

MINUTES

SPECIAL MEETING OF THE LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

January 10, 2019

CALL TO ORDER

Vice Chair Bartlett called the meeting to order at 5:07 p.m.

PLEDGE OF ALLEGIANCE

Vice Chair Bartlett.

ROLL CALL

Present: Commissioners Chant, Estrada, McDonald, Tufts, and Vice Chair Bartlett.

Absent: Chairman Carter and Commissioner DeSpain.

Also present were Community Development Manager (Larissa De La Cruz), Associate Planner (Mitzi Alvarado), and Recording Secretary (Sandra Ramirez). There were 3 people in the audience.

PUBLIC BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Commissioner McDonald made a motion and Vice Chair Bartlett seconded the motion to approve the Minutes from December 6, 2018. The motion carried with the following vote (5-0-0-2):

AYES: Bartlett, Chant, Estrada, McDonald, and Tufts.

NOES: None.

ABSTAIN: None.

ABSENT: Carter and DeSpain.

NEW BUSINESS**2. SITE PLAN REVIEW NO. 18-05**

Mitzi Alvarado, Associate Planner, presented the staff report.

Commissioner Tufts questioned whether there was enough tree coverage in the parking lots where there is supposed to be one tree per three parking spaces. He also asked why pine trees were chosen as a fence line instead of a shade tree. The engineer for the project, Mark Ficinski from Structural Engineering, stated that the reason the pine trees were chosen was to provide blockage of the building from the street. The pine trees were chosen due to their height, but they offered to change the trees if they needed to. Mark suggested using palm trees. Commissioner Tufts again stated pine trees and palm trees do not provide enough shade.

Commissioner McDonald commented that the ADC cares about the beauty of Lancaster, and a line of trees meant to be a barrier is not our way. Commissioner McDonald stated that she does not approve of the pine trees and does not want barriers to block the beauty of the city.

Commissioner Tufts stated that the glass windows require a shade to block the sun from the glare and gives depth to the building. He would like the shaders to provide depth since the building is flat and has no dimension.

Vice Chair Bartlett asked how many employees will be working at the proposed building. Mark Ficinski replied that there will be ten employees. Vice Chair Bartlett questioned that there are ten employees with only twelve parking spaces available. She asked if they have vendors or customers that will be on site. The applicant, Peter Beirnat, stated that they expect to have only ten people on the property at the most at one time. No customers or vendors will be present at the building. The property is used for fabrication and storage. He believes that we are bringing value to the community by providing jobs and developing the land. Vice Chair Bartlett asked the applicant to describe an average day at the property. The applicant responded that they open at 7:00 AM and close at 3:00 PM, Monday through Friday. During that time, they cut, laminate, ship, and finish stone elements which they take to various job sites for installation.

Peter Beirnat commented on the use of pine trees. The trees are not meant to hide their beautiful building. They did their best to adhere to the City's guidelines, and they will change the trees to align with the ADC's requirements. Commissioner Estrada asked where the loading area is because that area would need to be screened. The applicant responded that their loading area is on the side of the building. He also addressed Commissioner Tufts's question about the windows and will provide an awning of some sort to adhere to the guidelines.

Vice Chair Bartlett addressed Community Development Manager, Larissa De La Cruz, with a question regarding the loading area and if it needed to be screened. Commissioner Estrada clarified by asking since the loading area is on the side if it need the screening as a buffer. The applicant clarified that they need the doors in the front and the side to aid with the flow of traffic. The front doors will primarily be closed and occasionally used.

Commissioner McDonald asked if the applicant's employees are from the City or if they're coming with him. The applicant stated that a few of his employees will be coming with him, but they

will be opening jobs up for residents of Lancaster. Commissioner McDonald asked how much the applicant knew about the City of Lancaster and felt that nothing about it was an “eye sore” as the applicant described it. The applicant started looking for another place to locate his business over a year ago, and he based the decision on affordability and on a place where he could eventually move himself and grow his business. He felt that Lancaster is a good place to grow.

Commissioner Chant proposed a compromise regarding the North elevation. If the applicant is willing to spend a little more on the doors, then hopefully the Commission can accept a change to the landscaping structure. It blocks the architecture and could potentially become an issue with crime since the building is blocked from the street. He would like the front face presented as architecturally finished as possible and would like a high quality roll up doors and steel awnings above the windows and roll up doors. The applicant agreed. Vice Chair Bartlett asked that the applicant receive a list of the requirements that Commissioner Chant proposed.

Commissioner Chant made a motion and Commissioner Tufts seconded the motion to approve Site Plan Review No. 18-05 for two 7,546 square-foot warehouses buildings with new parking and landscape improvements. The motion carried with the following vote (5-0-0-2):

AYES: Bartlett, Chant, Estrada, McDonald, and Tufts.
NOES: None.
ABSTAIN: None.
ABSENT: Carter and DeSpain.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

Speaker #1: Itaska Dheni wanted to know what age the trees will be that are required to be provided by the applicant. She asked if they will have immediate shade or if it will take a few years before shade is provided. She also wanted to know if the Commission considered the growth of the business as the parking lot is just big enough for the amount of employees he’s starting with. She wanted to know if he’s anticipating growth and adding additional parking.

COMMISSION AGENDA

None.

ADJOURNMENT

Vice Chair Bartlett adjourned the meeting at 5:52 p.m., to the Special Meeting on Thursday, February 7, 2019, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

APRIL BARTLETT, Vice Chair
Lancaster Architectural and Design Commission

ATTEST:

Sandra Ramirez, Recording Secretary
City of Lancaster