

**SPECIAL JOINT CITY COUNCIL AND PLANNING
COMMISSION STUDY SESSION MINUTES
TUESDAY, NOVEMBER 22, 2016, 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.**

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebner
Councilmember Jeff Templeman

Planning Commission Chair David Bratt
Planning Commission Vice Chair John Davis
Planning Commissioner Margie Green
Planning Commissioner Tomas Molina
Planning Commissioner Ted Ross

STAFF:

Assistant City Manager Ken Duran
Assistant City Manager Community Development Larry Stevens
City Attorney Mark Steres
Director of Parks and Recreation Theresa Bruns
Director of Public Works Krishna Patel

CALL TO ORDER

Mayor Morris called the meeting to order at 5:00 p.m.

ORAL COMMUNICATIONS

None.

STUDY SESSION – Report on the Downtown Specific Plan

Mr. Stevens reported that the purpose of the Study Session is to provide the Council and Commission with a preview of the proposed new downtown Specific Plan. He added that staff is not asking for any decisions but would like feedback. He reminded them that the City received a SCAG grant to facilitate a process to develop a new downtown Specific Plan and of the community outreach process that was facilitated by the consultant.

Mr. Stevens reviewed the seven goals that are the objective in creating the Specific Plan and explained the concepts of a form based Code. He explained that the Specific Plan would be divided up into four zoning districts and other overlays. He further described each of the four zones and referenced maps identifying the geographic boundaries of each zone.

In discussion of the General Neighborhood Zone Councilmember Templeman commented that the proposed map does not show the south side of 1st Street as General Neighborhood even though they are single family residential. Mr. Stevens replied that staff is still evaluating the maps and that is one area that is being looked at as to what is the appropriate Zone.

Mr. Stevens described that there are nine different building types and each Zone is designated with building types that are allowed within that Zone. He described and provided examples of building types. He also described that in addition to building types there are also nine different frontage types and provided examples.

Mr. Stevens further reviewed the proposed Zone map but indicated that it is still under review by staff and it will definitely have changes to it. He added that one area that staff is reviewing is how far north on San Dimas Ave. to take the Specific Plan. Commissioner Davis commented that he would like to see the Plan go further north on San Dimas Ave. In response to a question Mr. Stevens commented that due to the existing mix of office professional and residential that changes due to the Specific Plan would create non-conforming uses. Mayor Morris commented that he has concerns with the impacts on property owners with having a non-conforming use designation. There was discussion on non-conforming uses and the implications of that designation. Mr. Stevens commented that he understands the concerns and that there needs to be flexibility to account for existing single family uses on San Dimas Ave. so they are not considered non-conforming. He added that maybe a Town Urban designation may be beneficial and that staff will do more analysis as to the appropriate designation.

Councilmember Templeman asked if anything in the Specific Plan addresses appropriate building materials. Mr. Stevens responded that building materials are addressed in the Town Core Guidelines. Councilmember Templeman commented that the list of homes subject to the Town Core Guidelines needs to be revisited since a majority of the homes have been modified and don't currently meet the guidelines.

Commissioner Davis commented that on the map the gas station is designated as a park. Mr. Stevens responded that ultimately that may be the best use for the property but he will look at a designation that reflects the current use but leaves open the option for open space.

Mr. Stevens provided an explanation and examples of how various standards would be applied to each of the Zones.

Mr. Stevens reviewed several issues and concerns that need to be discussed and addressed. The first being that the proposed parking standards significantly reduces the number of required parking spaces for new or renovated properties. He added that the parking reduction may go too far given the existing parking constraints. There was quite a bit of discussion on the existing shortage of parking and parking constraints in the downtown. Mr. Stevens commented that staff will do more analysis on existing available parking and current and proposed parking standards. The consensus was that there is a need for a parking management plan for the public lots and the downtown.

Mr. Stevens used the Bonita/Cataract property and the hotel proposal as an example of how the form based code would be applied. He reviewed the proposed set-backs and building types. He added that in the Town Core Zone residential could be permitted if all the building standards are

met. He further added that since the Council has previously determined that they do not desire residential on this site that the zoning code may want to asterisk this site as not permitted for residential. The consensus was that the site should be designated as not permitted for residential.

Mr. Stevens explained that another issue area is the properties that are currently in SP 23 and are preliminarily proposed for the Town Urban Zone, which would include residential uses. There was discussion on whether or not these properties should be included. It was the consensus to remove these properties for now. Staff indicated a preference for preserving options on this issue.

Mr. Stevens reported the other issue area is properties impacted by the future Gold Line extension. He added that the Specific Plan would assume that the station would be near the city maintenance yard as previously directed by the Council. He added that the Plan does not address the manner of how the Bonita/Cataract intersection will be addressed or impacted. In response to a question Mr. Stevens responded that with the passage of Measure M the Gold Line Authority is pushing the City to make decisions on the station location and Bonita/Cataract intersection. He added that staff will seek input from the Council, probably in January, on these issues.

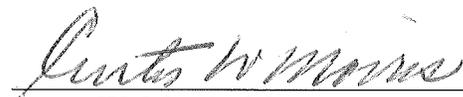
Mr. Stevens presented a timeline of the next steps including a community outreach meeting in January, Planning Commission hearing in February and City Council hearing in March. He added that the timing to expend the grant funds is expiring and any delays in the process may require the City to spend some money towards the consultant. The consensus was to move forward with the process to get it finished under the grant timeline.

ADJOURNMENT

The meeting adjourned at 7:00 p.m.



Ken Duran, City Clerk



Curtis W. Morris, Mayor