

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, March 15, 2006 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Emmett Badar
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner Yunus Rahi
Commissioner Jim Schoonover
Planning Manager Craig Hensley
Associate Planner Marco Espinoza
Associate Planner Laura Lockett
Assistant Planner Michael Concepcion

CALL TO ORDER

Chairman Badar called the regular meeting of the Planning Commission to order at 7:02 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes for February 15, 2006.

MOTION: Moved by Schoonover, seconded by Bratt to approve the Consent Calendar. Motion carried unanimously, 5-0.

PUBLIC HEARINGS

- No Items Submitted

PLANNING MATTERS

2. DISCUSSION ON ARCHITECTURAL DESIGN

Planning Manager Craig Hensley stated the City's General Plan, adopted in 1991, established an Early California architectural theme which is clarified by this document and the Town Core Design Guidelines. He outlined the boundaries governed by the Guidelines and the

architectural styles established for new construction and major renovations in the residential neighborhoods, i.e., Bungalow, Craftsman, Victorian, Colonial Revival and Spanish Colonial Revival. The Town Core Design Guidelines are a way of having additions or new construction blend with the historic nature of the neighborhood.

Commissioner Ensberg asked if he complied with all development standards and building codes, why wouldn't he be able to build a contemporary-style house in the downtown.

Manager Hensley stated the City is allowed to deny that because the City Council's decision was to establish a design theme for this area. One of the standards in the Design Review Ordinance is that construction has to be compatible with the neighborhood for those areas outside of the Town Core.

Commissioner Ensberg asked if San Dimas was unique in having specific design guidelines as compared to other cities.

Manager Hensley stated not if you consider that this is a historic neighborhood. He presented information on the Early California design theme inside and outside of the downtown area in the commercial zones. Some examples are the Lowe's, Holy Name of Mary, and the Via Verde Corporate Center, and explained the decorative details that set these projects apart.

Commissioner Ensberg asked if there has been any type of evaluation in terms of the economic impact on the developer when adding design elements to a project.

Manager Hensley stated a developer that did not want to comply with the design standards would probably say that it costs more, but it would be difficult to quantify.

Commissioner Ensberg commented on how the City manages development versus the regional needs for densification.

Manager Hensley stated the City Council has reviewed that issue on many occasions and has taken a stand against greater densification. There are many issues to be addressed regarding that issue such as water, storm drain and traffic needs. Agencies will do population projections but there will be no analysis on where water service, trash service, etc., will come from. There is disagreement statewide in the planning community on how accurate population predictions are when you can't show where the infrastructure to support those projections will come from.

ORAL COMMUNICATIONS

3. Director of Community Development

Manager Hensley introduced Marco Espinoza, Associate Planner, to the Commission.

Manager Hensley stated there is new legislation which requires the Commissioners to report on any function they attend related to their position which is paid for by the City. At the next meeting those attending the Planners Institute will provide a report, and staff will provide a copy of the ordinance which explains the requirements and policies to the Commission.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Ensberg stated he would put it on his calendar to be the representative at the next D.P.R.B. meeting.

Commissioner Schoonover stated in his six months serving on the Board he has found one of the basic issues they deal with is the desire to add more space to existing homes. The Board doesn't just want to see a box added to the top of the house, the addition needs to blend with the original architecture. Another issue seems to be the number of large homes being planned in the hillside area. They try to work with the homeowner's desires but the design needs to blend with the existing neighborhood.

ADJOURNMENT

There being no further business, Chairman Badar adjourned the meeting. The meeting adjourned at 7:51 p.m. to the regular Planning Commission meeting scheduled for April 5, 2006 at 7:00 p.m.

Emmett Badar, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: