

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, October 3, 2007 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner M. Yunus Rahi
Commissioner Stephen Ensberg
Planning Manager Craig Hensley

CALL TO ORDER

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:03 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: September 5, 2007

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

PLANNING MATTERS

2. PLANNING COMMISSIONER TRAINING

Presentation by Planning Manager Craig Hensley, who felt the Commission should have a basic knowledge of historic preservation in case an item came before them that dealt with an historic building in town. He stated San Dimas has a number of quality historic buildings that were constructed from the late 1800's thru the early 1900's. In the early 1990's, the City adopted the Town Core Design Guidelines, which has had a positive impact on preservation in the City. The reason for preservation can be tied to quality or interesting architecture, and you can see heavy detail work in the early buildings in town. He referenced the Historic Resources Survey adopted in 1991 and explained the rating system used and spoke about several buildings in town that may qualify for National Register status.

Commissioner Rahi asked why the survey stopped with structures built in 1941 or earlier.

Manager Hensley stated the accepted practice is to consider structures that are 50 years or older. There are several buildings in town built after 1941 which have historical significance, such as the Lautner house or the drive-in church, and these would probably be included if the survey were updated. He then presented information regarding the Mills Act program which allows homeowners a property tax reduction in order to use the savings for preservation purposes.

He presented slides of the houses located in the Town Core area, some historical and some constructed within the past four years. He stated the Guidelines have helped maintain the historical integrity of the area in both renovation work and new construction.

Commissioner Bratt asked what the City's policy was on vinyl windows.

Manager Hensley stated they are allowed in most areas of the City. In the Town Core they are allowed on structures that are contributing, but not on the higher rated houses. Based on a Council decision on the 1990's, replacement windows in the Town Core need to be single-hung, double-hung or casement style to be consistent with the historical style; sliding windows would not be allowed.

ORAL COMMUNICATION

3. Planning Manager

Manager Hensley stated construction has begun on the first building at the mixed-use project site on San Dimas Avenue.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Davis asked what the schedule would be for the revision to the Housing Element.

Manager Hensley stated that should be coming back to the Commission towards the first of the year. After the City reaches consensus, it will be sent to HCD.

ADJOURNMENT

MOTION: Moved by Davis, seconded by Bratt to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 7:47 p.m. to the regular Planning Commission meeting scheduled for November 7, 2007 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: October 17, 2007