

MINUTES

REGULAR MEETING OF THE LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

May 2, 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: Vice Chair Bartlett, Commissioners Chant, DeSpain, McDonald, Medrano, and Tufts.

Absent: Chairman Carter.

Also present were Community Development Manager (Larissa De La Cruz), Associate Planner (Cynthia Campaña), Associate Planner (Brenda Magaña), Community Development Technician (Marlon Cervantes), and Recording Secretary (Danielle Winter). There were 6 people in the audience.

PUBLIC BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Vice Chair Bartlett made a motion, and Commissioner McDonald seconded the motion to approve the minutes from April 4, 2019. The motion carried with the following vote (5-0-0-0-2):

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

CONTINUED BUSINESS**2. SITE PLAN REVIEW 19-02**

Vice Chair Bartlett had a conflict of interest, recused herself, and left the dais at 5:09 p.m. Associate Planner, Cynthia Campaña, presented the staff report. There were no public speakers.

In the previous meeting, the Commission had concerns regarding landscaping and adding sun shades. Since the meeting, the applicant has added twenty-six sun shades and landscaping along the buildings. The parking area has a total shaded area of 58.79%. The revised elevations showed landscaping around the building.

Community Development Manager, Larissa De La Cruz, asked if there were any further questions and if any of the Commissioners would like to make a motion.

Commissioner Chant made a motion, and Commissioner DeSpain seconded the motion to approve Site Plan Review 19-02. The motion carried with the following vote of (4-0-0-1-2):

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

Vice Chair Bartlett returned to the dais at 5:12 p.m.

3. SITE PLAN REVIEW 17-01

Associate Planner, Brenda Magaña, presented the staff report. There were no public speakers.

In the previous meeting, the Commission had questions regarding property lines and landscaping. Since then the applicant supplied an updated aerial map with property lines, and the landscaping had been updated along the north/east and the south/west elevations.

Commissioner Chant stated that the items he had of concern had been addressed. Vice Chair Bartlett asked what the comments were at the last meeting regarding the project. Brenda Magaña responded that the property lines were not clearly shown on the site plans, and the aerial had been provided to show the property lines.

Vice Chair Bartlett made a motion and Commissioner Chant seconded the motion to approve Site Plan Review 17-01. The motion carried with the following vote of (5-0-0-0-2):

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

NEW BUSINESS**4. Director's Review No. 19-10**

Associate Planner, Brenda Magaña, presented the staff report. There were no public speakers. Commissioner Tufts arrived at the dais at 5:16 p.m.

Vice Chair Bartlett asked if the Commission had seen these plans before. Brenda Magaña responded that it is a different tract but the same developer. Vice Chair Bartlett commented that the changes they asked for last year were made on the current project. Larissa De La Cruz commented that the developer took their comments to heart and made the necessary changes.

Commissioner DeSpain asked if there are plans to upgrade Avenue K and 50th Street West as it is currently a four-way stop. Larissa De La Cruz responded that she was not aware of any plans to upgrade the intersection, but she will look into it and let the Commission know.

Commissioner Tufts asked if the architecture on the Spanish-styled homes (Plans 1, 2, and 5) carried the detailing all the way around the home. The applicant, Ron Mertz, was asked to speak to the Commission on behalf of the project.

Ron Mertz asked for clarification from Commissioner Tufts. The developer responded that the changes in elevation were for variety. Vice Chair Bartlett commented that Plan 1 and 2 need to be revised to have the elevations carry all around the building.

Commissioner McDonald asked that the homes have 360° architecture. Ron responded that they wanted variety. Vice Chair Bartlett stated she prefers stone to the foam materials on the building. The developer responded that in order to stay true to the Spanish-style elevations, they did not use stone. Commissioner McDonald asked how often each elevation will repeat. The developer responded that it will be every fourth home.

Commissioner DeSpain asked if the developer will be providing landscaping for the lots. Ron replied that they will only be providing front yard landscaping as most homeowners want to do their own landscaping. Commissioner DeSpain asked what materials will be used. The developer stated they will be doing desertscape with rock.

Vice Chair Bartlett asked if they will have solar and the energy for electric vehicles. Ron Mertz stated that all homes will be provided with solar, but the hookup for electric vehicles will not be provided.

Commissioner Chant wanted to know if the tankless water heaters are gas or electric. The developer responded that they will be using gas heaters.

Vice Chair Bartlett made a motion and Commissioner McDonald seconded the motion to approve Site Plan Review 17-01. The motion carried with the following vote of (6-0-0-0-0):

AYES: Bartlett, Chant, DeSpain, McDonald, Medrano, and Tufts.
NOES: None.
ABSTAIN: None.

RECUSED: None.
ABSENT: Carter.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

COMMISSION AGENDA

None.

ADJOURNMENT

Vice Chair Bartlett adjourned the meeting at 5:31 p.m., to the Regular Meeting on Thursday, June 6, 2019, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

APRIL BARTLETT, Vice Chair
Lancaster Architectural and Design Commission

ATTEST:

DANIELLE WINTER, Recording Secretary
City of Lancaster