

ATTACHMENT 1

RESOLUTION PC-1698

AN RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, CALIFORNIA, APPROVING MUNICIPAL CODE TEXT AMENDMENT 25-03, A REQUEST TO AMEND THE CITY OF SAN DIMAS MUNICIPAL CODE TITLE 18 TO CREATE OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT PROJECTS.

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the City of San Dimas; and

WHEREAS, the Amendment is described as a Municipal Code Text Amendment to amend the City of San Dimas Municipal Code, Title 18, Chapter 18.142 Development Standards for Specific Land Uses as necessary to create objective design standards for multi-family residential and mixed-use development projects; and

WHEREAS, the Amendment would affect all zones citywide, with the exception of properties zoned Downtown Specific Plan, that allow two or more residential units and mixed-use developments. In addition, the proposed amendment will be applicable to projects that are eligible for streamlined ministerial processing under the Housing Accountability Act; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on May 15, 2025 at the hour of 6:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed amendment will create objective design standards for qualified housing and mixed-use development projects, which are intended to provide clear and effective standards for the development of high-quality projects. The standards will also be applicable to projects that are eligible for streamlined processing under the Housing Accountability Act, which must only be reviewed against objective design standards. The proposed amendment will assist in developing high quality projects which will be keeping with the City's existing character; therefore, adjoining properties will not be adversely affected nor will the amendment be determinantal to the area.

- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare.

The proposed amendment will further the public health, safety and general welfare by ensuring that qualified housing and mixed-use developments are developed in accordance with the high quality level of architectural that the City is known for. The proposed amendment will create objective design standards, such as parking, lighting and utilities, that take into account the overall safety and general welfare of the public.

- C. The proposed Municipal Code Text Amendment is consistent with the General Plan.

The proposed Municipal Code Text Amendment will create objective design standards for qualified housing and mixed-use development projects, which are intended to remove development constraints by providing clear direction to developers but are also intended to result in high quality developments which will be in line with the architectural aesthetic of the City. In addition, the proposed amendments will be consistent with the following General Plan goals:

Land Use L-9: Enhance a unified and a high quality image for the City.

Housing Element HE-2: Opportunities for well-designed and appropriate housing that is diverse in type, location, affordability, and tenure and that meets the full spectrum of current and future housing needs in San Dimas.

Housing Element HE-3: Address and, where appropriate and legally possible, remove or minimize governmental and nongovernmental constraints to the maintenance, improvement, and development of housing.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 25-03, as set forth in attached Exhibit A.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Dimas this 15th day of May, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Kimberly Neustice, Senior Administrative Analyst

EXHIBIT A

*New text changes are in Blue and Underlined
*Deleted text is in ~~Red and Strikethrough~~

CHAPTER 18.142

DEVELOPMENT STANDARDS FOR SPECIFIC LAND USES

- 18.142.010 Purpose.
- 18.142.020 Employee housing.
- 18.142.030 Low barrier navigation centers.
- 18.142.040 Single room occupancy.
- 18.142.050 Transitional and supportive housing.
- 18.142.060 Home care facilities.
- 18.142.080 Outdoor dining and seating areas.

18.142.090 Objective design standards for multi-family residential and mixed-use development projects.

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A. Purpose.

The purpose of the multi-family residential and mixed-use objective design standards is to provide the public, design professionals, and decision makers with clear and objective standards for the development of high-quality multi-family housing and mixed-use projects in the City. In addition, these standards aim to comply with requirements under the Housing Accountability Act, including SB 35 and SB 330, by providing objective criteria for qualified streamlined development projects. Per SB 35 and SB 330, an objective design standard means a design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

The City's objective design standards shall be referenced by title and be available for viewing on the City's community development webpage and upon request at the at City's planning division.

B. Applicability. These standards shall apply to the following:

- a. New multi-family residential developments located in all zones that allow multi-family developments, unless the property is located in the Downtown Specific Plan zone, in which case those design standards will apply.
- b. New mixed-use developments located in any zone that allows mixed-use developments, unless the property is located in the Downtown Specific Plan zone, in which case those design standards will apply.
- c. Additions to existing multi-family residential and mixed-use developments, unless the property is located in the Downtown Specific Plan zone, in which case those design standards will apply.
- d. New multi-family residential and mixed-use developments eligible for streamlined ministerial processing under the Housing Accountability Act, including SB 35 and SB 330 projects, which include two or more residential units or mixed-use projects with at least two-thirds of the square footage of the development designated for residential use and are subject to certain conditions which may include affordability requirements. In addition, these standards shall apply to all projects eligible for streamlined review, unless the property is located within the Downtown Specific Plan zone, in which case those objective standards shall apply.
- e. In addition to the objective design standards, all projects must also comply with applicable development standards in the San Dimas Municipal Code and where applicable, subject to the City's design review process.

C. Conflicting Standards. In the event where a conflict occurs between these objective design standards and those in the Municipal Code or any other applicable standard, the more restrictive standard shall apply.

D. Amendments. Amendments to the objective design standards shall be subject to procedures set forth in Chapter 18.208 of the San Dimas Municipal Code. Amendments for the sole purpose of clarification and which do not add, delete or modify the intent of the design standards may be completed with the approval of the Director of Community Development or designee, and not subject to Chapter 18.208, at the discretion of the Director.