



1.01. PURPOSE

- A. The Specific Plan
- B. Project Summary
- C. Development Goals
- D. Exhibit 1. SPECIFIC PLAN AREA

1.02. PROCESS

- A. Stakeholders
- B. Participatory Process
- C. Plan Preparation + Adoption
- D. Exhibit 2. SITE PARCELIZATION / OWNERSHIP

1.03. ORGANIZATION

- A. Document Overview
- B. Planning Background
- C. Development Concept
- D. Project-wide Development Controls
- E. Commercial District Development Controls
- F. Medical District Development Controls
- G. Infrastructure Program
- H. Implementation Strategy
- I. Appendices

1.04. APPLICATION

- A. Legal Authority
- B. Development Concept
- C. Development Controls

DOCUMENT OVERVIEW ¹

A THE SPECIFIC PLAN

The overall purpose of the Amargosa Creek Specific Plan is to implement the shared aim of high quality development for an approximately 152-acre site located along 10th Street West between Avenue L and Avenue K-8 in the City of Lancaster. This document will guide the long-term development of the project site by 1) presenting an illustrative concept and associated policies that establish an overall vision for the site; 2) setting forth standards and guidelines to regulate development and ensure compliance with the desired vision; and 3) identifying and coordinating necessary infrastructure improvements, public and private financing, and the phasing of development to achieve the desired result.

B PROJECT SUMMARY

B.1. Key Development Opportunity. The Amargosa Creek site is regarded as critical to Lancaster's future growth and development. Situated at the southern gateway to the City and offering numerous locational advantages, the property's size and extent offer a unique opportunity to create a vibrant commercial destination.

B.2. Consensus Vision. The site is primarily envisioned as a commercial destination and community focal point. Commercial retail uses will be emphasized across the majority of the site, while potentially incorporating office and hotel uses. It is anticipated that total commercial development will approach 1.2 to 1.5 million square feet to be built out over the course of up to 10 years. Aside from the commercial component, the southeastern quadrant of the site (totaling approximately 44 acres) will be set aside for a major medical facility; the City of Lancaster is in discussions with Kaiser Permanente for the development of a Medical Center Campus at this location. A high-quality pedestrian realm will be integral to the entire project, featuring safe and comfortable pedestrian connections and a network of outdoor gathering spaces.

B.3. Shared Authorship. To make the most out of this opportunity and fulfill the desired vision, the City of Lancaster has partnered with the community and key stakeholders to prepare the Amargosa Creek Specific Plan. Nonetheless, the City has taken the lead in drafting this document reflecting its interest in promoting comprehensive community planning.

C DEVELOPMENT GOALS

C.1. Result in a net **positive fiscal impact** on the City; augment general fund revenues for the provision of improved city services.

C.2. Provide **commercial uses** that will meet community needs and complement other area shopping facilities; in particular, expand Lancaster's retail and restaurant offerings.

C.3. Create an **attractive destination** and gateway for the southern part of the City; enhance the visual image of Lancaster.

C.4. Build an **integrated, high quality development** that accommodates a viable mix of uses.

C.5. Support the development of additional **medical facilities** serving the region.

C.6. Include **community amenities**, such as places for public gathering.

C.7. Ensure that **suitable public infrastructure** is provided in concert with the new development.

C.8. Establish appropriate land use relationships and build **links with adjacent uses**.

C.9. Act as a **catalyst** to suitable development on nearby parcels.

C.10. Create **value** and obtain **entitlements** for the land owners.

D EXHIBIT 1. SPECIFIC PLAN AREA

Exhibit 1



D. SPECIFIC PLAN AREA

A STAKEHOLDERS

A.1. Stakeholder Input. The Amargosa Creek Specific Plan effort placed considerable weight upon stakeholder input, requiring on-going involvement by City leadership and staff, property owners, and members of the community. This was facilitated by a participatory process as described below.

A.2. Key Issues & Opportunities. Key stakeholders were initially identified and sought out to help determine key issues and opportunities pertaining to development of the site, ensuring informed planning decisions.

A.3. Consensus Vision. Most importantly, the goal of a participatory process involving key stakeholders and the community has been to achieve a consensus vision for development of the site as reflected in the Amargosa Creek Specific Plan. This approach builds lasting support for implementation of the plan.

B PARTICIPATORY PROCESS

B.1. Stakeholder Interviews & Feedback. The Amargosa Creek site is divided into eight (8) parcels with several property owners such that future development depends on their cooperation with each other and the City of Lancaster. To ensure a viable plan with stakeholder support, staff and their consultants conducted initial interviews, as well as a series of on-going discussions to review alternative development scenarios and periodic drafts of the Specific Plan. Of particular note, Kaiser Permanente has participated through meetings and interviews as the stakeholder representative for development of the medical facility.

B.2. Community-wide Workshops & Presentations. To engage the entire community, workshops and presentations were scheduled at key points in the planning process. An initial community visioning session gathered concerns and aspirations for development of the site, involving participation in a “visual preference survey.” A second session reviewed alternative development scenarios, with an emphasis on community evaluation and response.

B.3. City Leadership Briefings & Study Sessions. In addition to the above described community sessions, a number of briefings were conducted with both the Planning Commission and City Council to establish project leadership and receive their broad-based perspective. Meetings were conducted to review alternative development scenarios and to review progress on the Specific Plan document. As public meetings, additional opportunity for community input was provided.

C PLAN PREPARATION + ADOPTION

C.1. Context. A traditional planning process began with identification of existing physical, economic, and environmental conditions, as well as an analysis of opportunities and constraints.

C.2. Long-Term Direction. A series of additional steps defined long-term direction for development of the site: 1) preparation and evaluation of alternative development scenarios; 2) refinement of the preferred development scenario; and 3) drafting an implementation strategy based on the proposed development concept, including regulatory criteria, infrastructure improvements, phasing plan, financing mechanisms, and project review. An Environmental Impact Report (EIR) was drafted in conjunction with the Specific Plan document.

C.3. Plan Adoption. Subsequent to review by the Planning Commission, the City Council adopts the Specific Plan by ordinance, concurrent with certification of the Environmental Impact Report (EIR).

C.4. Implementation. The process will continue with implementation of the plan, administering its requirements while enacting phasing, financing measures and infrastructure improvements.

D EXHIBIT 2. SITE PARCELIZATION / OWNERSHIP

Exhibit 2



Owner(s)	Total Land Owned
Scott Smith	16.4 AC
L Street Properties LLC	126.7 AC
Mike Taheri	7.2 AC
LA County	1.3 AC
TOTAL:	151.6 AC +/-

D. SITE PARCELIZATION / OWNERSHIP

THE AMARGOSA CREEK SPECIFIC PLAN IS COMPRISED OF THE FOLLOWING SECTIONS:

A DOCUMENT OVERVIEW

Section 1: Document Overview introduces the purpose and organization of the Specific Plan document, including a summary of the process of preparing the document. This section explains why the Specific Plan process is important to development of the Amargosa Creek site and the future of Lancaster.

B PLANNING BACKGROUND

Section 2: Planning Background describes the physical, environmental, socio-economic and policy contexts for development of the Amargosa Creek Project site, including a summary of stakeholder and community input. This analysis reveals site opportunities and informs preparation of development concepts.

C DEVELOPMENT CONCEPTS

Section 3: Development Concepts presents a comprehensive vision for the physical design and development of the Amargosa Creek site. An Illustrative Master Plan depicts a preferred approach to development of the site. In addition, a series of concept diagrams sets forth a framework for development, as well as the basis for regulatory controls, covering: 1) land use; 2) circulation and parking; 3) urban design; 4) landscape character; 5) architectural design; and 6) project signage.

D PROJECT - WIDE DEVELOPMENT CONTROLS

Section 4: Project-wide Development Controls addresses criteria for design in the pedestrian realm. In this context, the “pedestrian realm” shall constitute outdoor areas that invite views, access, and collective use by occupants and visitors alike, including lands under public ownership (e.g., public streets), as well as private properties subject to these conditions (e.g., on-site plazas). Specifically, this section presents standards and guidelines for the location and design of on-site streets and open spaces.

E COMMERCIAL DISTRICT DEVELOPMENT CONTROLS

Section 5: Commercial District Development Controls establishes regulatory controls over land use, site planning, architectural design, and signage within that portion of the site designated for commercial use. Standards and guidelines are organized to address each of four (4) designated planning areas within the Commercial District.

F MEDICAL DISTRICT DEVELOPMENT CONTROLS

Section 6: Medical District Development Controls establishes standards and guidelines for land use, site planning, architectural design, and signage within the area designated as Medical District.

G INFRASTRUCTURE PROGRAM

Section 7. Infrastructure Program discusses recommendations for infrastructure improvements such as roadways, drainage and utilities, as necessary to accommodate the proposed site development.

H IMPLEMENTATION STRATEGY

Section 8: Implementation Strategies outlines approaches to implementing the Specific Plan, including discussion on the development phasing and infrastructure financing of this undertaking. Administration of the plan is also addressed, identifying the “Reviewing Agency” and its responsibilities in assessing future site proposals. Finally this section discusses necessary amendments to the General Plan and Zoning Code, and details procedures for public administration of the Specific Plan.

A LEGAL AUTHORITY

A.1. Legal Provision. The Amargosa Creek Specific Plan is enacted pursuant to Government Code Section 65450 *et seq.* of the California Government Code, and is intended to provide for the systematic implementation of the General Plan as related to properties within the Specific Plan boundaries.

A.2. Relation to General Plan. A Specific Plan is a planning tool used by cities to guide development in a defined geographic area. It offers an effective approach to implementing the General Plan, and provides a bridge between the goals and policies of the General Plan and individual development projects. Therefore, a Specific Plan shall be consistent with the General Plan.

A.3. Required Components. The Government Code sets forth the requirements for a Specific Plan, including provisions for a Land Use Plan, Infrastructure Plan, and criteria and standards for development. The Amargosa Creek Specific Plan has been drafted to meet the requirements of State Law.

A.4. Adoption by Ordinance. The Amargosa Creek Specific Plan will be adopted by ordinance by the City Council, thereby establishing policy and zoning provisions applicable to all properties within the plan area. *All site approvals subsequent to adoption of this Specific Plan shall be consistent with its policies, standards, and guidelines.* In instances where the Specific Plan does not address particular zoning requirements or development guidelines, the City of Lancaster Zoning Code shall apply.

B DEVELOPMENT CONCEPT

The Development Concept as described in Section 3, establishes a preferred scenario for build-out of the site.

B.1. Master Plan. An illustrative master plan and associated perspective drawings portray the preferred development scenario and desired character, serving as a “road map” for future development.

B.2. Planning Policy. These are the essential principles on which site development shall proceed. Future development shall be consistent with statements of policy.

B.3. Concept Diagrams. These are a visual representation of planning policy and create an elementary framework for development. They also provide the basis for the more detailed Development Controls.

C DEVELOPMENT CONTROLS

Development Controls as set forth in Sections 4-6, establish specific requirements for site development.

C.1. Land Use Regulations. The focus of land use regulations is on identifying prohibited land uses.

C.2. Development Standards. The purpose of development standards is to establish minimum requirements for all new construction, including streets, open spaces, buildings, parking, and signage. Exceptions to these requirements are necessarily limited, and are provided for in Section 8 (Specific Plan Administration).

C.3. Design Guidelines. The role of design guidelines is to inspire high-quality design and development, while recommending additional criteria for project review. With this in mind, deviations from specific guidelines may be approved if the basic intent is satisfied; review procedures are detailed in Section 8 (Specific Plan Administration).

