

**SPECIAL JOINT CITY COUNCIL AND PLANNING
COMMISSION STUDY SESSION MINUTES
TUESDAY, JANUARY 10, 2017, 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM 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 (arrived 5:10 p.m.)
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 – Further discussion on the Downtown Specific Plan

Mr. Stevens reported that the purpose of the Study Session is to provide the Council and Commission with some additional information on the proposed new downtown Specific Plan and get some further direction in a couple of specific areas.

Mr. Stevens reviewed the seven goals for creating the specific plan and the concept of creating zoning districts and overlays. He also described the concept of designating specific building types and building frontages. He described the Historic Core Overlay zone. He described the new Town Core and Town Urban zones. He reviewed the proposed map that identified the location of the proposed zones and added that some of the designations may be modified or excluded.

Councilmember Templeman expressed that he doesn't like some of the town urban designations.

There was quite a bit of discussion on the appropriate designation for the properties on San Dimas Ave. north of Bonita Ave. Discussion centered on retaining the existing residential and transitional existing office to residential in the future. Mr. Stevens summarized that the consensus leans towards keeping the status quo and less changes.

Mr. Stevens provided more information to explain the differences in the existing zoning concepts to the form based concepts in the proposed Downtown Specific Plan. He showed a chart comparing the permitted uses in a table format versus a laundry list format and that the concept is to have fewer conditional uses.

Mr. Stevens commented that from the previous study session he got the sense that the Council was not ready to reduce parking standards. There was discussion on the need for parking management in the existing municipal parking lots.

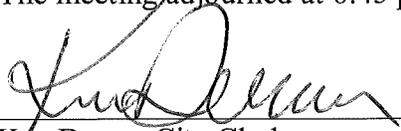
Mr. Stevens used the Bonita/Cataract property to illustrate the various building types. He also used the Iglesia/Acacia site as an example. He also explained that we can also excluded specific uses and specific sites.

Mr. Stevens also used the mixed use project on Foothill in La Verne as an example of staggered heights and set-backs. There was discussion of residential on Bonita Ave., and if so building heights and set-backs. There was discussion but no consensus. There was consensus that the code should have some discretion but with standards to not allow over building.

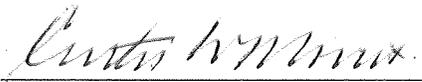
Mr. Stevens accepted the direction given throughout the session on the specific areas and will incorporate those thoughts into the proposed Specific Plan.

ADJOURNMENT

The meeting adjourned at 6:45 p.m.



Ken Duran, City Clerk



Curtis W. Morris, Mayor