

MINUTES

MEETING LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

July 31, 2009

CALL TO ORDER

Chairperson Cook called the meeting to order at 4:02 p.m.

PLEDGE OF ALLEGIANCE

Principal Planner, Silvia Donovan led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

PRESENT: Commissioners Donlon, Hall, Stallworth and Wiley, and Chairperson Cook.

ABSENT: Commissioners Buchanan and Harvey

Also present were the following: Silvia Donovan (Principal Planner), Chris Aune (Assistant Planner), Jason Caudle (Deputy City Manager), Tess Epling (Recording Secretary) and Nicole Parson in the audience.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Minutes from the Regular Meeting of July 10, 2009.

It was moved by Commissioner Hall and seconded by Commissioner Wiley to approve the minutes from the Regular Meeting of July 10, 2009.

AYES: Commissioners Donlon, Hall, Stallworth and Wiley, and Chairperson Cook.
NOES: None.
ABSTAIN: None.
ABSENT: Commissioners Buchanan and Vice Chair Harvey

NEW ITEM

2. PRESENTATION BY DEPUTY CITY MANAGER (LANCASTER CITY HALL)

Silvia Donovan, Principal Planner for the Planning Department introduced Jason Caudle, Deputy City Manager. Mr. Caudle gave a PowerPoint and picture board presentation of the proposed Downtown Conceptual Plan. Mr. Caudle mentioned that reducing a lane in each direction, establishing a Ramblas streetscape would be the first priority for improvement for Lancaster Boulevard. (The **Ramblas**, in Barcelona Spain is Barcelona's main road for every possible activity of the city and it is surrounded by beautiful trees.) Mature trees are needed in the first phase to provide much needed shade, some protection from the wind, and give the boulevard an established finished appearance. Elm Street will receive a special treatment featuring two canopies of trees and a parkway. The Elm Street site would be ideal for holding a Farmer's Market. Mr. Caudle indicated that the revitalization plan calls for the use of entry monuments to establish a sense of arrival into downtown and adjoining neighborhoods. In addition, the use of arcades which would provide shelter from the elements and create an inviting place to shop and dine. Mr. Caudle explained that the plan calls for the removal of traffic signals and the creation of roundabouts. The purpose of the new traffic pattern is to slow traffic and make downtown a pedestrian friendly destination. City staff is coordinating with boulevard businesses regarding the façade improvement program.



Mr. Caudle reported that public opinion felt that the proposed arcades appeared too “Spanish looking,” However, the final design has yet to be determined. Jason further mentioned how the envisioned plan adhered to the Downtown Specific Plan form based codes, allowing for mixed use development and providing the opportunity for a range of services and diversity in housing choices.

Commissioner Hall wanted to know what freeway access there would be to downtown. Mr. Caudle indicated that the Redevelopment Department is conducting a way-finding campaign to direct visitors to downtown from the off-ramps and is working on a Visitor's Bureau.

Commissioner Wiley wanted to know if the City had considered additional public transportation to make it easier to reach downtown. Mr. Caudle indicated the close proximity to the Metrolink station and the existing bus route along the boulevard as being sufficient for public transportation needs for the foreseeable future.

Commissioner Hall stated that it would be a good idea for Sacred Heart School to share their ideas with the City regarding the design changes.

Mr. Caudle indicated that a well-planned downtown can transform a community and change the external image the public has of a given community. The Downtown Conceptual Plan will be presented to City Council August 11, 2009 and construction could begin as early as February 2010. Jason invited ADC members to send him ideas if they wanted further involvement in the Downtown Design Committee.

3. DISCUSSION OF RESIDENTIAL PROPERTY AT DIRECTOR'S REVIEW – TRACT 60147 (SANDALWOOD)

The committee revisited their desire for 360 degree architecture while discussing the residential property for Tentative Tract Map 60147. The committee stated they wanted the following elements added to the design: 1.) window treatments on all floors, 2.) an opaque gate such as wrought iron with mesh behind it or wood and 3.) trash container enclosures.

4. REVIEW AND DISCUSS THE SURVEY

CHRISTOPHER AUNE, ASSISTANT PLANNER FOR THE PLANNING DEPARTMENT, PRESENTED THE REVISED SURVEY AND WITH MINOR CHANGES, THE COMMISSION CONCURRED TO MOVE FORWARD AND ADD THE SURVEY INTO THE SURVEY SOFTWARE.

5. DRAFT DESIGN GUIDELINES TEMPLATE

MRS. DONOVAN PRESENTED THE DESIGN GUIDELINES TEMPLATE AND THE COMMISSIONERS AGREED WITH THE PROPOSED LAYOUT AND COLORS.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

No one in the audience spoke.

ADJOURNMENT

The meeting was adjourned at 5:45 p.m. to Friday, August 14, 2009, at 4:00 p.m., at the Large Parks, Recreation & Arts Conference Room, Lancaster City Hall.

DIANA COOK, Chairperson
Lancaster Architectural and Design Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster