therefrom so as to render any site or portion thereof unsanitary, unsightly, offensive or detrimental to any property in the vicinity thereof or to the occupants thereof. No use or operation shall be conducted in the business park which is noxious, objectionable, unsightly or detrimental to others in any manner and due to any cause, such as, but not limited to vibration, sound, electro-mechanical disturbances, electro-magnetic disturbances, radiation, air or water pollution, dust, or emission of odorous toxic and non-toxic matters, light or glare.

15. Repair of Buildings:

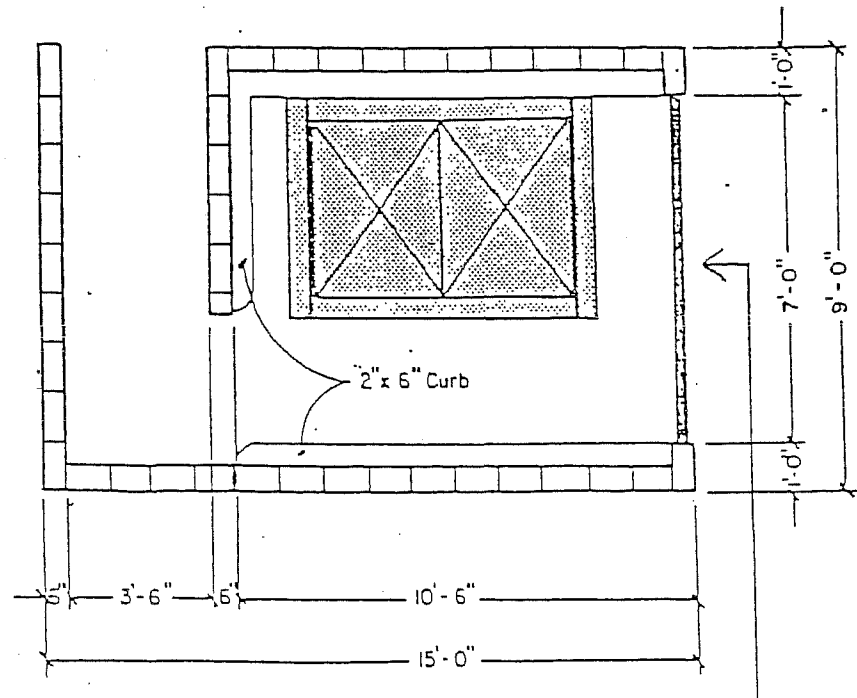
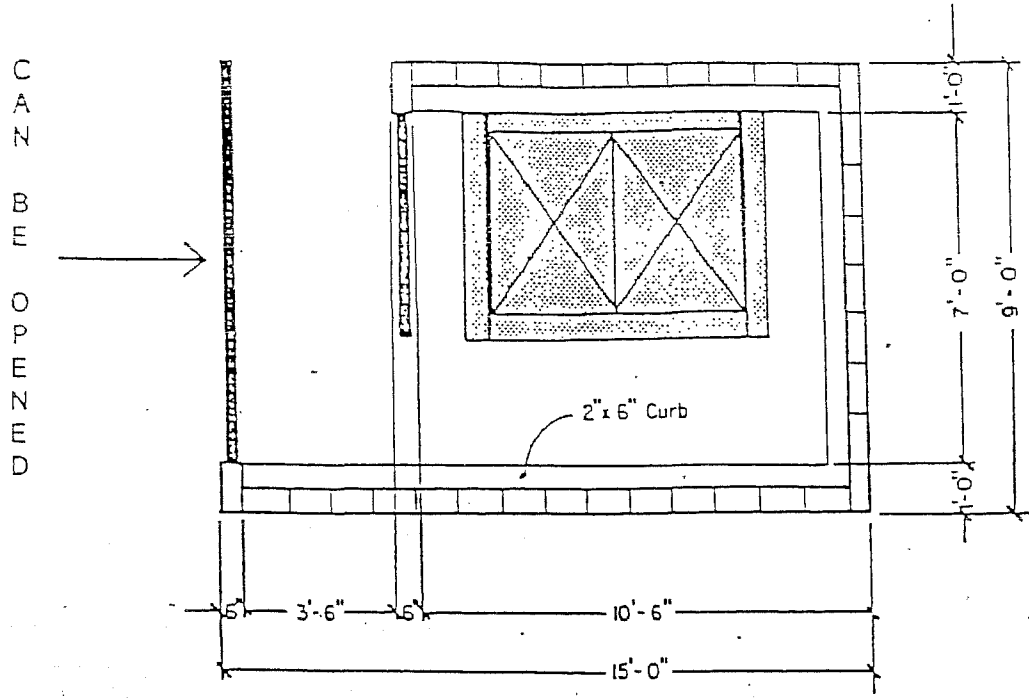
No buildings or structure upon any site shall be permitted to fall into disrepair, and each such building and structure shall at all times be kept in good condition and repair and shall be adequately painted or otherwise finished.

I. OTHER OPERATIONS AND USES

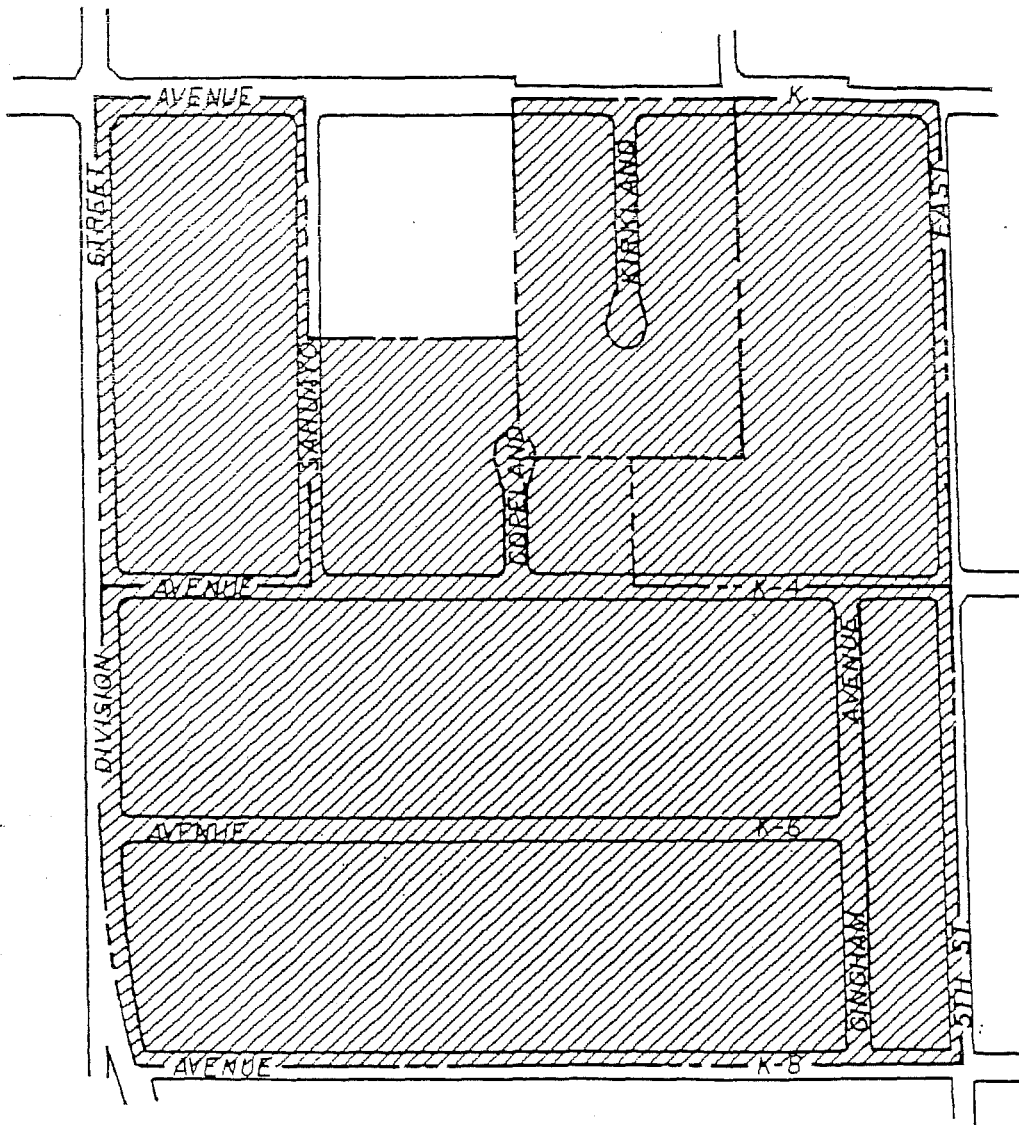
Operations and uses which are neither specifically prohibited nor specifically authorized by these restrictions may be permitted in a specific case if approved by the Reviewing Agency.

Trash Enclosures

"Maze" layout



CAN BE OPENED



Specific Plan 80-02 (Amended)

SITE MAP

DEVELOPMENT PLAN

Dotted area indicates available property



Lot
4

Parcel
Map

Fract
14593

LANCASTER
ECONOMIC
DEVELOPMENT
CORPORATION

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EXHIBIT "A"

AMENDMENT TO SPECIFIC PLAN NO. 80-02

- I. Delete "REVIEWING AGENCY" in its entirety and replace it with the following:

REVIEW AND APPROVAL AUTHORITY

The Director of Community Development is empowered to approve or conditionally approve site plans and other development plans within the boundaries of Specific Plan No. 80-02. The Director shall consult with appropriate members of City staff and, if the Director deems it necessary, other outside agencies in the review and approval of development projects.

- II. Amend various Sections under "INDUSTRIAL DEVELOPMENT REGULATIONS" as follows:

1. Delete "C. SUBDIVISION" in its entirety and replace it with the following:

C. SUBDIVISION APPROVALS / LOT LINE ADJUSTMENTS. Creation of new lots or lot line adjustments between existing lots shall be subject to the applicable provisions of Title 16 (Subdivision Ordinance) of the Lancaster Municipal Code.

2. Delete "G. PROCEDURE FOR APPROVAL" in its entirety and replace it with the following:

G. REVIEW OF DEVELOPMENT APPLICATIONS

1. Pre-Design Meeting

The applicant is encouraged, but not required, to hold a pre-design meeting with the Director of Community Development and appropriate City staff prior to submitting a formal development application. 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 (5 copies)
- Any other materials which indicate the intended parcel development

2. Director's Review

The applicant shall file a Director's Review development application, including the adopted application fee, with the Department of Community Development. The application package shall include, in addition to the completed and signed application form, the following materials:

- 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 (5 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 (2 copies) including: location, types and sizes of trees, shrubs, ground cover, and other plant material and hardscape.
- Colored Building Elevations (1 copy) 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.
- Building Floor Plans (2 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.

The Director may modify or delete any of the required submittals if, in his opinion, it is not necessary in order to determine compliance of the proposed development with the requirements of the Specific Plan.

3. Review and Approval of Development Application

The Director's Review application shall be reviewed by the Director of Community Development and other appropriate City staff members for compliance with the requirements and intent of Specific Plan No. 80-02. The Director may approve or conditionally approve the application; this approval shall constitute the City's formal approval of the design.

4. Construction Documents Review

The applicant shall submit the following material to the City of Lancaster. Material shall incorporate any revisions required by the Director's Review.

- Complete Architectural Construction Documents (number of copies as required by the Building and Safety Division), 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; and final signage and lighting plans.

- ° Landscape and Irrigation Plans (2 copies) which shall be submitted directly to the Department of Community Development.
- ° Other documents required by the City Building and Safety Division and Engineering Division.

The Department of Community Development shall be responsible for plan checking the construction documents for consistency with the approved Director's Review. No building permit may be issued without a stamped set of plans, signed by the Director of Community Development or his designee, as to conformance with the approved Director's Review.

In order to expedite the building permit process, the applicant may submit the Director's Review simultaneous with the application to the City of Lancaster Building and Safety Division 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. Under these circumstances, the City will not be held responsible for any cost's related to required modifications.

3. Amend "H. "DEVELOPMENT STANDARDS" as follows:

A. Add Section 8.a.1)c) to read as follows:

c) Roof lines or parapet wall shall give the appearance of a flat roof. All roof mounted mechanical equipment and vents shall be screened from view from street and adjoining properties by architecturally integrated methods, with parapet extension being the preferred treatment of screening. Mechanical equipment, utilities, fire stairs, etc., shall be enclosed, screened, or treated so as to be an integral part of the architectural design.

B. Add Section 16 to read as follows:

16. Lighting

Exterior lighting for security or any other purpose shall be screened, incorporated into the architecture, or otherwise treated so as not to glare or be offensive from the street or adjacent properties.

III. All remaining Sections of Specific Plan No. 80-02 are hereby amended by deleting the term "Reviewing Agency" and replacing it with "Director of Community Development".