

GENERAL PLAN CONSISTENCY

Applicable General Plan Goal/Objective/Policy	Specific Plan Consistency Discussion
GOAL 1 To ensure that Lancaster manages its land use and development in such a manner as to place the highest value on people and their quality of life.	<u>Consistent:</u> The proposed Specific Plan seeks to enhance quality of life by increasing the cultural, commercial, employment, recreational, and residential offerings of Downtown while creating an attractive gathering place for the community. It focuses particularly on the needs of a person as a pedestrian by seeking a comfortable, convenient and enjoyable pedestrian environment.
Objective 1.3 Ensure a well designed, visually pleasing built environment.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan provides regulations and guidelines aimed at ensuring a well designed, visually pleasing built environment in the Downtown.
Objective 1.4 Provide a wide range of opportunities for recreational, cultural, and social interaction and expression by a diverse population.	<u>Consistent:</u> The proposed Specific Plan enhances opportunities for social interaction and recreation through the creation of public spaces in the Downtown designed with amenities that encourage a variety of uses. The Plan seeks enhanced opportunities for cultural expression through the creation of new performance spaces.
Objective 1.6 Facilitate communication between the City and its population by soliciting greater citizen involvement in public affairs, and by increasing the sensitivity and responsiveness of city government to community needs and social values.	<u>Consistent:</u> The proposed Specific Plan is based on a vision for Downtown that was developed through extensive outreach to the public. Opportunities for citizen participation included information centers, a project website, comment cards mailed to Lancaster addresses, and a variety of public workshops held during a three-day immersion process. During the immersion, three events also solicited input from three particular groups: business and property owners, civic leaders, and youth.
Objective 1.7 Encourage protection of areas that have natural resource, scenic, or cultural heritage values.	<u>Consistent:</u> The proposed Specific Plan aims to increase the viability of Downtown Lancaster, an area with strong cultural heritage value as the historic center of the community. Design standards and guidelines promote building forms and uses consistent with the historic and pedestrian-oriented character of Downtown.
Objective 1.8 Provide a safe, crime free environment in which to work and live.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan incorporates physical planning strategies that maximize surveillance of pedestrian areas and minimize opportunities for crimes.
GOAL 2 To facilitate the development of the City of Lancaster into a balanced and complete community encompassing a diverse mix of land use types and intensities, housing types and styles, and local employment and business opportunities which combine to provide a quality living and working environment.	<u>Consistent:</u> The proposed Specific Plan promotes a balance of land uses within Downtown at a higher intensity suited to a city center. The Plan provides opportunities for a diverse mix of housing types and styles as well as local employment and business opportunities. The Plan seeks a mix of these uses in a quality living and working environment.
Objective 2.1 Encourage the efficient use of the developable land within the urban core.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan promotes an efficient intensity of land use by requiring at least two floors for all but detached house buildings, and allowing up to five floors for buildings along Sierra Highway and most of Lancaster Boulevard.
Objective 2.5 Promote a distribution of population consistent with resource availability, service system capacity, accessibility, and environmental limitations.	<u>Consistent:</u> The proposed Specific Plan facilitates development in the city core, reducing the need for expansion of the city into open space and allowing a greater concentration of population in the city core where the service system can provide for residents more efficiently.
Objective 2.6 Promote a strong and diversified economy that will provide business and employment opportunities and generate municipal income to support the services, facilities, and amenities desired by Lancaster residents.	<u>Consistent:</u> The proposed Specific Plan provides spaces for diverse types and sizes of businesses, ranging from home-based enterprises and studios to businesses occupying multiple levels in a building.
Objective 2.7 Foster community identity and improve environmental quality by establishing clear urban design structure consisting of an interrelated system of districts, nodes, entries, paths, and landmarks.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan strengthens the identity of separate districts within Downtown by specifying the types of buildings that are appropriate in each district, at the same time strengthening identity of Downtown as a whole by providing consistent design standards for all districts.
PLAN FOR THE NATURAL ENVIRONMENT	

GOAL 3 To identify the level of natural resources needed to support existing and future development within the City and its sphere of influence, and ensure that these resources are managed and protected.	<u>Consistent:</u> The proposed Specific Plan provides existing plus buildout of infrastructure to ensure that resources are managed and protected.
Water Consumption	
Objective 3.2 Reduce the per capita rate of water consumption in the City of Lancaster.	<u>Consistent:</u> Design guidelines in the proposed Specific Plan seek to reduce the water consumption of landscaped areas and provide opportunities for compact development envelopes.
Policy 3.2.1 Promote the use of water conservation measures in the landscape plans of new developments.	<u>Consistent:</u> Design guidelines in the proposed Specific Plan encourage use of indigenous or drought-tolerant plants and trees, and use of automatic drip or bubbler systems to prevent overspray. Design guidelines discourage lawns in areas not intended for relaxation or play.
Policy 3.2.2 Consider the potential impact of new development projects on the existing water supply.	<u>Consistent:</u> The proposed Specific Plan provides potential program level water requirements as per the LAMWD.
Policy 3.2.5 Promote the use of water conservation measures in the design of new developments.	<u>Consistent:</u> Interior water conservation measures are subject to the same controls as other new development in Lancaster. The proposed Specific Plan promotes urban uses, minimizing the need for irrigation.
Air Resources	
Objective 3.3 Preserve acceptable air quality by striving to attain and maintain national and state air quality standards.	<u>Consistent:</u> The proposed Specific Plan facilitates walking and transit as viable modes of transportation, rather than use of the automobile, limiting the car trips and pollution generated by new development there.
Policy 3.3.1 Minimize the amount of vehicular travel generated by new development.	<u>Consistent:</u> The proposed Specific Plan facilitates mixed-use developments that provide opportunities to live and work in close proximity, reducing need for vehicular travel.
Policy 3.3.2 Facilitate the development and use of public transportation and travel modes such as bicycle riding and walking.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan is intended to make walking a viable and desirable transportation mode in the Downtown by providing for enhancements of the pedestrian environment and facilitating mixed-use developments that provide opportunities to live and work in close proximity. In addition to connectivity to the Metrolink station along Sierra Highway.
Energy Resources	
Objective 3.6 Encourage efficient use of energy resources through the promotion of efficient land use patterns and the incorporation of energy conservation systems into new and existing development, and encourage use of alternative energy.	<u>Consistent:</u> The proposed Specific Plan promotes infill development in the Downtown, a more efficient land use pattern than expansion into new areas. The Regulating Code encourages certain elements that promote energy conservation in buildings.
Policy 3.6.1 Reduce energy consumption by establishing land use patterns, which would decrease automobile travel.	<u>Consistent:</u> The proposed Specific Plan facilitates mixed-use developments that provide opportunities to live and work in close proximity, reducing need for automobile travel.
Policy 3.6.2 Encourage innovative building, site design, and orientation techniques, which minimize energy use. [see Specific Actions (page II-34) for examples like: cooling buildings through canopies, trees, vines; landscaping parking lots; minimizing heat radiation from roads by decreasing widths; orienting buildings to make use of sunlight]	<u>Consistent:</u> Design guidelines in the proposed Specific Plan encourage building designs that reduce energy use by suggesting operable windows for natural ventilation and deep roof overhangs to shade the sides of buildings. Design regulations require commercial buildings to provide shade structures for adjacent sidewalks, plazas and courtyards, and require a minimum ratio of trees to parking spaces in parking lots; both promote lower energy use by reducing heat radiation. The Regulating Code allows solar collector systems on roofs in Downtown.
Scenic Resources	
Objective 3.8 Preserve and enhance important views within the City, and significant visual features that are visible from the City of Lancaster.	<u>Consistent:</u> The proposed Specific Plan Regulating Code requires that maximum heights of buildings be stepped down adjacent to proposed lower maximum floors, providing for more visibility on the upper floors.
Policy 3.8.1 Preserve views of surrounding ridgelines, slope areas and hilltops, as well as other scenic vistas.	<u>Consistent:</u> The proposed Specific Plan is an infill project with view primarily from upper stories. Stepping down of building will further preserve views.
PLAN FOR PUBLIC HEALTH AND SAFETY	
Goal 4 To provide a secure manmade environment which	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan

offers a high level of protection from natural and manmade hazards to life, health, and property.	incorporates physical planning strategies that maximize surveillance of pedestrian areas and minimize opportunities for crimes.
Crime Prevention and Protection Services	
Objective 4.6 Reduce the risk of crime and provide residents with security through maintenance of an adequate force of peace officers, physical planning strategies that maximize surveillance, minimize opportunities for crimes, and by creating a high level of public awareness and support for crime prevention.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan incorporates physical planning strategies that maximize surveillance of pedestrian areas and minimize opportunities for crimes by establishing minimum fenestration area for buildings, maximizing visibility of storefronts and discouraging blank walls in front yards. Design regulations require lighting for all pedestrian areas and design guidelines encourage lighting at regular intervals to prevent the creation of light and dark pockets.
Policy 4.6.2 Ensure that the design of new development discourages opportunities for criminal activities to the maximum extent possible.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan promotes design that maximizes surveillance of Downtown pedestrian areas, reducing opportunities for criminal activities. Enhanced visibility of pedestrians minimizes opportunities for them to become targets of crimes.
Objective 4.7 Ensure that development occurs in a manner that minimizes the risk of structural and wildland fire.	<u>Consistent:</u> All proposed development within the Specific Plan shall be designed to minimum Fire Code requirements. Further, implementation of the proposed water system proposed improvements will enhance fire protection to the downtown.
PLAN FOR THE LIVING ENVIRONMENT	
GOAL 6 To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.	<u>Consistent:</u> The Specific Plan Chapter 6, Implementation, provides an opportunity for a variety of housing types from single family homes to stacked flats and apartments.
Provision of Adequate Sites for Housing	
Objective 6.1 Provide for adequate sites that will enable the production of 9,285 housing units through June 2005 to meet the demands of present and future residents, including an adequate number and range of new dwelling types which are affordable to very low-, low-, moderate- and upper-income households.	<u>Consistent:</u> The Specific Plan area and surrounding area is within a redevelopment area providing incentives for low and moderate-income housing. A variety of products are proposed from live/work units to stack flats to apartments.
Policy 6.1.1 Ensure that a mix of housing types are provided, including single family detached, mobile home, and multiple family housing within a variety of price ranges which will provide a range of housing options for those wishing to reside within the City of Lancaster, and which will enable the City to achieve Objective 6.1.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan permits detached house buildings and secondary dwellings in the Neighborhood Office District that may be used as single family or multifamily dwellings. Development specifications for all districts allow residential uses in all buildings; these uses include condominiums, apartments, studios and lofts.
Policy 6.1.2 Promote infill housing development within areas presently approved for residential development, as well as areas which have been committed to urban development.	<u>Consistent:</u> The Specific Plan provides regulations for development of underutilized areas through higher density designations than the existing zoning codes.
Policy 6.1.5 Facilitate housing for very low, low, and moderate income households to be distributed at locations throughout the urban portions of the City.	<u>Consistent:</u> The Regulating Code provides opportunities for development of a variety of housing types and incomes.
GOAL 7 To preserve existing housing stock within areas for which a desirable living environment can be provided; to promote conversion of such residential areas for which a desirable living environment cannot be sustained.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan provides opportunities to enhance the existing residential areas and provide additional housing stock.
Subsidized Housing	
Objective 7.1 Retain at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low-, low-, and moderate-income households.	<u>Consistent:</u> The Specific Plan is designated within a re-development area providing additional incentives for affordable housing. The Regulating Code provides opportunities for affordable housing through the opportunity to develop higher density residential units within the Downtown.
Housing Rehabilitation	
Objective 7.2 Improve and preserve the existing supply of low and moderate income housing.	<u>Consistent:</u> The Regulating Code provides more variety of housing stock to improve opportunities for low and moderate-income housing.

Policy 7.2.1 Rehabilitate owner- and renter-occupied residences for extremely low- to moderate-income households, the elderly, and the physically disabled.	<u>Consistent:</u> The Regulating Code provides opportunities for façade improvement to enhance rehabilitation of owner and renter – occupied residences.
GOAL 8 To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic background, national origin, religion, family size, marital status, physical handicap, or other arbitrary factors.	<u>Consistent:</u> The Regulating Code provides opportunities for a variety of housing types for those desiring to live in Lancaster.
Objective 8.1 Promote provision of housing for the elderly, handicapped, homeless, and other special needs groups.	<u>Consistent:</u> Chapter 6.11 Implementation Matrix of the Specific Plan provides funding mechanisms for promoting housing for the elderly, handicapped, homeless, and other special needs groups.
GOAL 10 To provide a park, recreation and open space system which enhances the livability of urban and rural areas by providing parks for residential neighborhoods; establishing a comprehensive trails system and meeting the open space and recreational needs of Lancaster residents.	<u>Consistent:</u> The Specific Plan area includes a variety of pedestrian plazas, convertible streets, and open areas all connected through sidewalks and pathways.
Park Land	
Objective 10.1 Provide sufficient neighborhood and community park facilities such that a rate of 5.0 acres of park land per 1,000 residents is achieved and distributed so as to be convenient to Lancaster residents.	<u>Consistent:</u> The Regulating Code provides open space and park requirements for commercial and residential areas. These areas are denoted on the Vision Plan and provide synergy with the existing and proposed public uses.
Policy 10.1.1 Provide opportunities for a wide variety of recreational activities and park experiences, including active recreation and passive open space enjoyment within a coordinated system of local, regional, and special use park lands as outlined in Table IV-1.	<u>Consistent:</u> The downtown Specific Plan is located south of the proposed Gilley Park proposed to have active and passive uses. Public Plaza may include active water features or passive public art.
Policy 10.1.2 Provide active recreational facilities, such as ball fields, tennis courts, golf courses, indoor and outdoor basketball courts, and gymnasium and pool facilities, along with recreational programs to meet the needs of Lancaster residents.	<u>Consistent:</u> The Specific Plan is south of the proposed Gilley Park providing active recreational facilities for the downtown area.
Pedestrian, Equestrian, and Bicycle Trails	
Objective 10.2 Establish and maintain a hierarchical system of trails (including equestrian, bicycle, and pedestrian trails) which provides recreational opportunities and an alternative means of reaching schools, parks and natural areas, and places of employment, and which connects to regional trail systems.	<u>Consistent:</u> The proposed Specific Plan is an urban in-fill project providing a series of walkable sidewalks to the regional transit station, parks and employment opportunities.
Policy 10.2.3 Ensure that trail construction takes into consideration the safety and convenience of the trail users as the primary concern. [specific actions include: provide signing for trail identification, provide local street crossings at grade with appropriate striping and signing]	<u>Consistent:</u> The proposed Specific Plan provides safe connections to the regional trail to the north along Sierra Highway.
Policy 10.2.4 Facilitate the use of bicycles as an alternative form of transportation, as well as a form of recreation (see also Policy 14.4.3 and related Specific Actions of the Plan for Physical Mobility).	<u>Consistent:</u> The Regulating Code includes provisions for incorporation of bike facility within the downtown.
GOAL 11 To promote community appreciation for the unique history of the Antelope Valley and the City of Lancaster and to promote community involvement in the protection, preservation, and restoration where features of cultural, historical, or architectural significance exist.	<u>Consistent:</u> Design guidelines of the proposed Specific Plan encourage interpretive signage in plazas and courtyards to promote appreciation for Lancaster's history.
Historical, Archaeological, and Cultural Resources	
Objective 11.1 Identify and preserve and/or restore those features of cultural, historical, or architectural significance.	<u>Consistent:</u> The Specific Plan identifies existing architectural significance of buildings and promotes preservation through the implementation of the guidelines.

Policy 11.1.1 Preserve features and sites of significant historical and cultural value consistent with their intrinsic and scientific values.	<u>Consistent</u> : The Regulating Code provides guidelines for the preservation and restoration of cultural, historical or architectural significance.
GOAL 12 To enhance the quality of life for Lancaster residents by providing opportunities for social interaction and participation in a wide range of cultural activities.	<u>Consistent</u> : The proposed Specific Plan provides opportunities for social interaction through the creation of public spaces. The Plan provides opportunities for participation in cultural activities by creating new performance spaces and encouraging arts activities in the Cedar Avenue Arts District.
Cultural and Art Programs and Facilities	
Objective 12.1 Promote cultural and art programs, as well as the availability of public and private cultural facilities, museums, and (indoor and outdoor) performing arts facilities to meet the needs of Lancaster residents.	<u>Consistent</u> : The proposed Specific Plan promotes an environment for art programs in the Cedar Avenue Arts District. It promotes the availability of performing arts facilities by adding outdoor performance and event space on the east side of LPAC and a new community theater at Milling Street and Cedar Avenue.
Policy 12.1.1 Emphasize the downtown area as the cultural center of the City of Lancaster and the Antelope Valley by maintaining and expanding existing cultural facilities.	<u>Consistent</u> : The proposed Specific Plan expands the LPAC through an outdoor amphitheater to the east and enhanced paving on Fig Avenue to function as convertible space during events. The Plan creates a new community theater and sculpture garden at Milling Street and Cedar Avenue. The Plan enhances the plaza adjacent to the library and adds pop-up fountain jets.
Policy 12.1.2 Encourage coordinated cultural programs that could be provided in cooperation with museums, cultural centers, schools and libraries	<u>Consistent</u> : The proposed Specific Plan encourages coordination of arts activities within the Cedar Avenue Arts District, where proximity to the library and LPAC would facilitate cooperative programming.
Policy 12.1.3 Encourage a wide variety of theatrical, musical, dance, and other performing arts productions within the City of Lancaster.	<u>Consistent</u> : The proposed Specific Plan creates new types of performance spaces that would enable Lancaster to accommodate a greater variety of performing arts productions, through adding an outdoor amphitheater to the east of LPAC and creating a community theater at Milling Street and Cedar Avenue.
Library Facilities	
Objective 12.2 Promote the availability of local library facilities and book reserves in accordance with the standards of the American Library Association.	<u>Consistent</u> : The Specific Plan area includes a public library within the central portion of the project area available to the local community.
Policy 12.2.1 Promote the construction of libraries or expansion of existing libraries as required to meet the needs of existing and future residents.	<u>Consistent</u> : The Specific Plan area provides opportunities to expand the plaza area to promote interactive meeting areas.
GOAL 13 To enhance social interaction and ensure the physical, mental, and emotional well-being of those in need.	<u>Consistent</u> : The proposed Specific Plan incorporates a series of public meeting spaces, adjacent to the LPAC, public plazas, and convertible streets to enhance social interaction.
Social Service Programs	
Objective 13.1 Promote social service programs that will meet the needs of children, the elderly, teens, the handicapped, the homeless, and other special populations.	<u>Consistent</u> : The Specific Plan area provides opportunities to promote social service through opportunities for additional commercial use in several of the districts.
Policy 13.1.2 Assist in establishing programs to provide a humane social service policy which addresses the needs of a diverse population, including but not limited to senior citizens, children, handicapped individuals, immigrants, the mentally ill, and other special needs groups. specific action 13.1.2(e): handicapped ramps in curb and sidewalk designs	<u>Consistent</u> : The Regulating Codes provide sidewalk and ADA public plaza access requirements.
PLAN FOR PHYSICAL MOBILITY	
GOAL 14 A well-balanced transportation and circulation system which provides for the efficient and safe transport of goods and people within and through the City of Lancaster; and which balances concerns for mobility with concerns for safety and the quality of the City's living environment.	<u>Consistent</u> : The proposed Specific Plan facilitates walking and transit as modes of transportation for people, enhances safety, and promotes a higher-quality living environment in the Downtown. The reduction of lanes along Lancaster Blvd., and expanded sidewalks promote walkability of the downtown.
Streets and Highways	

Objective 14.2 Promote a roadway system which balances the need to move vehicles while protecting environmental, aesthetic, and quality of life issues.	<u>Consistent:</u> The proposed Specific Plan makes improvements to Lancaster Boulevard that will continue to accommodate vehicles while increasing the aesthetic appeal and providing a better and safer experience for pedestrians.
Policy 14.2.2 Manage the City's roadway network so that it is aesthetically pleasing and encourage the development and maintenance of scenic highways.	<u>Consistent:</u> The proposed Specific Plan increases the aesthetic appeal of Lancaster Boulevard and the avenues of Downtown by providing for improvements to building facades, adding landscaping, ensuring attractive signage, and buffering parking lots from view.
Policy 14.2.3 Support a roadway network that takes into consideration noise and safety issues, along with other quality of life issues.	<u>Consistent:</u> The proposed Specific Plan enhances pedestrian safety by making intersections more visible and calming traffic on Lancaster Boulevard. It promotes vehicle safety through the creation of a roundabout at Lancaster Boulevard and 10 th Street.
Parking Facilities	
Objective 14.3 Achieve a balance between the supply of parking and demand for parking, recognizing the desirability and availability of alternatives to the use of the private automobile.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan requires a minimum number of parking spaces for each type of use. The Specific Plan provides new on-street parking and parking structures while limiting negative impacts on the pedestrian environment by placing parking lots behind buildings, buffering them from view, and mandating non-parking uses for ground floors of parking structures where they are adjacent to streets, plazas, and courtyards.
Policy 14.3.2 Provide safe and convenient parking that has minimal impacts on the natural environment, the community image, or quality of life.	<u>Consistent:</u> Design regulations in the proposed Specific Plan minimize the visual impact of parking structures by providing standards for structure facades. Negative impacts on pedestrians are minimized by prohibiting structured parking on any portion of the ground level fronting streets, plazas and courtyards. Design regulations minimize the visual impact of parking lots by requiring them to be buffered from public view and landscaped with trees and planters.
Alternative Transportation Modes	
Objective 14.4 Reduce reliance of the use of automobiles and increase average vehicle ridership (AVR) to 1.5 AVR by promoting alternatives to the use of the private automobile, including ridesharing, non-motorized transportation (bicycle, pedestrian), and the use of public transit.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan is intended to make walking a viable and desirable transportation mode in the Downtown by providing for enhancements of the pedestrian environment and facilitating mixed-use developments that provide opportunities to live and work in close proximity. The Plan promotes the use of public transit through new transit-oriented development along Sierra Highway near the Metrolink station.
Policy 14.4.2 Promote the use of alternative modes of transportation through the development of convenient and attractive facilities which support and accommodate the services.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan is intended to make walking a convenient transportation mode in the Downtown: it facilitates mixed-use developments that provide opportunities to live and work in close proximity, and provides greater connectivity by creating new paseos and plazas. The Plan makes the pedestrian environment more attractive through landscaping, pavement enhancements, and façade improvements.
Policy 14.4.3 Encourage bicycling, wherever possible, as an alternative to automobile travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution by providing appropriate facilities for the bicycle rider (see also Policy 10.2.4 and appurtenant Specific Actions of the Plan for the Living Environment).	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan provides convenient bicycle facilities to encourage bicycling.
Policy 14.4.4 Design transportation facilities to encourage walking. Facilities should be usable not only by pedestrians, but also by families with strollers, or people in wheelchairs.	<u>Consistent:</u> The proposed Specific Plan improves the intersection in front of the Metrolink station at Milling Street and Sierra Highway, encouraging walking between the station and Downtown. The expansion of the sidewalk along Lancaster Boulevard provides additional space for family with strollers and people in wheelchairs.
Policy 14.4.5 Promote the creation of a transit village development district around the Metrolink commuter rail station as a means of encouraging transit use, decreasing traffic congestion, improving air quality, and promoting a safe, attractive, pedestrian-friendly environment throughout the transit village.	<u>Consistent:</u> The proposed Specific Plan creates a Transit District around the Metrolink commuter rail station that promotes the development of attractive and pedestrian-friendly buildings according to the Regulating Code. The Plan improves the Sierra Highway intersection at Milling Street for greater pedestrian safety.
PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY	

GOAL 16 To promote economic self-sufficiency and a fiscally solvent and financially stable community.	The Specific Plan includes Feasibility and Fiscal Reports located within Appendix F and G in order to confirm viable build out number for the Specific Plan area based upon economic trends.
Creation and Retention of Local Employment	
Objective 16.1 Achieve and maintain a balance between the number and types of jobs and the amount and cost of housing available within the Lancaster General Plan study area.	<u>Consistent:</u> Chapter 6, Implementation provides a summary of the fiscal analysis. The assumption is that the project is anticipated to provide approximately 333,937 sf. Of office and civic uses and 448,970 sf. Of retail and service uses.
Policy 16.1.3 Ensure that sites are available for a diversity of industrial and commercial users.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan allows the development of sites for a variety of commercial users, ranging from home-based businesses and studios to businesses occupying multiple levels in a building.
Objective 16.3 Maintain development patterns and growth that contribute to, rather than detract from net fiscal gains to the City.	<u>Consistent:</u> The proposed Specific Plan promotes infill development in the Downtown, where negative fiscal impacts of expanding infrastructure and services are minimized.
Policy 16.3.3 Promote development patterns that will minimize the costs of infrastructure development, public facilities development and municipal service cost delivery.	<u>Consistent:</u> The proposed Specific Plan promotes infill development in the Downtown, where the costs of infrastructure development, public facilities development and municipal service cost delivery are minimized.
Objective 16.4 Promote the intensification of the municipal revenue generating potential (including sales tax) of commercial, office and industrial uses within Lancaster.	<u>Consistent:</u> The proposed Specific Plan will increase commercial and office use by approximately 782,907 sf. increasing municipal revenue.
Policy 16.4.1 Promote retail development which attracts merchants offering goods and services that are not now available to meet local and regional demand.	<u>Consistent:</u> Retail spaces available in the Downtown, which the proposed Specific Plan seeks to preserve and enhance, are suited to merchants offering unique goods and services.
Policy 16.4.2 Promote regional, community and neighborhood retail development needed to serve growing retail demand generated by population growth.	<u>Consistent:</u> The proposed Specific Plan seeks additional retail opportunities in the Downtown to serve the Downtown neighborhood and larger areas.
Policy 16.4.3 Attract office and industrial uses which have a high proportion of final sales subject to retail sales tax. examples given: back-office operations including insurance and credit processing, mail catalogue outlets and federal government processing centers	<u>Consistent:</u> The Regulating Code allows for convertible office spaces within several of the districts from office to commercial and residential on the upper floor if feasible.
Role of Downtown Lancaster in the Future of the City	
Objective 16.5 Maintain downtown as a cultural, financial and governmental center.	<u>Consistent:</u> The proposed Specific Plan enhances cultural facilities, creates a Commerce District that accommodates financial businesses, and permits government uses in most Downtown districts.
Policy 16.5.1 Promote, under the auspices of the Parking and Business Improvement District (PBID), the physical improvements which support downtown Lancaster's role as the City's center.	<u>Consistent:</u> The proposed Specific Plan, with LOTS involvement, includes extensive physical improvements to Downtown. A LOT is currently exploring alternative funding sources including PBIS and those others identified within Chapter 6.11.
Policy 16.5.2 Encourage the development of cultural facilities and related businesses in the downtown area.	<u>Consistent:</u> The proposed Specific Plan encourages the development of new performance spaces, artist live/work spaces, and arts-related retail.
Policy 16.5.3 Support Redevelopment Agency efforts to encourage appropriate office and commercial development in downtown Lancaster to accommodate finance-related businesses.	<u>Consistent:</u> In the Regulating Code of the proposed Specific Plan, banks and credit unions are permitted in the Commerce District and may obtain a Conditional Use Permit to locate in other Downtown districts.
Policy 16.5.4 Continue to promote downtown Lancaster as the center for government facilities.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan permits government office uses in all districts except the Neighborhood Office district, where such uses may be allowed by a Conditional Use Permit. Currently, several public uses located downtown, include the Fire and Police Stations, public library, post office and chamber of commerce.
Policy 16.5.5 Promote the development of a transit village development district around the Metrolink Commuter Rail Station to further strengthen the role of downtown Lancaster as the cultural, financial, and government center of the City.	<u>Consistent:</u> The proposed Specific Plan creates a Transit District around the Metrolink commuter rail station.

Establishment of Lancaster as a Center for Regional Activities	
Objective 16.6 Establish Lancaster as a regional center for recreational, cultural, entertainment and educational facilities.	<u>Consistent</u> : The proposed Specific Plan aims to enhance the recreational, cultural, and entertainment offerings in the Downtown and increase its ability to attract visitors. The vision statement sees Downtown Lancaster as “the cultural, dining, specialty retail, entertainment, and civic hub of the Antelope Valley.”
Policy 16.6.1 Promote the attraction of regional public institutions to Antelope Valley area.	<u>Consistent</u> : The downtown includes the LPAC, a regional public institution attraction.
Policy 16.6.2 Encourage the development of recreational uses which can stimulate economic growth and provide for local recreational needs.	<u>Consistent</u> : The Regulating Code of the proposed Specific Plan permits recreation, museum and cultural uses in all Downtown districts.
Policy 16.6.3 Encourage the development of cultural facilities which can stimulate tourism in the area and serve local needs.	<u>Consistent</u> : The proposed Specific Plan encourages the development of cultural facilities by adding outdoor performance and event space adjacent to LPAC, adding a new community theater at Milling Street and Cedar Avenue, and encouraging art-related uses in the Cedar Avenue Arts District. These cultural facilities can stimulate tourism in the area and serve local needs.
Policy 16.6.4 Promote the development of entertainment uses and businesses which can stimulate tourism to the area and serve local needs.	<u>Consistent</u> : The proposed Specific Plan encourages the development of entertainment facilities by adding outdoor performance and event space adjacent to LPAC, and adding a new community theater at Milling Street and Cedar Avenue. These entertainment facilities can stimulate tourism in the area and serve local needs.
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.	<u>Consistent</u> : The proposed Specific Plan promotes a balance of land uses within Downtown that provide opportunities for people to live, work, shop, and play.
Define Land Use Categories	
Objective 17.1 Designate adequate land for a balanced mix of rural and urban residential, and non-residential uses.	<u>Consistent</u> : The proposed Specific Plan area is an in-fill development and provides a balance of commercial, retail, entertainment/public space and urban residential uses.
Policy 17.1.1 Maintain an adequate inventory of land for residential, commercial, employment and public uses.	<u>Consistent</u> : The proposed Specific Plan allows a variety of residential, commercial, employment and public uses in the Downtown.
Policy 17.1.2 Provide sufficient land to accommodate a variety of housing types meeting the economic, lifestyle, and social needs of current and future residents.	<u>Consistent</u> : The development specifications in the proposed Specific Plan allow a variety of residential uses in all buildings in the Downtown; these uses include condominiums, apartments, studios and lofts. The Regulating Code permits detached house buildings and secondary dwellings in the Neighborhood Office District, which may be used as single family or multifamily dwellings.
Policy 17.1.3 Provide a hierarchical pattern of attractive commercial developments which serve regional, community, and neighborhood functions with maximum efficiency and accessibility.	<u>Consistent</u> : The Regulating Code allows for higher intensity uses along Lancaster Blvd., transitioning to lower intensity uses along the perimeter.
Policy 17.1.4 Provide for office- and industrial-based employment-generating lands which are highly accessible and compatible with other uses in the community.	<u>Consistent</u> : The Regulating Code of the proposed Specific Plan allows office uses in the Downtown, which is highly accessible from other areas of Lancaster and compatible with other Downtown uses.
Policy 17.1.5 Provide lands for the conduct of public, quasi-public, institutional, cultural, educational, and recreational activities.	<u>Consistent</u> : The Regulating Code of the proposed Specific Plan permits a variety of public, quasi-public, institutional, cultural, educational, and recreational activities, either by right or with a Conditional Use Permit.
GOAL 18 To manage urban development by planning the location and intensity of urban and rural uses to create a comprehensive urban structure.	<u>Consistent</u> : The proposed Specific Plan facilitates the intensification of urban uses in the city core of Downtown.
Land Use Patterns	
Policy 18.1.4 Encourage only those multiple family projects which are large enough in scale to require the services of full-time on-site management.	<u>Consistent</u> : The Regulating Code provides minimum height requirements promoting opportunities for multiple family projects.

Objective 18.2 Encourage the location of new urban growth so that the provision of services to new development is not a burden to existing residents.	<u>Consistent:</u> The proposed Specific Plan promotes infill development in the Downtown, where provision of services may be expanded with a minimal burden to existing residents.
Policy 18.2.1 Encourage appropriate infill development.	<u>Consistent:</u> The proposed Specific Plan promotes infill development in the Downtown.
GOAL 19 To create a well planned community with an aesthetically pleasing physical environment.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan aims to ensure a well planned Downtown with an aesthetically pleasing physical environment.
Community Form	
Objective 19.1 Ensure that all development within the City of Lancaster yields a pleasant living, working, or shopping environment, and attracts the interest of residents, workers, shoppers, and visitors as the result of consistent exemplary site, architectural, and landscape design.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan establishes standards for consistent exemplary site, architectural, and landscape design in the Downtown.
Policy 19.1.1 Promote high quality projects and facilitate innovation in building design, land use mixes and site planning, and by encouraging mixed use developments that contain, when appropriate, pedestrian scale and uses that encourage a sense of place.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan facilitates innovative land use mixes by affording great flexibility for combinations of permitted uses within buildings. It facilitates mixed-use developments and encourages design that is scaled and oriented for the pedestrian. Design standards emphasize quality through such elements as articulation and materials.
Policy 19.1.4 Ensure that new development or the expansion of existing development is viewed not only as free standing objects but also as part of the adjacent street, surrounding neighborhood, and total community as a whole.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan provides a framework for ensuring that the form of new development is consistent with adjacent structures within Downtown districts, with neighboring districts, and with the area surrounding Downtown.
Policy 19.1.5 Ensure that physical attributes of new developments, such as walls and fences, lighting, building design, and signage are attractive and consistent with the overall urban form and/or design theme of the area.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan provides regulations and guidelines for the physical attributes of new developments in the Downtown, including walls and fences, lighting, building design, and signage. These standards and the development specifications for buildings aim to ensure consistency of design throughout Downtown and provide guidance for façade improvements
Policy 19.1.6 Ensure that signs communicate their message, are clearly visible, and complement the development where they are located.	<u>Consistent:</u> The Regulating Code of the proposed Specific Plan provides extensive regulation and guidance for commercial signage. Design guidelines encourage signs that communicate their messages through such elements as easy-to-read fonts and graphics. Design regulations ensure signs are clearly visible by reducing clutter and restricting signs to particular locations on buildings, helping users to anticipate where to find them. Design regulations require attractive signs that do not obscure architectural elements of the buildings where they are located, and that are scaled appropriately for the pedestrian-oriented environment of Downtown.
Policy 19.1.7 Promote appropriate site design that allows for efficient and attractive developments. (specific actions: concentrate new developments in close proximity to existing development...also, drought tolerant standards for landscaping)	<u>Consistent:</u> The Regulating Code design guidelines provide building locations, landscapes and architectural guidelines allowing for efficient and attractive developments within the downtown.
Objective 19.2 Reinforce the distinct components which make up the City's form, emphasizing the specific elements based on their individual characteristics.	<u>Consistent:</u> The proposed Specific Plan reinforces the identity of Downtown as a distinct component of the City through gateway treatments and other physical enhancements. The Regulating Code reinforces the historic characteristics of buildings and the overall pedestrian character of Downtown. The Plan treats Downtown as a neighborhood with six distinct districts, each with its own identity.
Policy 19.2.1 Support and maintain commercial districts in Central Lancaster, the Quartz Hill and Antelope Acres areas, by encouraging new construction and structural improvements that are consistent with the general character of each area, while promoting their economic well-being.	<u>Consistent:</u> The proposed Specific Plan supports and maintains the Downtown commercial district in Central Lancaster by encouraging new construction and structural improvements that enhance the character of the area while promoting its economic well-being.
Policy 19.2.2 Support and maintain economically viable commercial and industrial districts that are individually identifiable as distinct areas and visually compatible with the surrounding community.	<u>Consistent:</u> The proposed Specific Plan supports and maintains the Downtown commercial district through improvements that aim to increase the customer base by attracting more visitors and increasing the resident population. The Plan enhances the identity of Downtown

	as a distinct area and seeks visual compatibility with surrounding uses.
Policy 19.2.4 Ensure that major corridors present a positive image of the City of Lancaster.	<u>Consistent</u> : The proposed Specific Plan increases the aesthetic appeal of Lancaster Boulevard and Sierra Highway by providing for improvements to building facades, adding landscaping, ensuring attractive signage, and buffering parking lots from view.
Policy 19.2.5 Promote the creation of a transit village development district around the Metrolink commuter rail station to provide opportunities for transit-oriented development, including housing, shopping, public services, and employment opportunities within a safe, pedestrian environment.	<u>Consistent</u> : The proposed Specific Plan creates a Transit District around the Metrolink commuter rail station to provide opportunities for transit-oriented development, including housing, shopping, public services, and employment opportunities within a safe, pedestrian environment.