

## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*For the Meeting of September 24, 2024*

**From:** Chris Constantin, City Manager

**Prepared by:** Marco Espinoza, Planning Manager

**Subject:** Discussion and Consideration of Resolutions 2024-68, 2024-69, Urgency Ordinance 1311 and 1312 for Zone Change 24-02, Municipal Code Text Amendment 24-07, and General Plan Amendment 24-02 to Amend the Land Use and Zoning Designations of Various Parcels Within the Boundaries of the Proposed Downtown Specific Plan, Amend Title 18 to Create a New Downtown Specific Plan Chapter, Amend Chapter 18.140 Creative Growth Zone, and Associated Clean Up Items as Required, Along with an Environmental Impact Report for the Approval of the Downtown Specific Plan which will Establish Planning and Zoning Framework for the Development and Redevelopment of the Downtown Area Over the Next 20 Years.

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### SUMMARY

The Downtown Specific Plan (DTSP) is a planning document that will guide the City's growth through development and redevelopment of the downtown area over the next 20 years. The DTSP will establish planning and zoning framework that will encourage innovative, transit-oriented development while preserving the character of the historic town core. The plan would allow new housing, retail, mixed-use, employment, entertainment and hospitality uses within the project area, oriented around the new A-Line light rail station. The plan will include development standards, land use regulations and design guidelines to ensure quality and responsible development of the downtown area.

City Staff along with the Interwest Group have been working on the DTSP since the Fall of 2021. With the public's input via five (5) community meetings and an interactive website, and with input from the Planning Commission and the City Council at various study sessions, the DTSP has been finalized. Along with the DTSP, an Environmental Impact Report, to analyze potential impacts, was prepared and circulated for public review and comment. Both documents are now ready for approval and adoption.

On September 5, 2024, the Planning Commission considered the DTSP and voted 5-0 to recommend adoption and certification of the Final EIR, and approval of General Plan Amendment 24-02, Zone Change 24-02 and Municipal Code Text Amendment 24-07 for the DTSP to the City Council.

## **RECOMMENDATION**

Staff and the Planning Commission recommend the City Council:

- Conduct a Public Hearing to receive public input.
- Adopt Resolution 2024-68, certifying the Final EIR and adopt the adopt CEQA findings of fact, statement of overriding considerations, and Mitigation Monitoring and Reporting Program.
- Adopt Urgency Ordinance 1311 approving Zone Change 24-02 and Municipal Code Text Amendment 24-07, a request to change the zoning designations of various parcels within the boundaries of the proposed Downtown Specific Plan and amend Title 18 to create a new Downtown Specific Plan chapter, amend Chapter 18.140 Creative Growth Zone, and associated clean up items as required.
- Introduce Ordinance 1312 approving Zone Change 24-02 and Municipal Code Text Amendment 24-07, a request to change the zoning designations of various parcels within the boundaries of the proposed Downtown Specific Plan and amend Title 18 to create a new Downtown Specific Plan chapter, amend Chapter 18.140 Creative Growth Zone, and associated clean up items as required.
- Adopt Resolution 2024-69, approving General Plan Amendment 24-02, a request to change the land use designations of various parcels within the boundaries of the proposed Downtown Specific Plan.

## **FISCAL IMPACT**

There is no fiscal impact for this request; however, the total cost expended to date on the Downtown Specific Plan (DTSP) is \$517,800, which has already been budgeted.

## **BACKGROUND**

A City's downtown is the heart of the City where residents and the general public can congregate for a variety of reasons such as shopping, dining, recreation and entertaining. The City of San Dimas is fortunate to have an established, charming and historic downtown. In an effort to build upon and reimagine the downtown, the City began the process of creating a document that would breathe additional life and activities into the commercial center of the City by proposing new housing, retail, mixed-use, employment, entertainment and hospitality uses to activate the area.

On April 15, 2021, the Community Development Department released a Request for Proposals (RFP) for the development of the City's DTSP. Additionally, the RFP also required the preparation of an Environmental Impact Report (EIR) and other appropriate environmental review process that would be consistent with the provisions of the California Environmental Quality Act (CEQA) to assist in streamlining future development projects consistent with the Downtown Specific Plan and General Plan. On August 10, 2021, the City Council approved an agreement with Interwest Consulting Group (Interwest) from a pool of four (4) applicants to develop the City's DTSP and related environmental documents.

Since then, Staff has been working with Interwest on drafting the DTSP. The DTSP provides the framework for development and redevelopment for both the historic, traditional commercial downtown along Bonita Avenue, as well as a vision for an expanded geographic area of downtown further east, west, and south of the traditional historic core over the next 20 years. The plan area boundaries (Figure 1) have been intentionally selected to exclude historic residential neighborhoods and to focus development and redevelopment in the historic commercial core as

well as in adjacent areas that are predominantly commercial in nature, with the vision of an expanded downtown area.



Figure 1 - Downtown Specific Plan Boundaries

A key component of this process included substantial public outreach to ensure that the community's values and goals for the downtown formed the foundation of the DTSP. Public outreach consisted of a variety of engagement opportunities including a series of community workshops, innovative online engagement tools, Community Advisory Committee and Technical Advisory Committee meetings, and hearings before the City Council and the Planning Commission.

#### Public Outreach

- Community Workshops

City Staff hosted a total of five (5) community workshops from February 2022 through Spring of 2024. The main goal of these workshops was to solicit community input throughout the process, with the overall intent of informing the public about the project, achieve a general consensus and vision for the study area, and allow for valuable feedback and evaluation of concepts and recommendations. Due to the COVID-19 pandemic, the first workshop was held virtually, but all other workshops were held in person. The workshops were structured to engage the participants through small group discussions and small group exercises. Through the course of these workshops, participants were given opportunities to provide input on the issues and opportunities for the downtown, preferences of images illustrating different residential building types and forms, open space types and programming, street character and use, land use concept plan and mobility concepts, and finally the public had a chance to comment on the draft document.

- Online Public Outreach

A dedicated website for the DTSP was created where the public could go to learn more about the DTSP process, upcoming and past meetings, draft documents and access to an FAQ about the DTSP. In addition, the website included a link to an interactive project website that was developed using Mindmixer to serve as a portal for the specific plan process to provide useful project information, interactive maps, online surveys, and social

media connections. The Mindmixer site encouraged broad-based community input and additional ways to engage with the project beyond public meetings. Interactive surveys, polls, and maps on Mindmixer asked community members to reflect on what they like about San Dimas' downtown, how the downtown can be improved, and ideas for downtown. These online engagement methods also provided opportunities to share feedback on the DTSP vision statement and goals and preferences for future uses and urban form in downtown San Dimas.

- Community Advisory Committee

The City also formed a Community Advisory Committee (CAC) which served as a voice for the community to provide input to City staff and the consultant team throughout the planning process. Comprised of area residents, business owners, and property owners, the CAC held four (4) meetings to shape the development of the specific plan and ensure that community interests were heard and reflected. CAC members provided feedback on Specific Plan goals, land use concept alternatives, Downtown design guidelines, and more.

- Technical Advisory Committee

A Technical Advisory Committee (TAC) was formed to gather input on technical aspects of the DTSP and facilitate ongoing collaboration after the adoption of the DTSP. The TAC included representation from City of San Dimas staff from various departments and divisions, Metro, Foothill Transit, Bonita Unified School District, among other necessary agencies.

- Scoping Meeting

On November 16, 2022, the City held a Scoping Meeting to notify the public that an EIR was being prepared for the DTSP. At the meeting, Staff and consultant team discussed an overview of the proposed DTSP, analysis of potential environmental impacts, identified potential mitigation measures, and provided an opportunity for the public to provide environmental comments. Additional information on the environmental review process for the DTSP is discussed in more detail later in the report.

- City Council and Planning Commission Hearings

Throughout the process, Staff provided updates to the City Council and the Planning Commission at regular meetings related to feedback received from the public, and status of the DTSP and EIR. In addition, Staff presented drafts of the DTSP to the Planning Commission on November 16, 2023, and to the City Council on January 8 and 26, 2024 to get feedback and input. The DTSP was revised per direction provided by the Planning Commission and the City Council and presented the final draft to the City Council on May 28, 2024.

All the public outreach opportunities discussed above were taken to ensure that the public had various opportunities to participate in the process, and to ensure that the community's vision formed the foundation of the DTSP. To further ensure the public was aware of the workshops and other meetings, postcards were mailed to all property owners within a 500-foot radius of the DTSP boundary and to properties up to Gladstone Street (see Figures 2 & 3). In addition, DTSP meetings were advertised on the City's social media platforms and also in the City's Frontier newsletter.



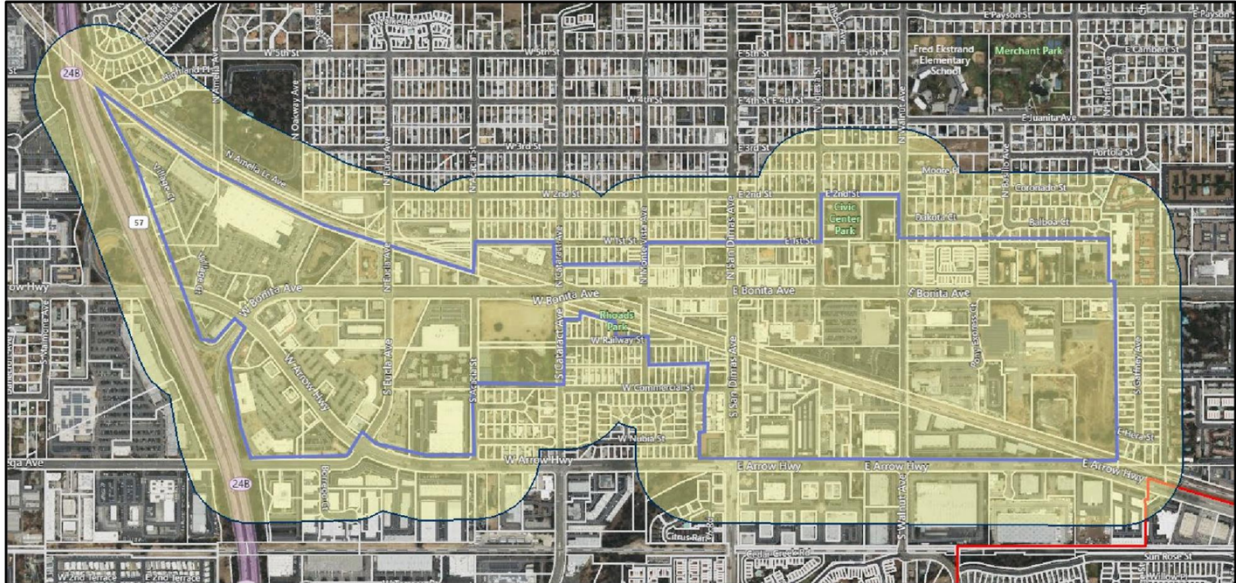


Figure 2 - Map showing 500-foot radius from DTSP boundary.

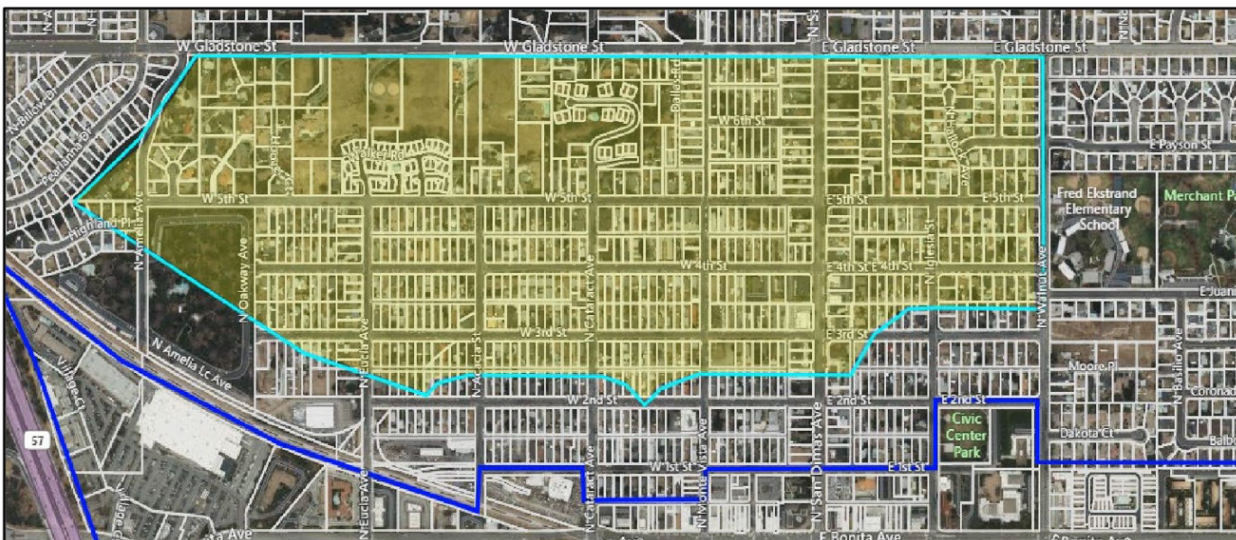


Figure 3 - Additional properties added to notice between Gladstone St., Walnut Ave. and Amelia Ave.

As previously mentioned, the DTSP was updated per the direction of the City Council and the Planning Commission and presented to the City Council on May 28, 2024. Subsequently, the fifth and final workshop was held on June 18, 2024 where the final draft of the DTSP was presented to the public, along with information related to the EIR and its public review period. The EIR public review period ended on July 27, 2024, with minimal comments being received, which will be discussed later in the report. With the final draft of the DTSP (Attachment 5) and the EIR (Exhibit A to Attachment 1) public review period being completed, the next step is to present both documents to the Planning Commission and City Council for consideration.

On September 5, 2024, the Planning Commission considered the Final EIR and project applications for the DTSP. Postcards notifying residents of the meeting were sent to the same property owners that received notices during the entire DTSP process, and to all individuals who have requested to be notified. In addition, the meeting was advertised on the City's social media platforms various times the week leading up to the meeting. The same notifications will be used

for the City Council public hearing meeting. At the Planning Commission public hearing, one (1) resident spoke in favor of the DTSP stating that he was impressed with the plan and would welcome the changes that are being proposed. The speaker also stated that he would like to see more multi-modal bike plans. No speakers spoke in opposition to the DTSP; however, Staff did receive one (1) letter opposing the increased traffic potential. The Commission discussed the DTSP and recognized that a lot of work and thought went into the development of the plan and mentioned that the proposed mixed-use zoning will open more potential for future businesses, and it paints a vibrant picture for the future of the downtown. The Commission thanked the public for their participation during the process and thanked the Staff for incorporating the Commission's input and recommendations into the DTSP and voted 5-0 to recommend adoption and certification of the Final EIR and the project applications to the City Council. The Commission staff report, resolutions and draft minutes are included as Attachment 6 to this report.

### **DISCUSSION/ANALYSIS**

The DTSP provides the framework for development and redevelopment for town core and adjacent areas, with the goal of creating standards for responsible development over the next 20 years. The goals and policies of the DTSP are aimed at encouraging a broader mix of land uses, while maintaining the human-scale and historic character of downtown, improving the economic base of the City, creating vibrant and safe public spaces, encouraging new residential development, and providing a variety of mobility options for the first and last mile connections to the future A-Line Light Rail transit station.

The DTSP is organized into ten (10) chapters, all of which contain the vision, zoning standards and design guidelines, infrastructure design, and implementation procedures for all parcels within the plan area. After adoption of the plan, subsequent tract or parcel maps, development agreements, local public work projects, zoning text or map amendments, and any action requiring ministerial or discretionary approval related to development in downtown San Dimas must be consistent with the DTSP. The planning area has been divided into six (6) sub-areas/zones: Gateway Village West, Gateway Village East, Transit Village, Town Core, Public/Semi-Public, and Open Space as shown in Figure 4 below.

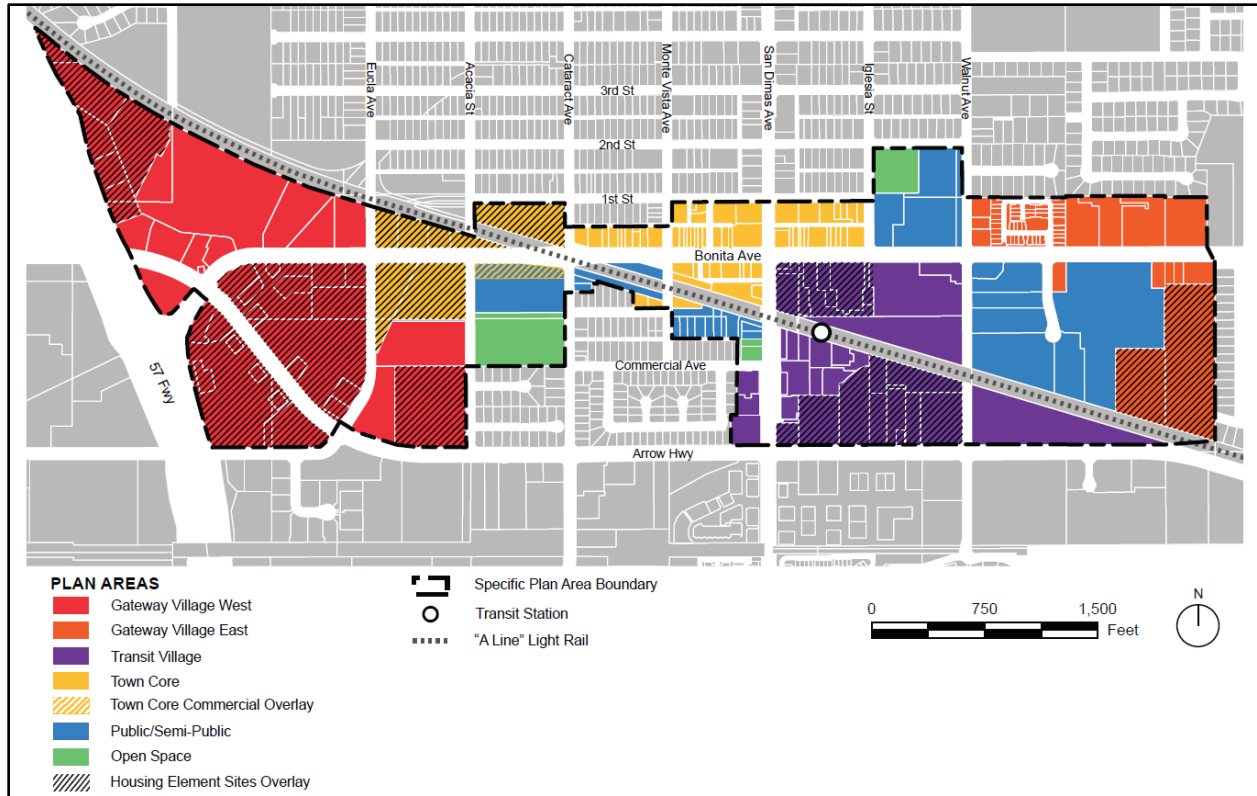


Figure 4 - Downtown Specific Plan subareas/zones

The characteristics of the six (6) subareas/zones varies as a reflection of the different allowable land uses, building scale, architectural style, and development intensity for each of the respective areas. Multi-family development will be permitted in all sub-areas with the exception of Public/Semi-Public and Open Space. In addition, to be in compliance with the City's Housing Element for the 2021-2029 planning period, a Housing Element Sites Overlay has been included that identifies the sites that can accommodate the City's assigned housing need as identified in the Regional Housing Needs Assessment (RHNA). Of the 14 sites identified in the Housing Element to address the City's RHNA needs, 11 are located within the boundaries of the DTSP. These sites are located throughout the DTSP, with majority of the sites located within the Gateway Village West and Town Core parcels located west of the A-Line bridge, which are in closer proximity to the freeway and away from existing single-family neighborhoods.

Density for residential developments will range from 35 to 45 units per acre. The highest density will be allowed in the Gateway Village West, which is envisioned to bring new commercial, entertainment, and residential uses to San Dimas, creating more activity and vibrancy to the area between the historic Town Core and the 57 Freeway. The Gateway Village West subarea, which includes majority of the Housing Element Sites is more conducive to higher density as majority of the parcels are freeway adjacent and away from single-family uses. The Town Core subarea will have the lowest density at 30 units per acre, which will encourage development that will be compatible with the scale of existing structures and maintain the historic character and small-town feel. While there is a maximum density in each of the subareas, there is no minimum density. When considering developments, criteria such as the DTSP's vision, development standards and guidelines, including a minimum lot size for development of one (1) acre, will be required. The minimum density standard will not apply to Housing Element Sites as the density ranges designated by the Housing Element will apply.



Building heights will also vary between the different subareas. The maximum building height will vary based on the proposed use and which subarea it's located in. The maximum building height for developments in the Gateway Village West and Transit Village will be up to four (4) stories, and the maximum building height for developments in the Town Core and Gateway Village East will be up to three (3) stories. To mitigate height concerns, new development regulations such as the creation of "stepbacks" will help to control the massing and scale of new projects that are being proposed within the DTSP. These "stepbacks" will require new development to push back the third and fourth floors of buildings sited along important street frontages such as Bonita Avenue and San Dimas Avenue. The implementation of "stepbacks" will provide architectural relief and help to reduce the appearance of buildings that are over two (2) stories in height throughout the plan area.

In addition, the plan creates standards that will allow for more vibrancy and mixed-use development within in all the subareas. One of the main goals of the DTSP is to activate Bonita Avenue and San Dimas Avenue. In order to achieve this, ground floor residential will not be allowed on Bonita Avenue or San Dimas Avenue. If residential developments are proposed on sites fronting on these streets, a commercial component will have to be included that will occupy the ground floor. However, if the development is within the Gateway Village East subarea/zone, ground floor residential will be allowed on Bonita Avenue.

The plan will also include design standards and guidelines that will not only provide clear guidance for property owners, developers, and City staff, but also to ensure new development will be consistent with the high-quality architecture the City strives to maintain. All new projects will be required to comply with both the design standards and guidelines. Design standards for building modulation will help break up large wall planes and help contribute to additional landscaping opportunities or creating spaces for people to gather. Additional standards such as minimum depth for ground floor commercial space is introduced in the plan area to allow for more functional spaces that will be conducive for restaurants, retail, and other uses that will further promote a pedestrian-friendly environment within the downtown. However, projects that are eligible for streamlining under the State's housing streamline legislation, which require 50 percent of the units to be affordable, among other eligible criteria, will only be subject to the design standards which are objective and do not involve any subjective judgement.

The DTSP will also introduce a Minor Conditional Use Permit (MCUP) approval process which will help streamline the approval process of certain land uses that will assist with the revitalization of the downtown area, but still allow for City Staff to place conditions to protect the nearby neighborhoods. All of these new strategies and implementation tools along with various mitigation measures that will be incorporated into the EIR, will guide the City's growth and all future development and redevelopment of the downtown area.

### Project Applications

#### *General Plan Amendment*

As previously mentioned, six (6) new subareas will be created within the boundaries of the DTSP, all of which will allow multi-family residential and commercial uses, except for the Public/Semi-Public and Open Space subareas. The current land use designations for parcels within the DTSP vary from Commercial, Industrial, Office/Professional, Downtown Mixed Use, Open Space, Residential Single Family and Residential High (Figure 5).



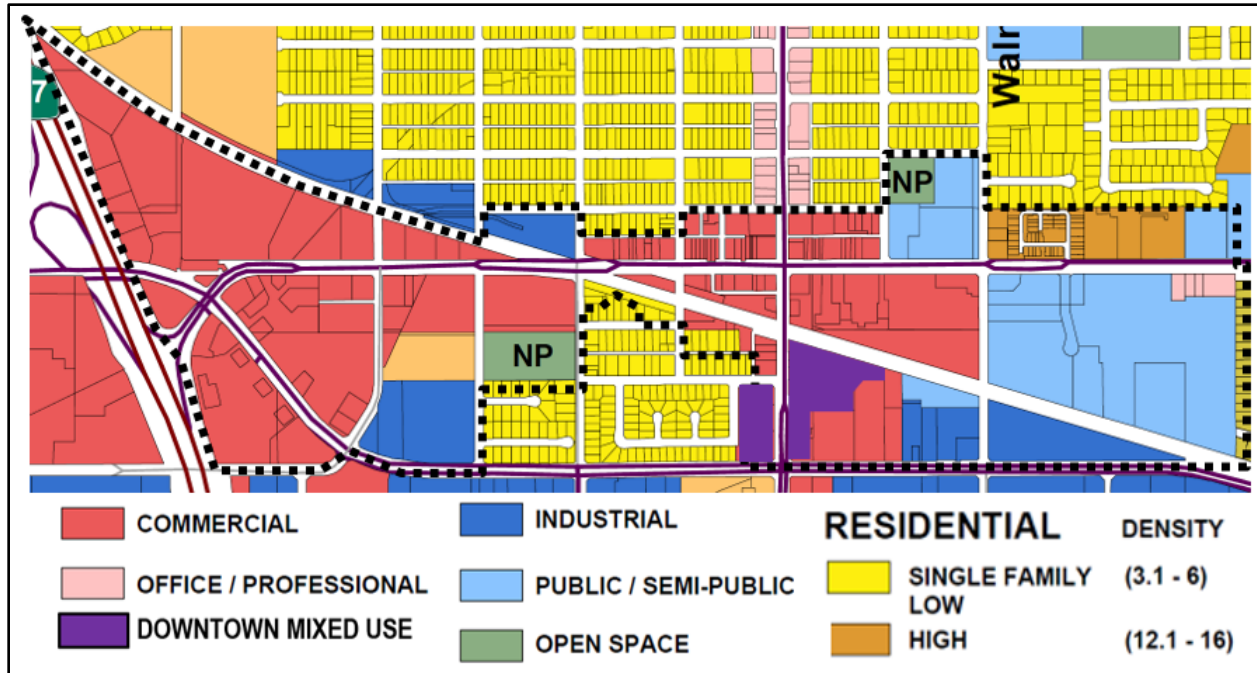


Figure 5 - Existing General Plan Land Use Designations

In order for these new uses to be allowed, a General Plan Amendment is required to change the land use designation to be consistent with the proposed zoning/subareas created as part of the DTSP. The current Downtown Mixed Use land use designation will be replaced with a new land use designation, Downtown Specific Plan Mixed Use (DTSPMU) to reflect the vision of the DTSP, and will be expanded to cover all the parcels in the DTSP, with the exception of parcels that are located within the Open Space or Public/Semi-Public zone/subarea. The new land use designation will have a maximum density of 40 units per acre, and Floor Area Ratio (FAR) ranging from 1.5 to 2.0, depending on the zone/subarea of the parcel. The FAR will be applicable to residential and commercial floor area but excludes structured parking areas. In addition, there are some parcels that are owned by the City, City's Successor Agency, and Gold Line Authority which will have their land use designation changed to Public/Semi-Public, and the Freedom Park property will have its land use designation changed from Commercial to Open Space. The proposed land use designations are shown in Figure 6 below.

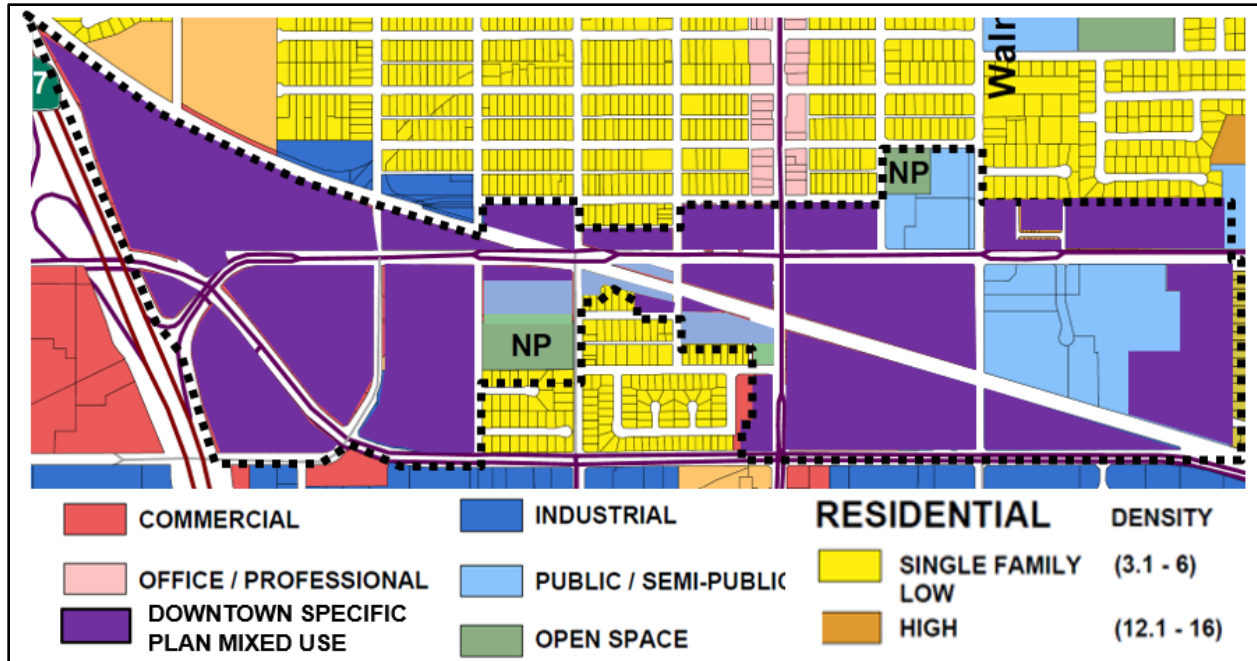


Figure 6 - Proposed General Plan Land Use Designations

### Zone Change

The properties within the DTSP are comprised of various different zones which consist of Creative Growth, Commercial Highway, Commercial Neighborhood, Administrative Professional, Light Manufacturing, Multiple Family, Single Family, Specific Plan 23, Open Space and Public/Semi-Public (Figure 7). Majority of the parcels within the proposed DTSP are zoned Creative Growth, which is made up of four (4) different subareas. As a result of the zone change, the CG-1 and CG-2 will be completely replaced by the DTSP subareas.

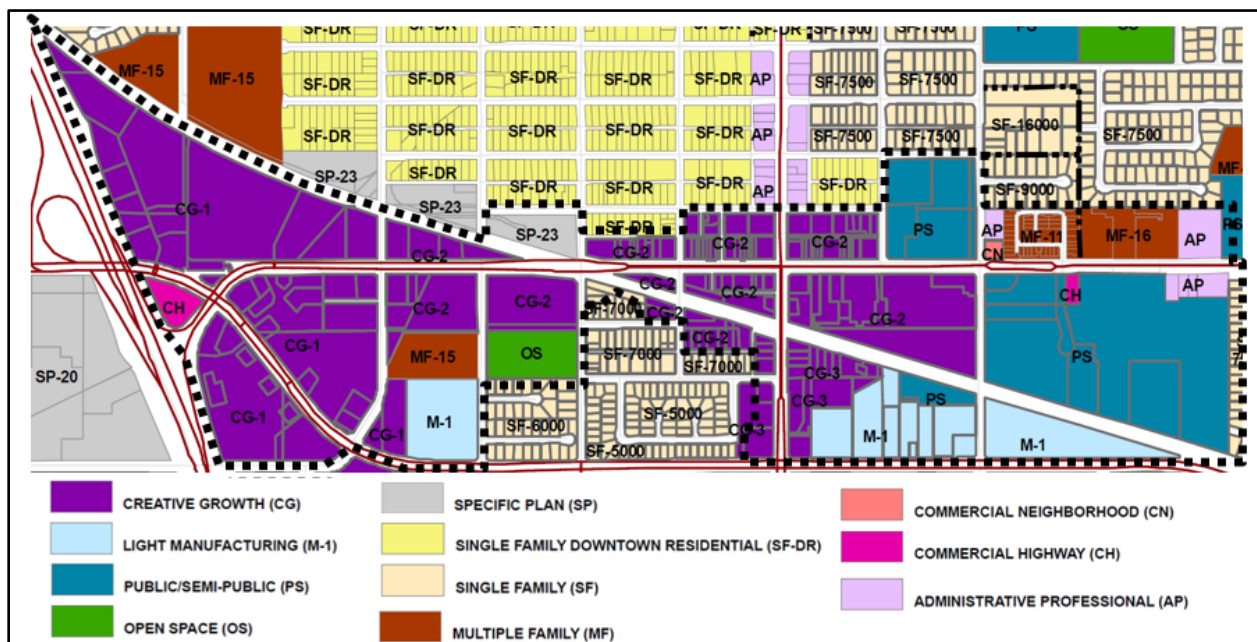


Figure 7 - Existing Zoning

A Zone Change will be required to change the zone of the DTSP properties to one of the six (6) subareas proposed in the DTSP (Figure 8). As previously discussed, each of the new subareas will allow uses that are intended to create more vibrancy, and will also allow multi-family developments, either as a stand-alone use or part of mixed-use development. In addition, development standards for each of these subareas are included in Chapter 3 of the DTSP.

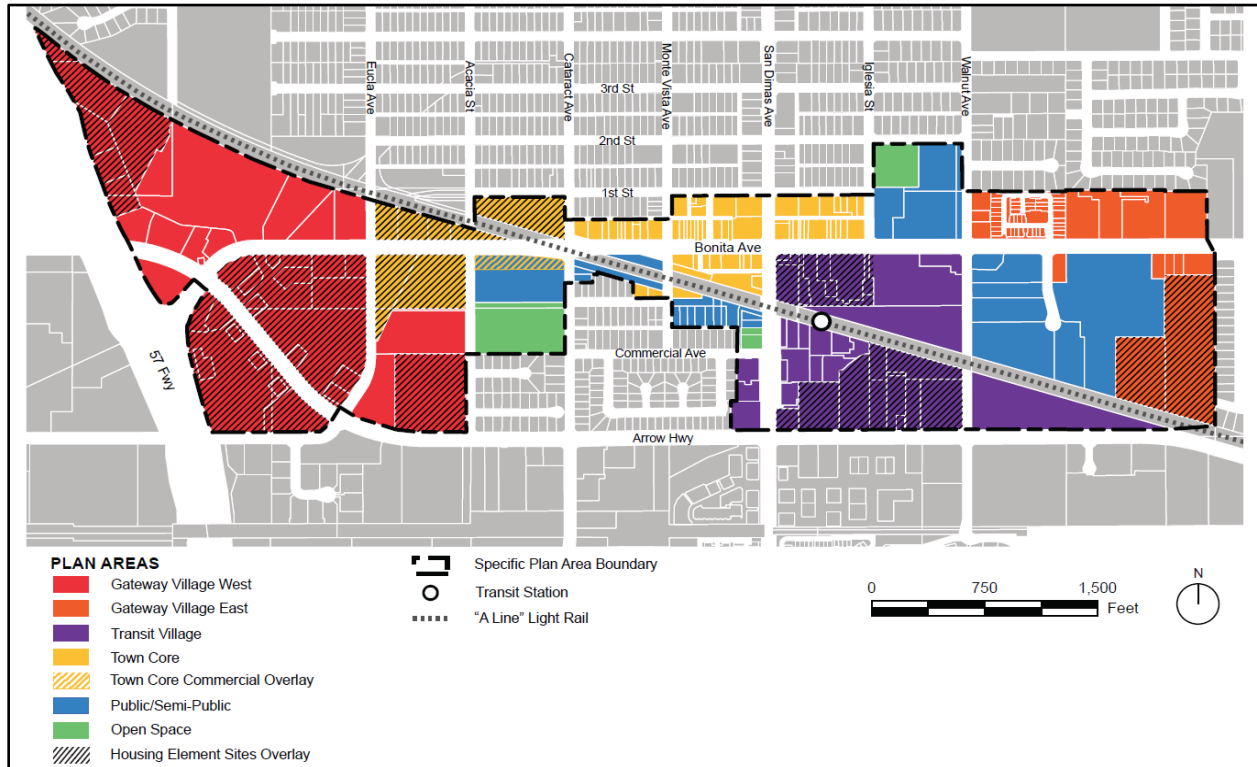


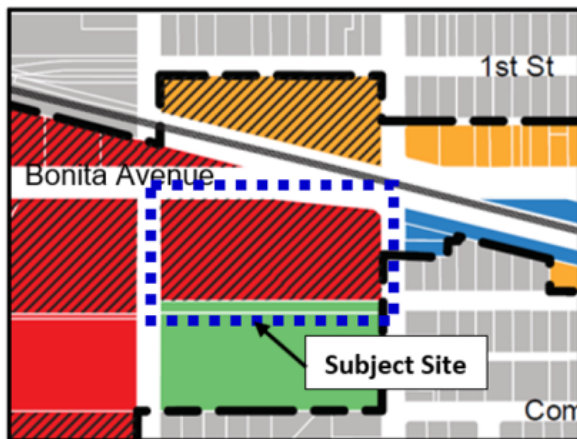
Figure 8 - Proposed zoning

### *Municipal Code Text Amendment*

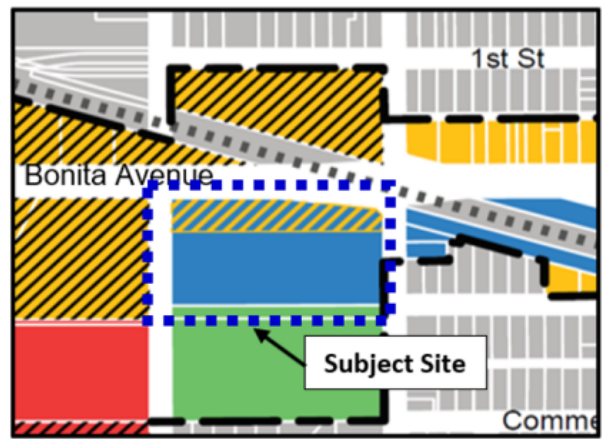
The last application that is required as part of the DTSP project is a Municipal Code Text Amendment (MCTA). The MCTA will amend the San Dimas Municipal Code to create a new chapter; Chapter 18.50 Downtown Specific Plan. The new chapter will describe the purpose and intent of the DTSP and how it relates to the Municipal Code and General Plan, but more importantly, it will codify the DTSP itself, as the document will “live” outside of the Municipal Code. The DTSP, which includes the vision and framework for the DTSP, land use regulations, development standards, implementation and various other chapters, will be referenced in the Code and be a separate document outside of the Code. Once approved, any action requiring ministerial or discretionary approval related to the downtown will have to be consistent with the DTSP. In addition, as previously mentioned, the CG-1 and CG-2 will cease to exist and be replaced with the proposed subareas of the DTSP. Therefore, the Chapter 18.140 will be amended to delete the applicable code sections and revise the maps/exhibits to reflect the proposed changes. It should be noted that where any provision of this Plan and the Municipal Code appear to be in conflict, the provisions of the DTSP shall prevail. For matters on which the DTSP is silent, the provisions of the Municipal Code shall apply.

As previously mentioned, the DTSP will allow multi-family in all subareas with the exception of Public/Semi-Public and Open Space. While residential will be an allowed use, other uses such as commercial, office and service uses will also be allowed. For purposes of CEQA, the EIR analyzes max project buildout, which is assumed to be a potential outcome of the DTSP. Under this scenario, a total of 3,687 residential units would be developed. Though unlikely, it could be possible if all the parcels in the DTSP were developed only with residential units at maximum density. In addition, development would not occur all at once and is assumed to occur over a 20-year period. It's also important to note that the 3,687 residential units was based on a proposed land use map that has since been revised.

At the January 26, 2024, the City Council directed Staff to revise the land use map by changing the proposed zoning of the Successor Agency-owned Bonita/Cataract site (former PSQ site) from Gateway Village West to Public/Semi-Public, remove the Housing Element overlay designation and allow commercial uses along Bonita Avenue. The proposed Public/Semi-Public zone will allow for parking facilities, public parks, plazas and open space, and they will have a commercial overlay applied to it to allow the uses allowed in the Town Core within the first 100 feet of the site adjacent to Bonita Avenue (Figure 9). They also directed Staff to change the zoning of two (2) sites; the triangular site northeast of Bonita/Eucla and the bowling alley site from Gateway Village West to Town Core to ensure transitional character between Gateway Village West and Town Core with a maximum density of 35 units per acre (Figure 10). These changes resulted in a lower build out of 3,381 residential units, compared to 3,687 units prior to the land use map changes. Again, this represents the most intense buildout, which is unlikely to occur as the DTSP allows for a variety of uses, not just residential.



Previous Proposed Zoning – Gateway Village West



Revised Proposed Zoning – Public/Semi-Public with Commercial Overlay

Figure 9 - Bonita/Cataract zoning changes



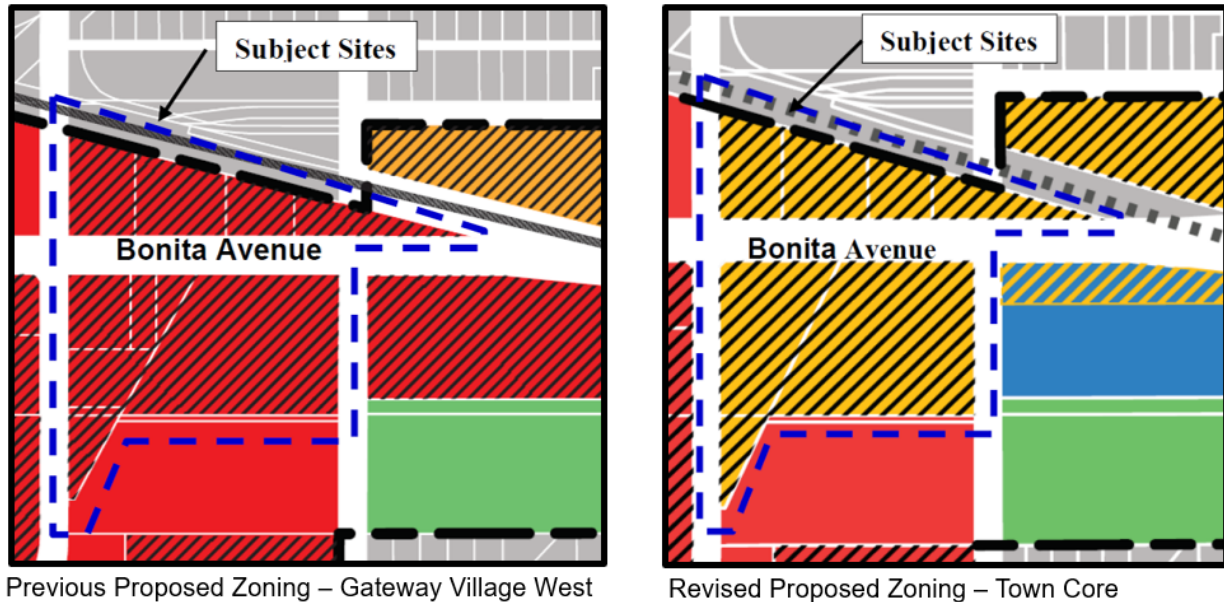


Figure 10 - Sites rezoned to Town Core

In addition, it's important to note that the Planning Division is currently reviewing one (1) submitted application and one (1) conceptual site plan for two (2) Housing Element sites located within the DTSP. The submitted application proposes a residential development on a 2.07-acre Housing Element site with a maximum density of 45 units per acre (93 units); however, the applicant is proposing a 28 units per acre (58 units) development. The conceptual site plan proposes a residential development on an 8.95-acre Housing Element site with a maximum density of 55 units per acre (492 units); however, the applicant would like to proceed with an 18.2 units per acre (163 units) development. This is important to note because it demonstrates that while the sites support higher density, developers are seeking to develop smaller density projects. Between these two (2) sites, a total of 221 units are proposed when the maximum density allows 585 units. Therefore, while the EIR analyzes a max project buildout, which is assumed to be a potential outcome of the DTSP; however, it's unlikely that all the sites will be developed solely with residential at their maximum capacity.

### Urgency Ordinance

As previously mentioned, the DTSP includes 11 of the 14 sites identified in the City's Housing Element Site Inventory, which must be rezoned in accordance with the deadlines set forth in the Housing Element. In order to stay in compliance with the Housing Element, the rezonings must be complete by September 27, 2024. The remaining three (3) sites are being rezoned through the approval of Zone Change 24-03 and Municipal Code Text Amendment 24-08 under separate action. Pursuant to the California Housing Accountability Act, cities that are found to be out of compliance with their Housing Element are subject to Builder's Remedy, amongst other penalties, which allows developers to build certain residential and mixed-use projects, even if they conflict with the City's zoning standards. Density, height, parking, and other standards that regulate the development would not be applicable. In addition, these residential developments would not be limited to residential zones; they could also be developed on properties zoned for commercial and offices uses. Builders Remedy projects will lead to various negative impacts including, but not limited to, loss of local control, sprawl development, disruption of established neighborhoods, and

development that is not compatible with the high level of architectural quality that San Dimas is known for.

Typically, the approval process of zone changes and municipal code text amendments consist of introducing the ordinance, followed by a second reading, and the ordinance goes into effect 30 days after the second reading. pursuant to Government Code § 36937, subdivision (b), any ordinance for the immediate preservation of the public peace, health, or safety, containing a declaration of the facts constituting the urgency, that is passed by a four-fifths (4/5) vote of the City Council, shall take effect immediately upon its adoption. Adopting urgency ordinance is for the immediate preservation of the public peace, health, safety, and welfare of the residents of the City of San Dimas as it ensures that the City stays in compliance with the Housing Element and State law and avoids falling into situation where Builder's Remedy projects would be allowed.

Lastly, in addition to the urgency ordinance, Staff also recommends that the City Council introduce Ordinance 1312 for the approval of the zone change and municipal code text amendment. In the event the urgency ordinance and the findings therein are challenged, and the application approvals are deemed not valid, Ordinance 1312 will be backup and still approve the zone change and municipal code text amendment applications. This ordinance will require a second reading and subsequently go into effect 30 days after the second reading.

Approval of the DTSP is a major milestone for the City as it will layout the framework for future development of the City's downtown and adjacent areas. City of San Dimas residents recognize that the downtown is the heart of the City of San Dimas, and the DTSP will provide the foundation for the reimagination of the downtown. Per the vision crafted with community and stakeholder input, the DTSP will create a walkable and vibrant activity center which celebrates and preserves its human-scale character for people of all ages, provides a diversity of retail, restaurant, entertainment, cultural, and civic uses, provides a variety of housing options, and creates local employment opportunities which breathe life and activity into the historic commercial center of the City.

## **ALTERNATIVES**

There is no alternative draft of the DTSP being proposed at this time; however, the EIR did analyze an alternative version of the DTSP with reduced development intensity. The Reduced Intensity Alternative would reduce the residential dwelling unit intensity within the Transit Village subarea by 25 percent. Under this Alternative, the maximum density of the Transit Village subarea is reduced from a maximum of 40 dwelling units per acre, with a development potential of approximately 787 dwelling units, to a maximum of 30 dwelling units per acre, with a development potential of approximately 591 dwelling units, which would result in 196 fewer dwelling units. Based on the revised land use map, as directed by the City Council discussed earlier in the report, the total build out under the Reduced Intensity Alternative would be 3,185 residential units.

While the Reduced Intensity Alternative does reduce the total development potential of the DTSP area, from an environmental standpoint, this Alternative would have the same impacts as the DTSP as proposed. All the proposed mitigation measures for the DTSP as proposed, would still be applicable under this Alternative. It's important to note that while the total potential build out is reduced, this Alternative would not meet the DTSP objectives to the same degree as the proposed DTSP.

Should the City Council wish to pursue a different alternative that further reduces the residential density throughout the DTSP, additional environmental studies would have to be completed as

that option has not been analyzed in the EIR. Pursuing this further reduced alternative would require appropriating additional funds to the project and would delay the approval of the DTSP past the deadline set by the Housing Element, putting the City out of compliance with the Housing Element.

## **ENVIRONMENTAL REVIEW**

In accordance with the provisions of the California Environmental Quality Act (CEQA), an EIR was prepared to identify and evaluate potential environmental impacts that would result from implementing the DTSP. The Final EIR is attached as Exhibit A to Resolution PC-1682, attached as Attachment 1 to this report. The EIR was circulated for public comment for 45 days from June 7, 2024, to July 27, 2024. During the comment period, the City received two (2) comments; one (1) from the Gabrieleno Band of Mission Indians – Kizh Nation (Kizh Nation) dated July 10, 2024, and one (1) from the California Department of Transportation (Caltrans) dated July 22, 2024. The Kizh Nation agree with the DTSP and requested consultation for all future projects within the boundaries of the DTSP. Caltrans' comments consisted of recommendations for bike lanes/usage, improvements for walkability, reduce automobile dependence and provide a path to housing affordability. The Final EIR includes a response to comments received.

Per CEQA guidelines, the EIR is required to analyze all the required sections for environmental analysis and provide mitigation measures when required. Table 1 below provides a summary of findings for each topic analyzed, including the level of significance and whether the impact can be mitigated. As shown, impacts related to cultural resources, geology and soils, noise, and tribal cultural resources were determined to be significant prior to mitigation and less than significant with implementation of proposed mitigation measures.

Topic	Potentially Significant Impact?	Mitigated to Less than Significant?	Unavoidable Significant Impact?
Air Quality	Yes	No	Yes
Cultural Resources	Yes	Yes	No
Energy	No	N/A	N/A
Greenhouse Gas Emissions	No	N/A	N/A
Geology and Soils	Yes	Yes	No
Hazards and Hazardous Materials	No	N/A	N/A
Land Use	No	N/A	N/A
Noise	Yes	Yes	No
Population and Housing	No	N/A	N/A
Public Services	No	N/A	N/A
Transportation	No	N/A	N/A
Tribal Cultural Resources	Yes	Yes	No
Utilities and Service Systems	No	N/A	N/A

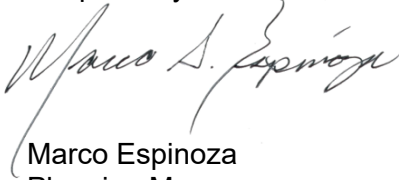
Table 1 - Environmental Impact Summary

Measures are identified to mitigate impacts to less than significant, with the exception of the air quality impacts associated with construction and operational emissions with implementation of the proposed DTSP. It's important to note that air quality thresholds are developed by SCAG (Southern California Association of Governments) for evaluation of individual development projects, and, for this reason, the emissions estimated for plans like the DTSP will usually exceed these thresholds. Furthermore, the DTSP is a planning document to guide development and no

specific development projects are proposed at this time. The DTSP would not directly enable or entitle construction or development activities and all future development within the proposed DTSP area will be subject to existing regulations, including adopted air quality standards, and subsequent environmental review under CEQA. Lastly, SCAG reviewed the EIR during the public review period and did not submit any comments raising concerns with the air quality thresholds as plans like the DTSP will typically exceed SCAG's thresholds as the thresholds were developed to analyze individual projects.

In addition, pursuant to CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rational for each finding. The City finds that "specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR." Therefore, while the Project would result in impacts related to Air Quality, due to SCAG's methodology, the CEQA findings, attached as Exhibit B to Attachment 1 provides the rational for carrying out the Project.

Respectfully submitted,



Marco Espinoza  
Planning Manager

Attachments:

1. Resolution 2024-68; EIR
2. Urgency Ordinance 1311; Zone Change, Municipal Code Text Amendment
3. Ordinance 1312; Zone Change, Municipal Code Text Amendment
4. Resolution 2024-69; General Plan Amendment
5. Downtown Specific Plan
6. September 5, 2024, Planning Commission Staff Report, Resolutions & Draft Minutes