

MINUTES

MEETING LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

November 13, 2009

CALL TO ORDER

Chairperson Cook called the meeting to order at 4:02 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 Bartlett, Buchanan, Donlon, Stallworth, Wiley and Vice Chairman Hall and Chairperson Cook.

ABSENT: None.

Also present were the following: Brian Ludicke (Director of Planning), Silvia Donovan (Principal Planner), Chris Aune (Assistant Planner), and Shirley Corder (Recording Secretary).

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Minutes from the Regular Meeting of October 23, 2009 and November 6, 2009.

It was moved by Commissioner Hall and seconded by Commissioner Buchanan to approve the minutes from the Regular Meeting of October 23, 2009. Motion carried with the following vote (7-0-0-0).

AYES: Commissioners Bartlett, Buchanan, Donlon, Stallworth, Wiley, Vice Chairman Hall and Chair person Cook.
NOES: None.
ABSTAIN: None.
ABSENT: None.

It was moved by Commissioner Buchanan and seconded by Commissioner Wiley to approve the minutes from the Regular Meeting of November 6, 2001. Motion carried with the following vote (7-0-0-0).

AYES: Commissioners Bartlett, Buchanan, Donlon, Stallworth, Wiley, Vice Chairman Hall and Chair person Cook.
NOES: None.
ABSTAIN: None.
ABSENT: None.

2. NEW BUSINESS

Architectural and Design Guidelines

Silvia Donovan presented the staff report. She reported that The Architectural and Design Planning Commission created the following Mission Statement: “To establish standards for ALL DEVELOPMENT by implementing equality design for timeless architecture that enhances the community’s image, pride and quality of life.” Further, the Guidelines are intended for new construction, redevelopment and renovation of existing facilities, unless the construction is under the control of a Specific Plan where site specific standards take precedent. The Guidelines will serve as a tool for property owners, developers, design professional, staff, the Architectural and Design Planning Commission and the City Council, to use in evaluation whether development projects meet timeless architecture standards in the guidelines without dictating a specific architectural style.

The intent of the Guidelines is to provide for an attractive and unique image for the City of Lancaster by creating a walkable, sustainable, cohesive and enduring built environment.

Ms. Donovan stated that The Design Guidelines provide clear expectations and implements General Plan Policy 19.1.1 which states: “Develop and apply a comprehensive set of community design standards and guidelines in conformance with the goals, objectives, policies and action programs contained in the Community Design subsection of the Plan for Physical Development.” In essence, the Design Guidelines are the architectural and design vision for the City.

Ms. Donovan pointed out that in order to implement and maintain the goals of the Design Guidelines, including the establishment of landscaped parkways, trails, pocket parks, and larger entryways as part of the residential developments and neighborhoods, a financing mechanism must be implemented to maintain the amenities in perpetuity. This can be accomplished by establishing a Community Facilities District (CFD) to finance the amenities and maintain services needed by new development. A CFD would be established so that each neighborhood would pay their “fair share” of the desired services.

Ms. Donovan concluded the report by stating that Staff believes the Architectural Design Guidelines meets the goals set by the City Council as stated in the Mission Statement, “To establish standards for ALL DEVELOPMENT by implementing quality design for timeless architecture that enhances the community’s image, pride and quality of life.”

Ms. Donovan utilized a PowerPoint presentation to serve as an example of what we would require in residential, commercial and mixed use new development.

After the conclusion of the Staff Report and PowerPoint presentation, staff called for questions or comments.

Neil Weitzenberger, a Lancaster resident, commented that the Design Guidelines was a good document. He was concerned with parkways in front of residential houses. He states that when you get out of your car you are walking into shrubs to get to your front door. He wants Staff to take a closer look before putting parkway strips in residential areas. He also pointed out that the PowerPoint showed no shade trees which were recommended for aesthetics. He pointed out that shade trees require more water.

Vice Chair Hall stated that he was against parkways. He indicated that the Guidelines will address this matter as well as that of shade trees.

Chairperson Cook closed the public discussion and asked for a motion to Adopt Resolution 09-01. It was moved by Commissioner Buchanan and seconded by Vice Chair Hall to adopt Resolution No. 09-01, a resolution of the Architectural and Design Planning Commission of the City of Lancaster, California, recommending to the City Council approval of Architectural and Design Guidelines, and establishment of Community Facilities Districts (CFD) for new developments. Motion carried with the following vote: (7-0-0-0).

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

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

ADJOURNMENT

This meeting was adjourned at 4:37 and future meetings will be held on an as needed basis.

DIANA COOK, Chairperson
Lancaster Architectural and Design Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster