

MINUTES

MEETING LANCASTER ARCHITECTURAL AND DESIGN COMMISSION

July 10, 2009

CALL TO ORDER

Chairperson Cook called the meeting to order at 4:00 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 Buchanan, Donlon, Hall, Stallworth and Wiley, Vice Chair Harvey and Chairperson Cook.

ABSENT: None.

Also present were the following: Silvia Donovan (Principal Planner), Chris Aune (Assistant Planner), Kurt Gunzel (Community Neighborhood Building Manager) and Tess Epling (Recording Secretary).

CONSENT CALENDAR

1. APPROVAL OF MINUTES

Minutes from the Regular Meeting of June 12, 2009 and Meeting of June 26, 2009.

It was moved by Commissioner Buchanan and seconded by Commissioner Hall to approve the minutes from the Regular Meeting of June 12, 2009.

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

It was moved by Vice Chair Harvey and seconded by Commissioner Buchanan to approve the minutes from the Meeting of June 26, 2009.

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

NEW ITEM

2. PRESENTATION BY ANTELOPE VALLEY BUILDING INDUSTRY ASSOCIATION (AVBIA)

Gretchen Gutierrez, representative of Antelope Valley Building Industry Association (AVBIA), presented information regarding the organization. In addition to being the President of the AVBIA, Ms. Gutierrez has served on the City of Lancaster's General Plan Citizens Advisory Committee (GPCAC) as co-chair, the Adhoc Design Committee and was also involved in the revision of the City of Palmdale Design Guidelines. The BIA also works closely with the Board of Realtors. The main focus of the BIA is residential construction and the organization has a legal/lobbyist component to work closely with the legislators to ensure bills are not onerous to the organization.

In the formulation of the Design Guidelines, Ms. Gutierrez cautioned the commissioners to be cognizant of the monetary effect to the overall home construction prices. She indicated that for every \$1,000 added to construction cost, 10,000 people are priced out of the market. Understanding the Committee's desire for 360 degree architecture, suggestions included allowing the developer to choose from a menu of options to meet the design requirements (such as changes in roofline, articulation, massing, change in plane, garage placement). Developers could meet the intent of enhancing the architecture without increasing costs.

Developers typically use the same floor plan in different cities applying various levels of architectural treatment depending on city requirements. Plans can be modified slightly to fit the topography, lot size, market and local planning requirements.

The trend for residential development is to provide a variety of housing options to meet changing demand. The trend includes smaller lots, cluster developments with a range of densities, pocket parks, multiple elevations to provide variation and interest, all within a close proximity to needed services.

Ms Gutierrez distributed a handout of statistical information on housing and permitting activity within the Antelope Valley.

CONTINUED ITEM**3. DISCUSSION OF ONLINE SURVEY**

Chris Aune presented the sample survey for the Commissioners' review and direction. The Commissioners suggested to focus on major design guideline features, limit the number of questions, to keep technical jargon to a minimum and be cognizant of the audience. A meeting was scheduled with Commissioner Buchanan on July 16, 2009 to review the survey and to bring it back at the July 31, 2009 meeting for further review.

4. REVIEW OF DESIGN GUIDELINES

Silvia Donovan discussed the presentation to the City Council and mentioned that the Mayor was pleased with the progress of the commission. Some monies were allocated to the commission to hire a consultant.

PUBLIC BUSINESS FROM THE FLOOR – NON-AGENDIZED ITEMS

No one in the audience spoke.

ADJOURNMENT

The meeting was adjourned at 5:55 p.m. to Friday, July 31, 2009, at 4:00 p.m., at the Large Parks, Recreation & Arts Conference Room, Lancaster City Hall.

DIANA COOK, Chairperson
Lancaster Architectural and Design Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster