

MINUTES

REGULAR MEETING OF THE LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

January 3, 2013

CALL TO ORDER

Chairperson Bartlett called the meeting to order at 5:05 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Bartholet led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

PRESENT: Commissioners Hawse, Mercy, Wiley, Vice Chair Bartholet and Chairperson Bartlett.

ABSENT: Commissioner Carlson.

Also present were the following: Chuen Ng (Associate Planner), Elma Watson (Assistant Planner), and Marion Coleman (Recording Secretary); there were no members of the public in the audience.

PUBLIC BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Chairperson Bartlett and seconded by Vice Chair Bartholet to approve the minutes from the Meeting of September 6, 2012. Motion carried with the following vote (5-0-0-1).

AYES: Commissioners Hawse, Mercy, Wiley, Vice Chair Bartholet, and Chairperson Bartlett.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Carlson.

CONTINUED BUSINESS

1. UPDATE OF PLANNING INITIATIVE/PROJECTS

Chuen Ng informed the Commission of the status of the Draft Residential Zones, due to be presented in a final revision to the Planning Commission on January 28, 2013. He explained that the Draft Residential Zone is Title 17, Chapter 8 of the Lancaster Municipal Code and regulates residential development; similar to the Design Guidelines that were implemented by the Architectural and Design Commission. Example changes in the proposed regulations include the location of garages behind the front plane of the house so the entrance may more easily be seen, and a porch feature; developers would include front porches and balconies in their elevations, and solar as a standard option. The new zoning code also encourages more flexibility. Residential Planned Developments with added amenities may be approved in exchange for more density. Chairperson Bartlett inquired if allowing developers more density would mean there would be lots smaller than 7,000 feet. Chuen Ng affirmed.

Commissioner Hawse inquired to what lengths the new zoning regulations addressed low water landscaping in reference to the Design Guidelines. She mentioned the homes across the street from American Heroes Park, and stated those homes by City Redevelopment were an excellent example of low water landscaping that display rocks and plants appropriate for the high desert. She added that she has observed other properties with gravel covering the front yard, which does not meet the Design Guidelines. Chuen Ng stated that staff has recognized that some residential tracts are not up to standard for front yard landscaping. Therefore, it is up to staff to check the plans that are submitted by the developers, and make sure the plans meet the design standards. Chuen Ng concluded he would follow-up on that subject matter, and recognized there is a need for improvement. Commissioner Hawse affirmed.

Vice Chair Bartholet asked if the builders were trying to cut corners in cost, and come up with the cheapest possible way to put in a yard, or whether an honest error of plan check and builder's communication. Chuen Ng responded that staff needs to communicate clearly to builders the expectations for improved landscaping.

Elma Watson presented a summary of the Southeast Transit Village Planning Area Vision Plan, and an update for the proposed Transit Oriented Development (TOD) Overlay Zone. She stated that David Sargent had completed the final plans for the STVPA, and a copy of the Vision Plan would be posted on the City's web page. Staff prepared a staff report for the January 8th City Council meeting to hire David Sargent and his team of experts (Sargent Town Planning partnered with Tony Perez Associates) for the TOD project. She concluded that City staff and Sargent Town Planning will have a kick-off meeting on January 15, 2013.

NEW BUSINESS

2. DISCUSSION OF DATES AND TIMES OF ADC MEETINGS

Chairperson Bartlett opened discussion for meeting dates and times of the Commission. She stated that due to the lack of attendance from the past meetings, there was a concern to possibly change the dates and times. Commissioners agreed that the dates and times could remain as scheduled.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

ADJOURNMENT

This meeting adjourned at 5:37 p.m., to the Regular Meeting on Thursday, February 7, 2013, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

APRIL BARTLETT, Chairperson
Lancaster Architectural and Design Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster