

MINUTES

REGULAR MEETING OF THE LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

February 7, 2013

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Wiley led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

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

ABSENT: Commissioner Hawse.

Also present were the following: Brian Ludicke (Planning Director), Chuen Ng (Associate Planner), and Marion Coleman (Recording Secretary); audience of one (Chris Aune, Assistant Planner).

PUBLIC BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

It was moved by Commissioner Mercy and seconded by Commissioner Wiley to approve the minutes from the Meeting of January 3, 2013. Motion carried with the following vote (5-0-0-1).

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Hawse.

CONTINUED BUSINESS**1. DISCUSSION OF DRAFT RESIDENTIAL ZONES UPDATE AND PROPOSED TRANSIT ORIENTED DEVELOPMENT (TOD) OVERLAY ZONE**

Chuen Ng informed the Commission that the Draft Residential Zones was approved by the Planning Commission on January 28, 2013, recommending to the City Council approval of a comprehensive update to the City's Residential zoning ordinance in Title 17, Chapter 8 of the Lancaster Municipal Code (Exhibit "A") and other zoning code amendments for implementation of Housing Element specific actions. He reiterated the main features to the Draft Residential Zones are changes in the developer standards, including recessed garages, and other architectural façade features as identified in the Design Guidelines that were implemented by the Architectural and Design Commission. There are incentives drafted into the code for infill development. Builders will be encouraged to build on the vacant properties within the more urbanized areas, as opposed to the continuing leap frog development pattern which causes a strain on the City's infrastructure and resources. The Draft Residential Zones is anticipated to be taken before the City Council on February 26, 2013.

Commissioner Wiley inquired if allowing eight units per acre in an R-7,000 zone would add any stress to residents living in close proximity. Chuen Ng responded the lots may be smaller, but the designing and placement of the homes would make the difference; for example, windows would not be facing one another.

Commissioner Carlson inquired if there were other areas in Lancaster on small lots already built. Brian Ludicke responded there were no examples in the Lancaster area; the two basic types of homes in the area are conventional single family detached homes or apartments; there is no middle ground of a moderate density approach. He stated he has spoken with realtors who desire to have options such as the College Terrace Condominium projects; even though the condos have been in existence over 30 years, when one becomes vacant it is immediately filled. He stated that the options would be open to the development community, and the residents would have more choices; in some cases the infill sites are perfect candidates for the project, the infrastructure is nearby, and may be in proximity to commercial and other services.

Chairperson Bartlett inquired about the lot sizes required for having multiple dwellings, for example, adding a guest house. Chuen Ng stated the minimum lot size is 7,000 square feet; all the typical setback requirements have to be met, with 15 feet back from property line and five feet from the sides. The distance has to be maintained from the neighboring properties. He added there are concerns of owners turning a second dwelling unit or accessory structure in to rentals; those that apply for second dwelling units will have to record a covenant that the owner remains on the property. Chairperson Bartlett commented that the owner could then rent the second dwelling. Chuen Ng affirmed, and reiterated that the owner would have to live on the property.

Vice Chairman Bartholet inquired if homes on the major streets operating a major business a concern referencing the advertisement of the businesses. Chuen Ng stated the live-work ordinance is a step beyond the existing home occupation ordinance that allows an individual to work out of their home, but restricts placing signage on the property by maintaining the characteristics of a residence.

Brian Ludicke expounded on the proposed Transit Oriented Development (TOD) Overlay Zone. He stated authorization was received and the contract process has been completed with consultant (David Sargent); the outreach effort will begin soon for the areas to the southwest, southeast and northeast of the Metrolink Station. He informed that code development would also be implemented on all three quadrants instead of two, due to adequate finances. Therefore, the Southeast Transit Village Plan Area (STVPA) will also be included in the regulations, which is a great step forward for the businesses and property owners. He pointed out that Chris Aune (Assistant Planner in audience) would be the project manager for the TOD Overlay Zone. He advised that as with the STVPA, the ADC will be involved in the project as it moves forward; in conclusion, more information would be forthcoming in meetings and discussions on outreach to the communities.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

ADJOURNMENT

This meeting adjourned at 5:22 p.m., to the Regular Meeting on Thursday, March 7, 2013, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

RUSSELL BARTHOLET, Vice Chair
Lancaster Architectural and Design Commission

ATTEST:

CHUEN NG, Associate Planner
City of Lancaster