

MINUTES

REGULAR MEETING OF THE LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

November 11, 2019

CALL TO ORDER

Commissioner Adam Chant called the meeting to order at 5:01 p.m.

PLEDGE OF ALLEGIANCE

Commissioner DeSpain.

ROLL CALL

Present: Commissioners Chant, DeSpain, Medrano, and Tufts.

Absent: Vice Chair Bartlett.

Also present were Senior Planner (Jocelyn Swain), Planner (Cynthia Campaña), and Recording Secretary (Danielle Winter). There were 2 people in the audience.

Commissioner Chant asked for a moment of silence to remember Commission McDonald.

PUBLIC BUSINESS FROM THE FLOOR

None.

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Commissioner DeSpain made a motion, and Commissioner Tufts seconded the motion to approve the minutes from June 6, 2019. The motion carried with the following vote of (4-0-0-1):

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

NEW BUSINESS**2. Director's Review No. 19-113**

Planner, Cynthia Campaña, presented the staff report. There were no public speakers. The applicant, was available for questions and had a presentation for the Commissioners.

Commissioner Tufts had a few questions. He stated that he felt quite a few items had been missed based on the Architectural and Design Guidelines such as variation of lot sizes, distance from the road, set back from the garage, variations of the roof pitch, overhang of at least 30" around for sun, 360° architectural design, and many other elements are not meeting the requirements. He believes the project needs to go back and be reviewed for the set requirements.

Phil Ram, the applicant, was available for questions. He had a presentation for the Commission and wanted to address the concerns they had. He has been building in California for over 30 years and built over 6,000 units (high density, single-family, spec housing, etc.). They were one of the first developers in downtown Los Angeles in 2003. The presentation showed illustrations of actual houses they built in Los Angeles area where they got their inspiration for the current project. The applicant wants to bring an "LA feel" for the project. Phil asked the Commission if they could speak regarding their concerns.

Ron Mandalian, the architect, stated that they tried to make variations with different porches open to the street within two to three feet from the front property line. They tried to keep decent size backyards. In some cases, they are three or four feet greater than the minimum setback requirements for a bigger porch which can accommodate outdoor furniture to bring community together. They were open to increasing the overhang from 24" to 30" to meet requirements.

Phil Ram stated that the map was approved in 2005. The lot sizes vary. Commissioner DeSpain asked if there was an empty lot between 40th Street and 42nd Street. The lot below their project is a single-family residential lot. Commissioner DeSpain asked about the parking for the main house and the accessory dwelling unit (ADU). There is an open parking space for the ADU next to the main house. Commissioner DeSpain asked if the landscaping on the plans was conceptual or going to be installed as shown. Ron stated it is conceptual right now, but they will be submitting finalized plans close to the concept. Commissioner DeSpain is concerned that the project is very dense. He does like the architectural layout of the façade in the renderings.

Commissioner Chant noted that 360° design is an important detail to housing developments in Lancaster, and we have held previous developers to that standard. He does like the overall design of the project. They would like to see more detail in the flat areas of the houses and on the corner lots. He would like more design elements and details on all sides of the house, if possible.

Commissioner Tufts wanted to point out the privacy issues with some bedroom to bedroom windows facing each other that were only ten feet apart, which is why they like to stagger the placement of the houses. He wanted to reiterate the 360° architecture. The roof pitches all seem to be identical. The parking on the side of the house for the side car will cause 50% of the front yard to be paved which is something they want to avoid. Overall, he thinks the entire layout needs to be reviewed and show the landscaping and architectural features. He does not like the cookie cutter feel to the houses.

Commissioner Chant asked if anyone wanted to offer a motion to continue the project so the applicant could make changes based on the feedback the Commission provided and based on the Architectural Design Standards.

Commissioner Tufts made a motion and Commissioner DeSpain seconded the motion to continue Director's Review No. 19-113. The motion carried with the following vote of (4-0-0-1):

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

Planner, Cynthia Campana, asked for clarification regarding the elevations for the project. Commissioner Tufts stated the sides, rears, and windows need to give the project some depth. He is also still concerned about the privacy of the homes as the bedroom windows line up with each other. Commissioner DeSpain would like to see the ADU renderings. Cynthia responded that the secondary dwelling units would be seen at a different time as the project is only showing the primary homes. Commissioner DeSpain asked for landscape plans and how much space the driveways will take up. Jocelyn Swain stated that layout of the house in comparison to the lot is not in the purview of the Commission. Commissioner Tufts said that the Guidelines state that there must be four to six feet before the sidewalk starts from the edge of the street plus four feet wide for ADA compliance. If that is the case, the interior edge towards the house would be between five to seven feet from the face of the house which seems really compacted in due to the granny house in the back. He would like to see how they will do that.

Commissioner Chant asked if there were any other comments from the Commissioners.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

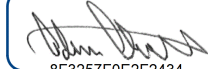
COMMISSION AGENDA

None.

ADJOURNMENT

Commissioner Chant adjourned the meeting at 5:27 p.m., to the Regular Meeting on Thursday, December 5, 2019, at 5:00 p.m., in the Lancaster City Hall Council Chambers.

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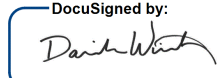


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ADAM CHANT, Commissioner
Lancaster Architectural and Design Commission

ATTEST:

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DANIELLE WINTER, Recording Secretary
City of Lancaster