

MINUTES

REGULAR MEETING LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

January 9, 2009

CALL TO ORDER

Chairperson Cook called the meeting to order at 4:05 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Stallworth led the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

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

ABSENT: None.

Also present were the following: Brian Ludicke (Planning Director), Silvia Donovan (Principal Planner), Chris Aune (Assistant Planner), Tess Epling (Recording Secretary) and an audience of 2.

CONSENT CALENDAR

1. APPROVAL OF THE MINUTES

Minutes from the Regular Meeting of December 12, 2008.

It was moved by Commissioner Hall and seconded by Vice Chair Harvey to approve the minutes from the regular meeting of December 12, 2008.

AYES: Commissioners Donlon, Hall, Stallworth and Wiley, Vice Chair Harvey and Chairperson Cook.

NOES: None.

ABSTAIN: None.

ABSENT: None.

NEW ITEM**2. DISCUSSION OF SUSTAINABILITY AND SMART GROWTH CONCEPTS**

Brian Ludicke, Planning Director, provided a presentation regarding sustainability and smart growth concepts that define sustainable development, also known as smart growth. Citing typical development patterns in the United States that enhances sprawl such as the following: 1) Affordable housing being placed far from job centers; 2) Development within suburban areas often results in large single-use areas; and 3) The suburban development model remains the predominant form of development on the fringe even though the marked change in household structure in the past 30 years has made this model inefficient. Mr. Ludicke explained the differentiation between the suburban and smart growth models. He explained that the concept of smart growth is great but factors such as conflicting community perceptions, cost concerns and unfriendly local regulations could be a hindrance; and gave examples of ways to smooth the transition. Mr. Ludicke concluded that green buildings are an important aspect of the smart growth strategy but cannot solely resolve future energy issues; instead, growth patterns must also be reconsidered.

The following ideas were suggested and brought up by the commissioners: incorporating solar requirements in the formulation of design guidelines and implementing waste recycling practices.

CONTINUED ITEM**3. REVIEW OF DESIGN GUIDELINES**

Discussion of design guidelines ensued. Important concepts included: mixture of 1 and 2-story houses, regulating the 2nd floor square footage to less than 80% of the 1st floor, requiring additional setbacks on homes greater than 2 stories, limiting the amount of hardscape in the front yard, placing a detached garage in the back of the site to create a more desirable streetscape, requiring the sides of the structure to be fully articulated if the space between 2 houses or structures is greater than 10', requiring a minimum of 3 elevations for each house model, and elevations should not be repeated more frequently than each 5th house.

The commissioners brought up the idea of a field trip to personally observe the concepts being discussed. Silvia Donovan pointed out budgetary constraints and that the meeting has to be posted and opened to the public in conformance with the Brown Act. The commissioners were cognizant of this fact and suggested using one of the commissioners' own vehicle and agreed that Saturday from 10:00 a.m. to 2:00 p.m. would be a convenient day and time for a field trip. Silvia Donovan requested the commissioners find places they do and do not like in Lancaster and Palmdale, which would comprise of the itinerary of the field trip.

At the next meeting, the discussion of guidelines will start where the commission left off, i.e., windows and doors.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

None.

ADJOURNMENT

The meeting was adjourned at 6:00 p.m. to Friday, February 13, 2009, at 4:00 p.m., in the Large Parks, Recreation & Arts Conference Room, City of Lancaster.

DIANA COOK, Chairperson
Lancaster Architectural and Design Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster