

Agenda Item Staff Report

To: Honorable Chair and Members of Planning Commission
For the Meeting of September 5, 2024

From: Luis Torrico, Director of Community Development

Prepared by: Marco Espinoza, Planning Manager

Subject: Discussion and Consideration of General Plan Amendment 24-02, Zone Change 24-02 and Municipal Code Text Amendment 24-07, 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.

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 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.

RECOMMENDATION

Staff recommends the Planning Commission:

- Adopt Resolution PC-1682, recommending adoption to the City Council of the Final Environmental Impact Report (EIR); and
- Adopt Resolution PC-1683, recommending approval to the City Council of General Plan Amendment 24-02, Zone Change 24-02 and Municipal Code Text Amendment 24-07.

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, 2024, 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.

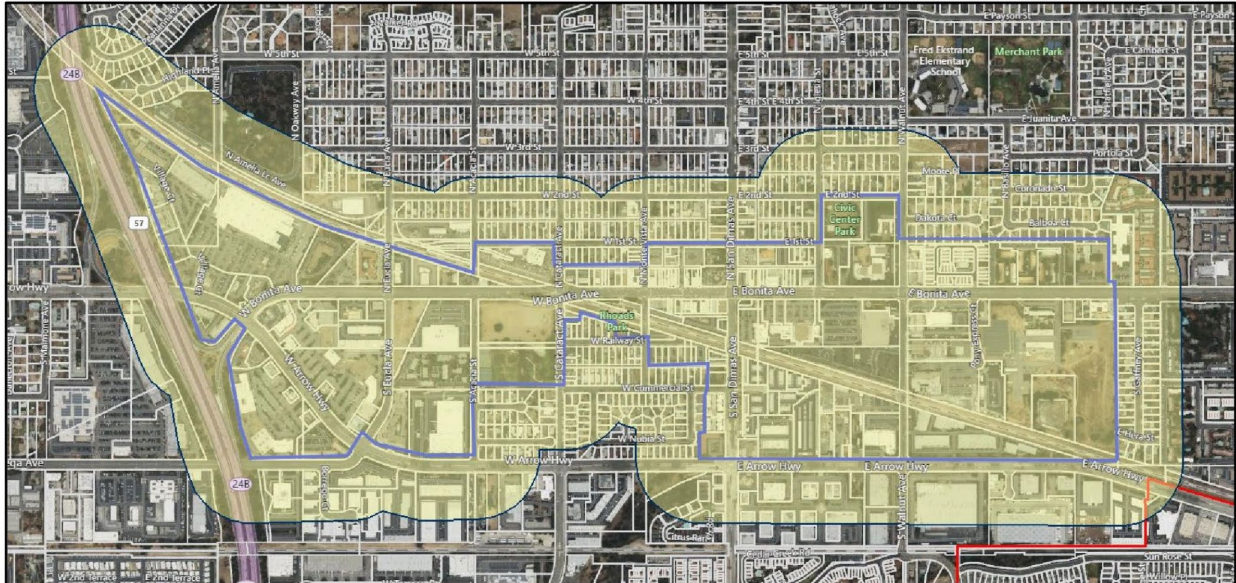


Figure 2 - Map showing 500-foot radius from DTSP boundary.

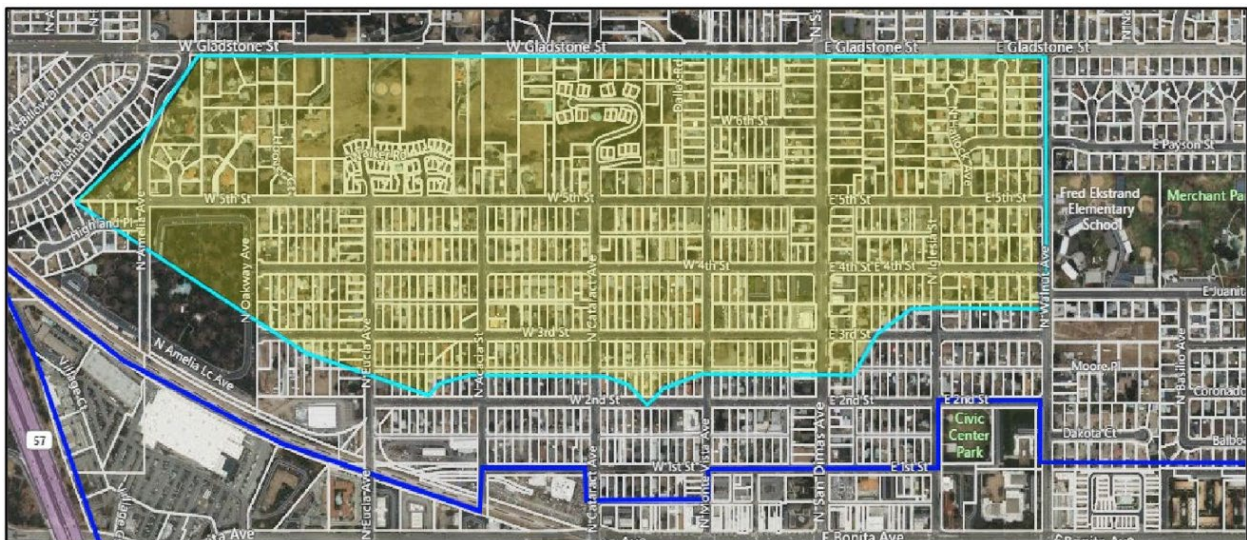


Figure 3 - Additional properties added to notice between Gladstone St., Walnut Ave. and Amelia Ave.

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 3) and the EIR public review period being completed, the next step is to present both documents to the Planning Commission and City Council for consideration.

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.

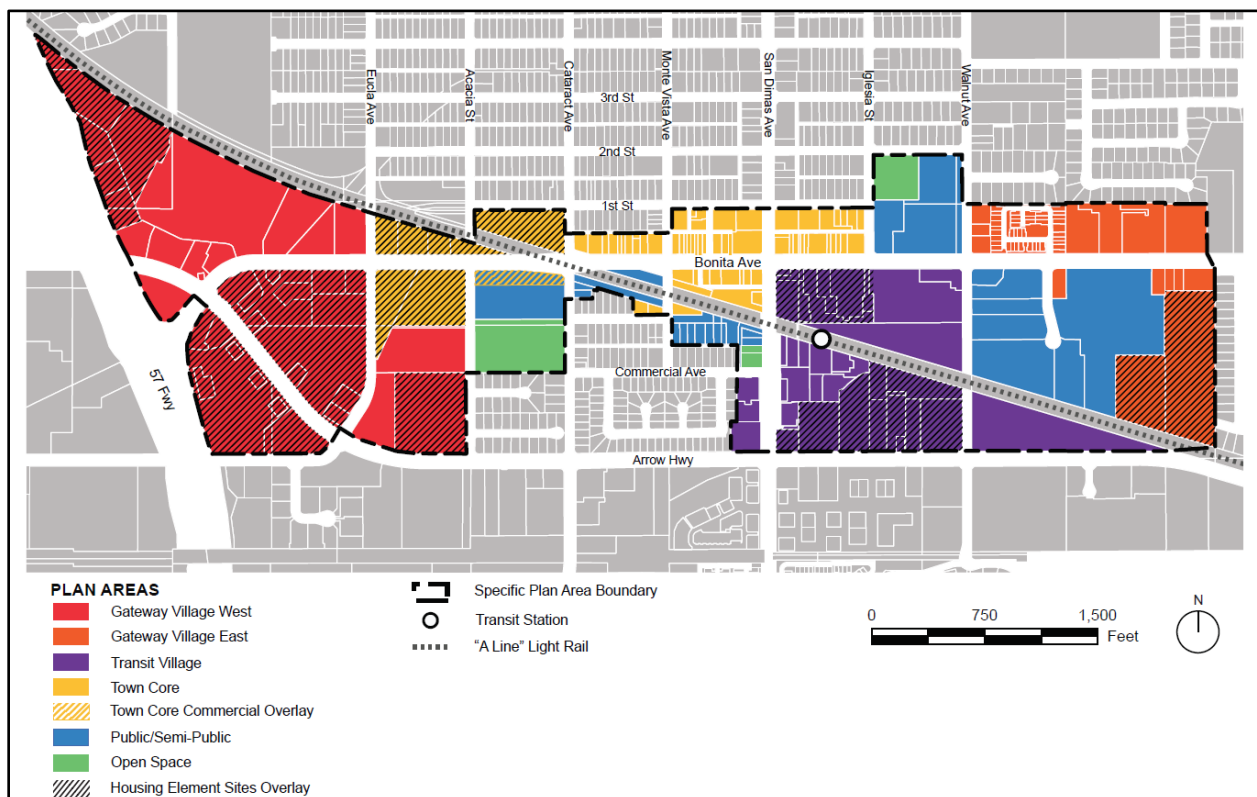


Figure 4 - Downtown Specific Plan subareas/zones

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).

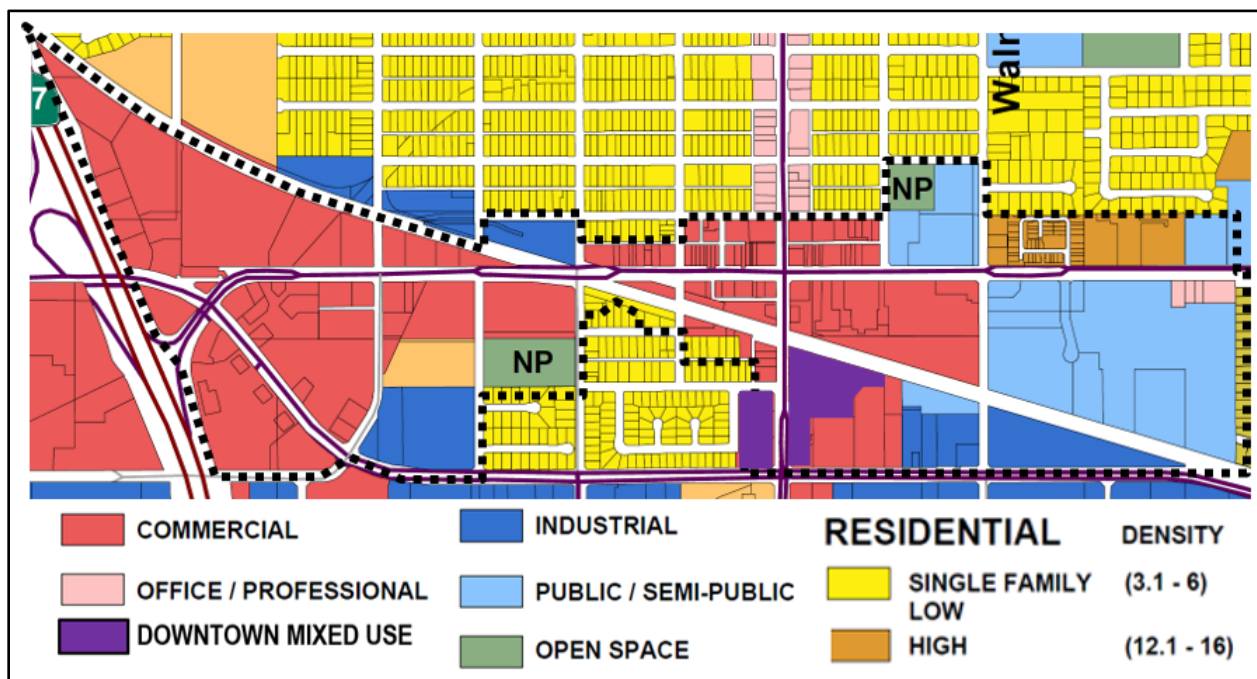


Figure 5 - Existing General Plan Land Use Designations

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.

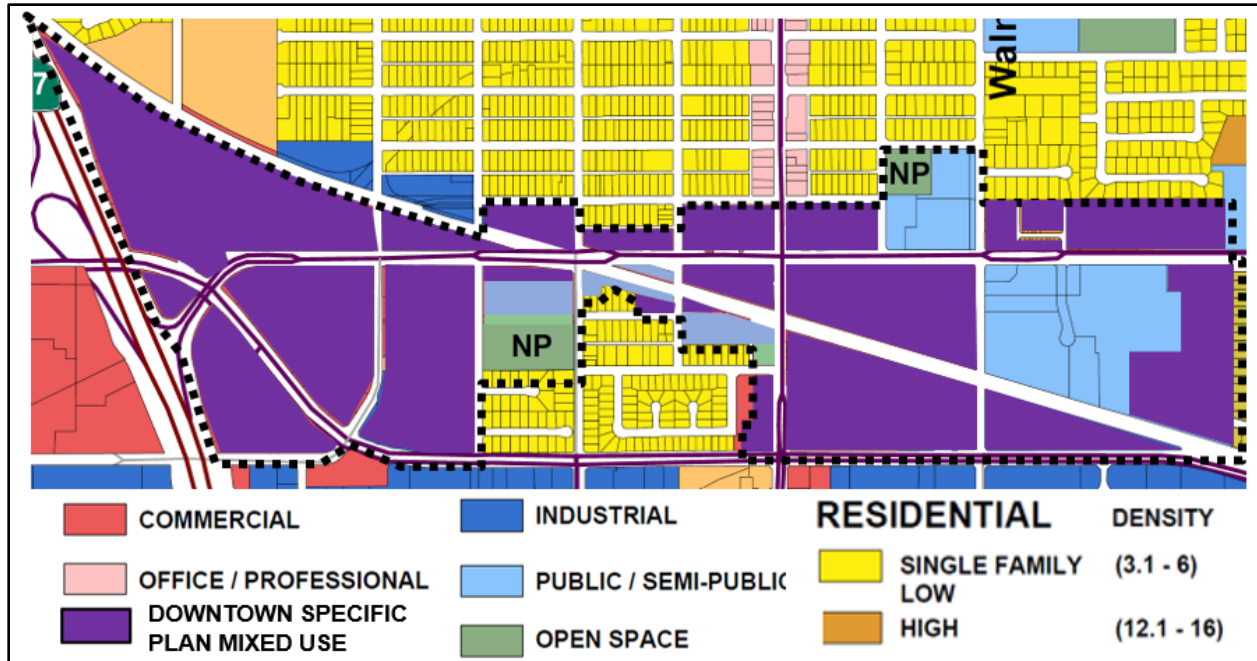


Figure 6 - Proposed General Plan Land Use Designations

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.

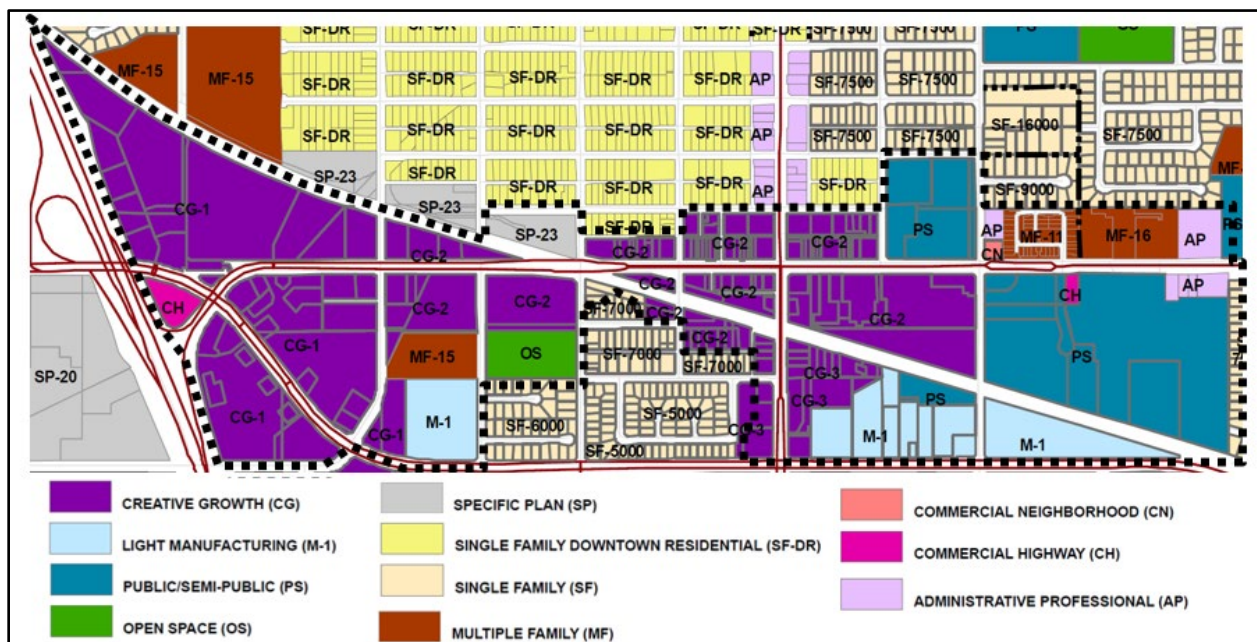


Figure 7 - Existing Zoning

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.

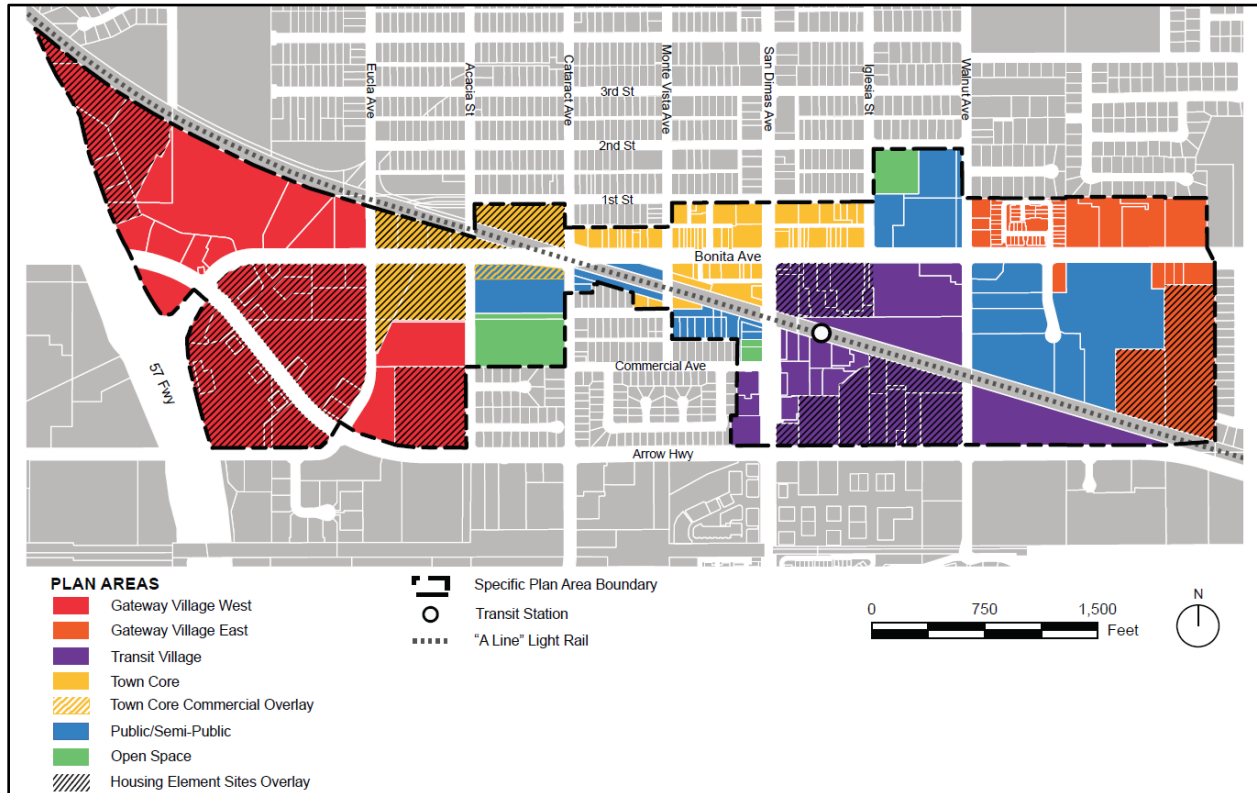


Figure 8 - Proposed zoning

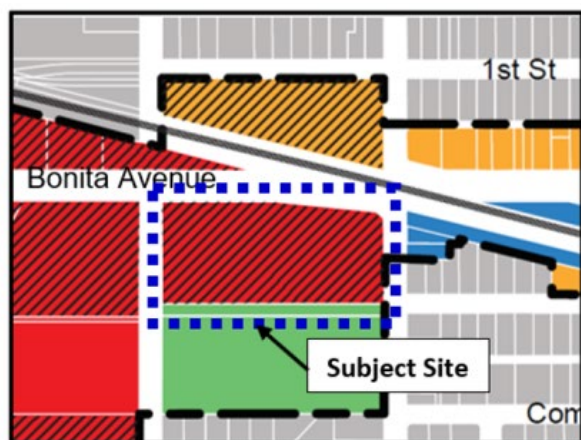
Municipal Code Text Amendment

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.

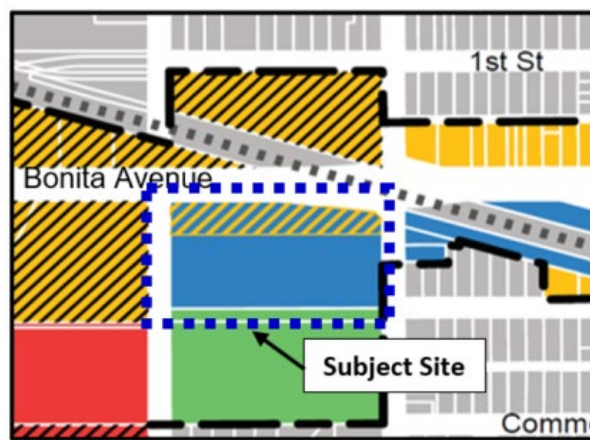
Residential Density

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 the 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

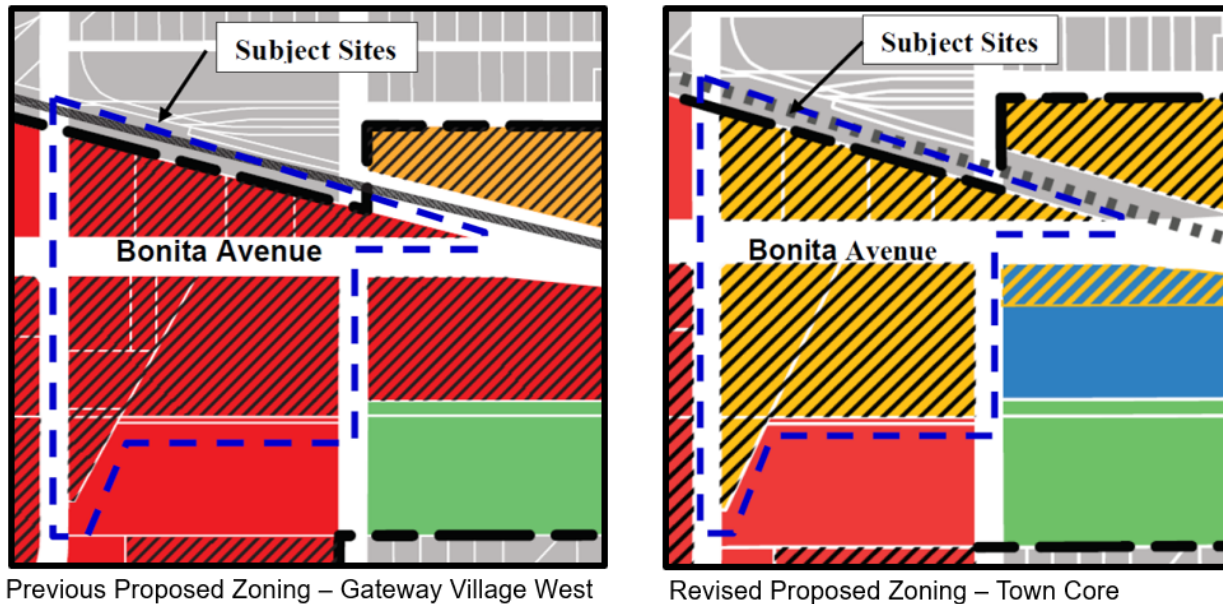


Figure 10 - Sites rezoned to Town Core

In addition, it's important to note that the Planning Division is currently reviewing one (1) preliminary application and one (1) conceptual site plan for two (2) Housing Element sites located within the DTSP. The preliminary 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 a 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 a 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.

Approval of the DTSP is a major milestone for the City as 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 Commission 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.

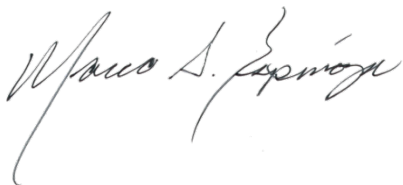
| Topic | Potentially Significant Impact? | Mitigated to Less than Significant? | Unavoidable Significant Impact? |
|---------------------------------|---------------------------------|-------------------------------------|---------------------------------|
| Air Quality | Yes | No | Yes |
| Cultural 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.

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 PC-1682; Final EIR
2. Resolution PC-1683; Project Applications
3. Downtown Specific Plan

RESOLUTION PC-1682

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING THE CITY COUNCIL CERTIFY THAT THE ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT 24-02, ZONE CHANGE 24-02 AND MUNICIPAL CODE TEXT AMENDMENT 24-07 FOR THE DOWNTOWN SPECIFIC PLAN IS ADEQUATE AND IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND ADOPT THE CEQA FINDINGS OF FACT, THE STATEMENT OF OVERRIDING CONSIDERATIONS WITH RESPECT TO A CERTAIN SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT IDENTIFIED IN THE ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM.

WHEREAS, a General Plan Amendment, Zone Change and Municipal Code Text Amendment (Project Applications) have been duly initiated by the City of San Dimas for the creation of a Downtown Specific Plan (Project); and

WHEREAS, the Project Applications are required to amend the land use and zoning designations of various parcels within the boundaries of the Project and amend Title 18 to create a new Downtown Specific Plan chapter and amend Chapter 18.140 Creative Growth zone, and associated clean up items as required for the creation and implementation of the Project; and

WHEREAS, the Project Applications would affect all parcels located within the boundaries of the proposed Project; and

WHEREAS, the proposed Project is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*, herein referred to as "CEQA"); and

WHEREAS, pursuant to and in accordance with the provisions of the CEQA, the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "CEQA Guidelines"), the City is the "lead agency" for the preparation and consideration of environmental documents for the proposed Project; and

WHEREAS, a Draft Environmental Impact Report (Draft EIR) was prepared in accordance with CEQA Guidelines to identify and evaluate potential environmental impacts of the proposed Project; and

WHEREAS, in accordance with CEQA Guidelines, a Notice of Preparation (NOP) was circulated for a 30-day public review starting on November 2, 2022 through December 2, 2022 to public agencies, organizations, and interested individuals; and

WHEREAS, on November 16, 2022, a scoping meeting was held to seek input from public agencies and the general public regarding the potential environmental impacts of the proposed Project. The City received no comments/questions with environmental concerns during the scoping meeting; and

RESOLUTION PC-1682

WHEREAS, the Draft EIR was circulated for a 45-day public/responsible agency review on June 7, 2024 through July 22, 2024 and was also made available for review on the City's website at www.sandimasca.gov. At the beginning of the public review period, a Notice of Completion (NOC) was submitted to the State Clearinghouse (SCH No. 2022110018), and a Notice of Availability (NOA) was published in the inland Valley Daily Bulletin pursuant to CEQA Guidelines. During the review period, the City received two comment letters, and are included in the Response to Comments section of the Final Environmental Impact Report (Final EIR); and

WHEREAS, the City subsequently prepared a Final EIR pursuant to CEQA Guidelines Sections 15088 and 15132, which includes the Draft EIR, Response to Comments, Mitigation Monitoring Reporting Program, as well as appendices of the aforementioned documents. A complete copy of the Final EIR is on file and can be viewed in the Community Development Department at 245 E. Bonita Avenue, San Dimas, California, and on the City's website at www.sandimasca.gov; and

WHEREAS, 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; and

WHEREAS, the Final EIR has identified that impacts related to Air Quality would be significant and unavoidable with imposition of all feasible mitigation, and pursuant to CEQA Guideline Section 15091 the City has found 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" (CEQA Finding). The CEQA Findings, attached hereto as Exhibit B, provide the rational for carrying out the Project; and

WHEREAS, pursuant to CEQA guidelines, a public agency is required to balance the benefits of a proposed project against the proposed project's significant and unavoidable adverse impacts in determining whether to approve the project. The San Dimas Downtown Specific Plan Project will result in environmental effects, which, although mitigated to the extent feasible by the implementation of mitigation measures required for the Project, will remain significant and unavoidable, as discussed in the Final EIR and CEQA Findings of Fact. These impacts are summarized in the Statement of Overriding Considerations, attached hereto as Exhibit C; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on September 5, 2024 at the hour of 6:00 p.m. with all testimony received being made part of the public record.

NOW, THEREFORE, in consideration of the evidence received at its hearings on September 5, 2024, and for the reasons discussed by the Commissioners at the hearing, and subject to the Conditions attached as Exhibit A to Resolution PC-1683, approved separately, the Planning Commission now finds as follows:

- A. The above recitals are true and correct and are incorporated herein by this reference.
- B. All actions required to be taken by applicable law related to the preparation circulation, and review of the Final EIR have been taken.

- C. A Final EIR attached hereto as Exhibit A has been prepared which includes the Draft EIR dated June 2024 and all related appendices, Response to Comments, and the Mitigation Monitoring Reporting Program. The Final EIR was prepared, in both substance and procedures, in compliance with CEQA Guidelines.
- D. Findings regarding project environmental effects determined to have no effect on the environment, or have a less than significant impact on the environment. The Planning Commission recommends adoption to the City Council of the statements and findings in the CEQA Findings of Facts attached hereto and incorporated herein by reference as Exhibit B to this resolution. The Project has certain environmental effects, identified in Exhibit B, that will have no impact or are less than significant, and therefore, do not require the imposition of Mitigation Measures.
- E. Findings regarding significant effects that can be mitigated to Less Than Significant. The Planning Commission recommends adoption to the City Council of the statements and findings in the CEQA Findings of Facts attached hereto and incorporated herein by reference as Exhibit B to this resolution. The Project has significant effects, which are identified in Exhibit B, that can be mitigated to a less than significant level through the implementation of mitigation measures.
- F. Findings regarding unavoidable significant impacts. The Planning Commission recommends adoption to the City Council of the statements and findings in the CEQA Findings of Facts attached hereto and incorporated herein by reference as Exhibit B to this resolution. The Project has significant effects that cannot be mitigated to a less than significant level through the implementation of mitigation measures. These significant effects are identified in Exhibit B.
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 for the significant impacts identified in Exhibit B, including considerations based upon the findings in Exhibit B. Therefore, while the Project would result in impacts related to Air Quality, due to SCAG's methodology, the CEQA findings provides the rational for carrying out the Project.
- G. Alternatives. The Planning Commission recommends adoption to the City Council of the Statement of Findings on Project Alternatives in Exhibit B to this resolution, which is attached hereto and incorporated herein by reference.
- H. Findings regarding growth inducing impacts. Pursuant to Section 15126.2 (d) of the CEQA Guidelines, as amended, requires that a Final EIR include discussion of the potential growth-inducing impacts of a project. The Planning Commission recommends adoption to the City Council the findings regarding growth inducing impacts in Exhibit B to this resolution, which is attached hereto and incorporated herein by reference.
- I. Statement of Overriding Considerations. The Planning Commission recommends adoption to the City Council of the Statement of Overriding Considerations in Exhibit C to

RESOLUTION PC-1682

this resolution, which is attached hereto and incorporated herein by reference. Each of the Significant and Unavoidable impacts identified in Exhibit C may be considered acceptable.

- J. Mitigation Monitoring. Pursuant to Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, the mitigation monitoring and reporting program (MMRP) set forth in Exhibit D to this resolution, which is attached hereto and incorporated herein by reference. The MMRP which sets forth specific monitoring actions, timing requirements and monitoring/verification entities for each mitigation measure contained in the Final EIR is hereby adopted to ensure that all mitigation measures are fully implemented.
- K. Certification. Based on the above facts and findings, the Planning Commission recommends the City Council certify the Final EIR in Exhibit A to this resolution, which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends to the City Council certification that the Final EIR in Exhibit A to this resolution, which is attached hereto and incorporated herein by reference for the proposed Project is adequate and in compliance with the California Environmental Quality Act (CEQA), and adoption of the CEQA findings of fact, the statement of overriding considerations with respect to certain significant adverse environmental impacts identified in the Final Environmental Impact Report, and the Mitigation Monitoring Program.

PASSED, APPROVED and ADOPTED, the 5th day of September 2024 by the following vote:

AYES: 0

NOES: 0

ABSENT: 0

ABSTAIN: 0

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Kimberly Neustice, Senior Management Analyst

RESOLUTION PC-1683

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 24-02, ZONE CHANGE 24-02 AND MUNICIPAL CODE TEXT AMENDMENT 24-07 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 OVER THE NEXT 20 YEARS.

WHEREAS, a General Plan Amendment, Zone Change and Municipal Code Text Amendment (Project Applications) have been duly initiated by the City of San Dimas; and

WHEREAS, the Project Applications are required 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 (Project) which will establish planning and zoning framework for the development and redevelopment of the downtown area over the next 20 years; and

WHEREAS, the Project Applications would affect all parcels located within the boundaries of the proposed Project; and

WHEREAS, the City, pursuant to State Housing Law, is required to update the Housing Element of the City's General Plan every eight years and includes the Housing Sites Inventory which represents the sites that will be available to address the City's RHNA allocation; and

WHEREAS, on September 1, 2022, the Planning Commission recommended approval of the Housing Element, which included the Housing Sites Inventory, to the City Council, and on September 27, 2022, the City Council voted 5-0 to adopt the Housing Element for the 2021-2029 planning period; and

WHEREAS, of 14 sites identified in the Housing Element's Housing Sites Inventory, 11 are located within the Project boundaries and rezoning of these sites will keep the City in compliance with the Housing Element; and

WHEREAS, the proposed Project is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*, herein referred to as "CEQA"); and

WHEREAS, pursuant to and in accordance with the provisions of the CEQA, the State of California Guidelines for the Implementation of the California Environmental Quality Act (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "CEQA Guidelines"), the City is the "lead agency" for the preparation and consideration of environmental documents for the proposed Project; and

WHEREAS, a Draft Environmental Impact Report (Draft EIR) was prepared in accordance with CEQA Guidelines to identify and evaluate potential environmental impacts of the proposed Project; and

WHEREAS, in accordance with CEQA Guidelines, a Notice of Preparation (NOP) was circulated for a 30-day public review starting on November 2, 2022 through December 2, 2022 to public agencies, organizations, and interested individuals; and

WHEREAS, on November 16, 2022, a scoping meeting was held to seek input from public agencies and the general public regarding the potential environmental impacts of the proposed Project. The City received no comments/ questions with environmental concerns during the scoping meeting; and

WHEREAS, the Draft EIR was circulated for a 45-day public/responsible agency review on June 7, 2024 through July 22, 2024 and was also made available for review on the City's website at www.sandimasca.gov. At the beginning of the public review period, a Notice of Completion was submitted to the State Clearinghouse (SCH No. 2022110018), and a Notice of Availability was published in the inland Valley Daily Bulletin pursuant to CEQA Guidelines. During the review period, the City received two comment letters and are included in the Response to Comments section of the Environmental Impact Report; and

WHEREAS, the City subsequently prepared a Final EIR pursuant to CEQA Guidelines Sections 15088 and 15132, which includes the Draft EIR, Response to Comments, Mitigation Monitoring Reporting Program, as well as appendices of the aforementioned documents. A complete copy of the Final EIR is on file and can be viewed in the Community Development Department at 245 E. Bonita Avenue, San Dimas, California, and on the City's website at www.sandimasca.gov; and

WHEREAS, 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; and

WHEREAS, the Final EIR has identified that impacts related to Air Quality would be significant and unavoidable with imposition of all feasible mitigation, and pursuant to CEQA Guideline Section 15091 the City has found 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" (CEQA Finding). The CEQA Findings, attached hereto as Exhibit B, provide the rational for carrying out the Project; and

WHEREAS, pursuant to CEQA guidelines, a public agency is required to balance the benefits of a proposed project against the proposed project's significant and unavoidable adverse impacts in determining whether to approve the project. The San Dimas Downtown Specific Plan Project will result in environmental effects, which, although mitigated to the extent feasible by the implementation of mitigation measures required for the Project, will remain significant and unavoidable, as discussed in the Final EIR and CEQA Findings of Fact. These impacts are summarized in the Statement of Overriding Considerations, attached hereto as Exhibit C; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on September 5, 2024 at the hour of 6:00 p.m. with all testimony received being made part of the public record.

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 Amendments will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed amendments will create the Downtown Specific Plan (DTSP), 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. In addition, the plan will include development standards, land use regulations and design guidelines to ensure quality and responsible development of the downtown area. The boundaries of the DTSP and the document's development standards were strategically created to provide protections to existing single-family neighborhoods and other adjoining properties. In addition, the proposed amendments are consistent with the City's Housing Element and will help complete the rezoning of the City's Housing Inventory Sites to accommodate the City's RHNA allocation for the 2021-2029 planning period. Lastly, the goals 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, which will improve the areas within the DTSP, which will benefit the City as a whole and not be detrimental to the any area.

- B. The proposed Amendments will further the public health, safety and general welfare.

The proposed amendments will facilitate the approval and implementation of the Downtown Specific Plan (DTSP), which is intended to build upon and reimagine the City's downtown by breathing additional life and activity into the commercial center of the City by proposing new housing, retail, mixed-use, employment, entertainment, and hospitality uses to activate the area. In addition, as required per CEQA guidelines, an Environmental Impact Report was prepared for the Project to assess all the potential impacts from the Project. 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. Impacts related to air quality impacts associated with construction and operational emissions with implementation of the proposed DTSP would not be able to be mitigated to less than significant. However, 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.

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 rationale 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 Resolution PC-1682, approved separately, provides the rationale for carrying out the Project.

- C. The proposed Amendments are consistent with the General Plan and any applicable special plans.

The proposed amendments, which consist of amending the land use and zoning designations of parcels within the boundaries of the Downtown Specific Plan (DTSP), and amend Title 18 to create a new Downtown Specific Plan chapter for the creation of a new DTSP, and amend Chapter 18.140 Creative Growth Zone, along with associated clean up items, will allow the DTSP to be implemented. The proposed DTSP will be consistent with and expand upon the existing Downtown Mixed Use land use designation which is intended to provide a flexible land use in certain areas near the downtown area to provide the ability for developments that will strengthen the downtown area by including housing with commercial and office developments. The proposed amendments will be consistent with the Downtown Mixed Use land use designation by encouraging ground floor, pedestrian oriented, commercial, services and office uses with upper floors of residential uses. In addition, the proposed amendments are consistent with the City's Housing Element and will complete the rezoning of the City's Housing Inventory Sites to accommodate the City's RHNA allocation for the 2021-2029 planning period. Lastly, the proposed amendments will be consistent with the following General Plan goals and policies:

Land Use Element

Policy LU-6.1: Give priority for redevelopment activities to declining areas within the City, particularly the Town Core and Puddingstone Center.

Policy LU-6.1.2: Encourage office and mixed uses to increase the day time population of Downtown to support the retail and service establishment such as restaurants and other businesses in Downtown.

Policy LU-6.1.3: Encourage night time activity such as restaurant and entertainment in Downtown.

Policy LU-9.1.3: Direct future development in a cohesive manner and promote the visual identity of the City's important districts such as the Town Core, Civic Center, and Downtown.

Housing Element

Policy HE-2.1: Adequate Sites. Provide opportunities for new housing that responds to community needs in terms of housing type, cost, and location by providing appropriate zoning and development standards.

Policy HE-2.2: Mixed Use. Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy HE-2.4: Downtown Housing. Provide and actively facilitate opportunities for the development of mixed use and infill housing in downtown San Dimas as part of the City's ongoing revitalization strategy for the area.

Policy HE-3.3: Flexibility in Standards. Provide flexibility in development and design standards to accommodate new models and approaches to encourage mixed uses, live/work, accessory dwellings, and other types of housing.

NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS, that the Planning Commission recommends to the City Council approval of General Plan Amendment 24-02 amending the land use designations as set forth in Exhibit B, Zone Change 24-02 amending the zoning map as set forth in Exhibit C, and Municipal Code Text Amendment 24-07

RESOLUTION PC-1683

amending Title 18 as set forth in Exhibit D, subject to compliance with Conditions in Exhibit A, attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED, the 5th day of September, 2024 by the following vote:

AYES: 0

NOES: 0

ABSENT: 0

ABSTAIN: 0

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Kimberly Neustice, Senior Management Analyst

Exhibit A

Conditions of Approval for

General Plan Amendment 24-02, Zone Change 24-02, and Municipal Code Text Amendment 24-07 to amend the land use and zoning designations of parcels within the boundaries of the proposed Downtown Specific Plan, and to amend Title 18 to create a chapter for the creation of a new Downtown Specific Plan and associated clean up items as required.

The Mitigation Monitoring and Reporting Program (MMRP) for the San Dimas Downtown Specific Plan Project is included in the Final EIR, and are intended to ensure the successful implementation of the mitigation measures. The mitigation measures consist of:

Air Quality Mitigation Measures

1. **MM AQ-1:** Conduct project specific air quality analysis. The City shall require future projects that are subject to discretionary approval and that are not found to be exempt from CEQA review to evaluate potential air quality impacts as part of project-level CEQA analysis and implement respective mitigation measures to minimize impacts that exceed SCAQMD thresholds.
2. **MM AQ-2:** Prior to the issuance of any construction related permits, the Project Applicant shall prepare and implement a worker training program that describes the potential health hazards associated with Valley Fever, common symptoms, proper safety procedures to minimize health hazards, and notification procedures if suspected work related symptoms are identified during construction. Additionally, this training program shall include worker training on the implementation requirements of the SCAQMD approved Dust Control Plan. Copies of the training program shall be provided to the City of San Dimas Planning Division. The worker training program shall identify safety measures to be implemented by construction contractors during construction. These measures shall include the following:
 - a. HEPA-filtered, air-conditioned enclosed cabs shall be provided on heavy equipment when available. Workers shall be trained on the proper use of cabs, such as turning on air conditioning prior to using the equipment;
 - b. Communication methods, such as two-way radios, shall be provided for use by workers in enclosed cabs;
 - c. Personal protective equipment (PPE), such as half-mask and/or full-mask respirators equipped with particulate filtration, shall be provided to workers active in dusty work areas upon request;
 - d. Separate, clean eating areas with hand-washing facilities shall be provided for construction workers;
 - e. Equipment, vehicles, and other items shall be cleaned before they are moved off-site to other work locations.
3. **MM AQ-3:** Construction Equipment. The project applicant for individual developments or projects envisioned in the DTSP shall ensure the following requirements are incorporated into applicable bid documents, purchase orders, and contracts. Contractors shall confirm the ability to supply the compliant construction equipment prior to any ground-disturbing and construction activities:
 - a. Mobile off-road construction equipment (wheeled or tracked) greater than 50 hp used during construction of the project shall meet the U.S. EPA Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially

available at the time of construction, the equipment shall, at a minimum, meet the Tier 3 standards. Zero-emissions construction equipment may be incorporated in lieu of Tier 4 final equipment. A copy of each equipment's certified tier specification or model year specification shall be available to the City upon request at the time of mobilization of each piece of equipment.

- b. Mobile off-road construction equipment less than 50 hp used during construction of the individual projects shall be electric or other alternative fuel type. A copy of each unit's certified tier specification or model year specification shall be available to the City upon request at the time of mobilization of each applicable unit of equipment.
 - c. Electric hook-ups to the power grid shall be used instead of temporary diesel- or gasoline powered generators, whenever feasible during construction of development or projects envisioned in the DTSP. If generators need to be used, the generators shall be non-diesel generators.
4. **MM AQ-4:** Before occupancy of new structures within the Project Site, the applicant for an individual development project within the DTSP Area must provide to the Director of Community Development of the incorporation of low-emission technology including solar water heaters, air-source heat pump, natural gas, and/or gas boosted solar as deemed appropriate by future project specific analysis.

Cultural Resources Mitigation Measures

5. **MM CUL-1: Historical Resources Evaluation.** During review of applications for individual development projects in the DTSP area, the City shall confirm the presence of historical resources with the potential to be impacted by the proposed project. If the property on which the project or development is proposed is not currently designated but contains built environment features over 45 years of age, a historical resources evaluation shall be prepared by an architectural historian or historian who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in architectural history or history (36 Code of Federal Regulations Part 61). The qualified architectural historian or historian shall conduct an intensive-level survey and perform the historical evaluation in accordance with the guidelines and best practices promulgated by the California Office of Historic Preservation (OHP). Properties shall be evaluated within their historic context and documented in a report meeting the California OHP guidelines. All evaluated properties shall be documented on California Department of Parks and Recreation Series 523 Forms. The report with attached DPR forms shall be submitted to the City for review and concurrence.
6. **MM CUL-2:** Prior to obtaining a building permit for any structure that would modify a structure included on the City's list of historic resources, a Historical Resource Documentation Report shall be prepared by an architectural historian or historian who meets the Secretary of the Interior's (SOI) Professional Qualification Standards (PQS) in architectural history or history (36 Code of Federal Regulations Part 61) that demonstrates that all modifications will be designed and implemented in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and/or the State Historical Building Code, as appropriate.

Geology and Soils Mitigation Measures

7. **MM GEO-1: Unanticipated Discovery of Paleontological Resources.** In the event an unanticipated fossil discovery is made during project development, work in the immediate vicinity of the find shall be stopped, and a qualified professional paleontologist shall be retained to evaluate the discovery, determine its significance, and identify if mitigation or treatment is warranted. Significant paleontological resources found during construction monitoring shall be

prepared, identified, analyzed, and permanently curated in an approved regional museum repository. Work around the discovery shall only resume once the find is properly documented and authorization is given to resume construction work.

Noise Mitigation Measures

8. **MM N-1:** Prior to the issuance of grading permits, the Applicant for a development project in the DTSP area or their designee shall develop a Construction Noise Reduction Plan to minimize construction noise at nearby noise sensitive receptors. The Construction Noise Reduction Plan shall be developed in coordination with a certified acoustical consultant and the Project construction contractors and shall be approved by the City of San Dimas. The Construction Noise Reduction Plan shall outline and identify noise complaint measures, best management construction practices, and equipment noise reduction measures. The Construction Noise Reduction Plan shall include, but is not limited to, the following actions:
 - a. Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc.).
 - b. Noise construction activities whose specific location on the DTSP area may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as feasibly possible from the nearest noise sensitive land uses.
 - c. If feasible, schedule grading activities so as to avoid operating numerous pieces of heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously in close proximity to the boundary of properties of off-site noise sensitive receptors surrounding the DTSP area to reduce construction noise levels by approximately 5 to 10 dB.
 - d. Shroud or shield all impact tools, and muffle or shield all intake and exhaust port on power equipment to reduce construction noise by 10 dB or more.
 - e. Where feasible, temporary barriers, including but not limited to, sound blankets on existing fences and walls, or freestanding portable sound walls, shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Noise barriers may include, but is not necessarily limited to, using appropriately thick wooden panel walls (at least 0.5-inches thick). Such barriers shall reduce construction noise by 5 to 10 dB at nearby noise-sensitive receptor locations. Alternatively, field-erected noise curtain assemblies could be installed around specific equipment sites or zones of anticipated mobile or stationary activity. The barrier material is assumed to be solid and dense enough to demonstrate acoustical transmission loss that is at least 10 dB or greater than the estimated noise reduction effect. These suggested barrier types do not represent the only ways to achieve the indicated noise reduction in dB; they represent examples of how such noise attenuation might be attained by this measure.
 - f. Implement noise compliant reporting. A sign, legible at a distance of 50 feet, shall be posted at the Project construction site, providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign will indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator will be posted on the sign. The coordinator will be responsible for responding to any local complaints about construction noise and

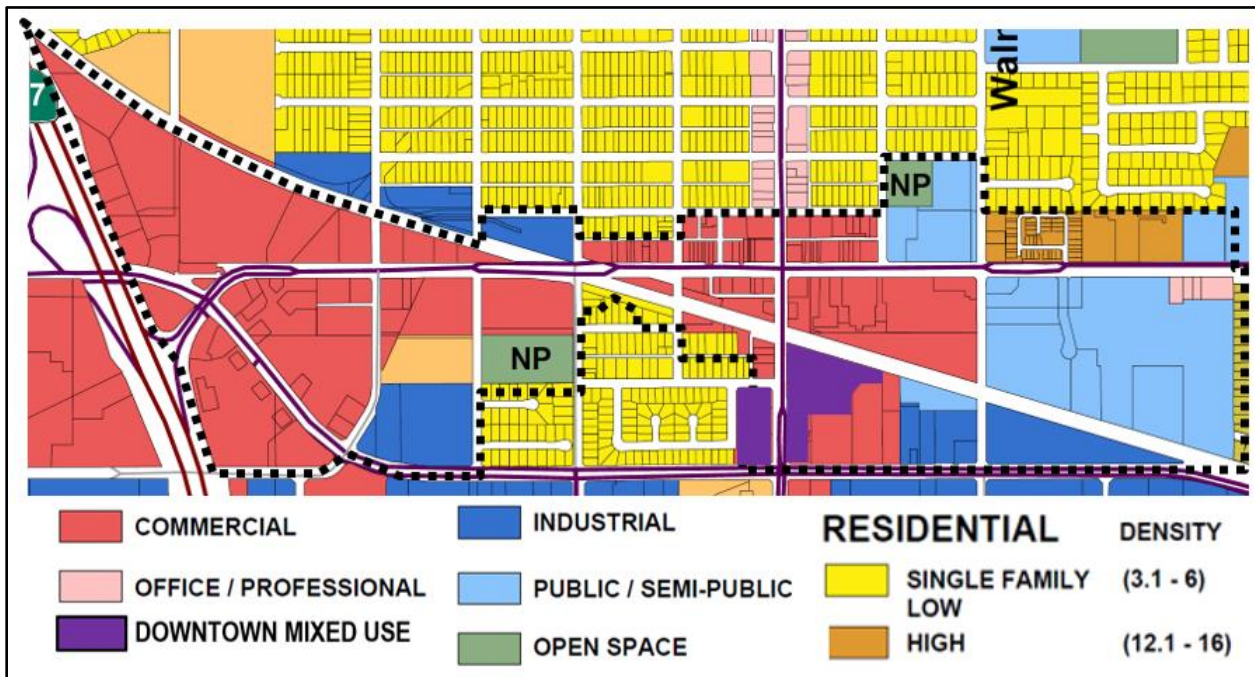
RESOLUTION PC-1683

will notify the County to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City.

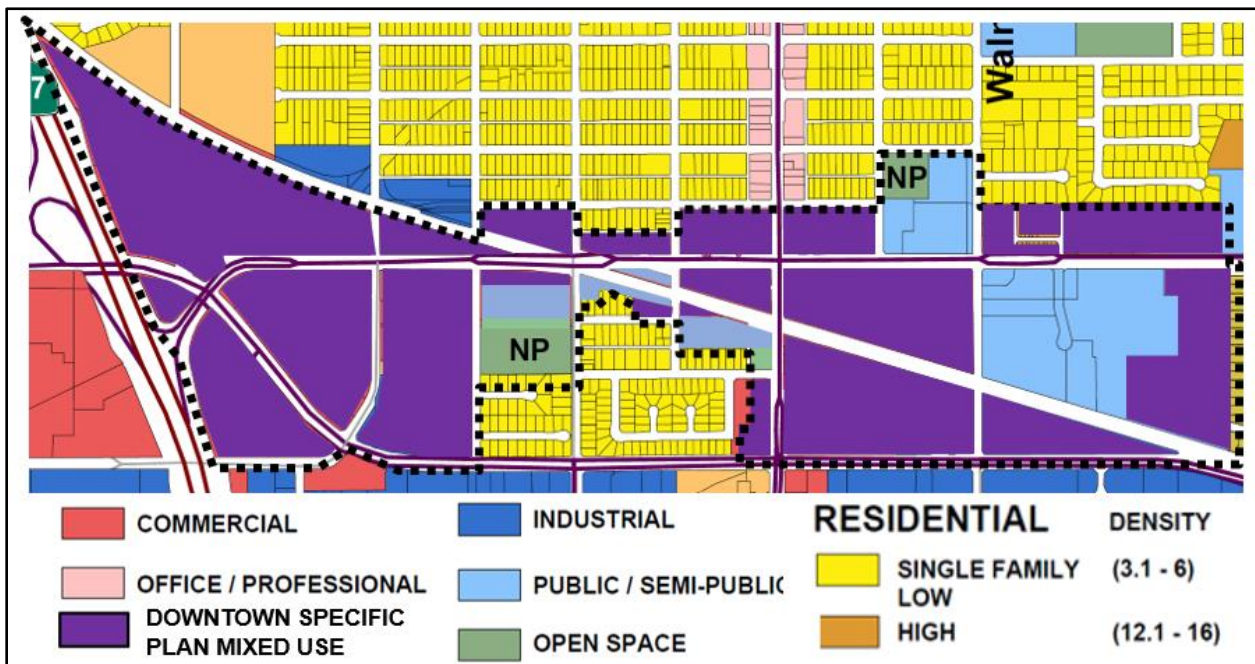
END OF CONDITIONS

Exhibit B

General Plan Changes



Existing Land Use Designations



Proposed Land Use Designations

New text is in blue underlined

~~Deleted text is in red and strikethrough~~

Proposed General Plan Land Use Changes

~~Downtown Mixed Use~~

~~The intent of the downtown mixed use designation is to provide flexible land uses in certain areas near the downtown area to provide the ability for developments that will strengthen the downtown area by including housing with commercial and office developments.~~

~~This designation is intended to encourage ground floor, pedestrian oriented, commercial, service and office uses with upper floors of office and residential uses. Zoning for the downtown mixed use designation shall be accomplished through the Specific Plan process to ensure integrated and well designed projects.~~

~~The standard maximum density is 16 dwelling units per acre for projects that provide residential development within a mixed use project.~~

~~For projects that provide opportunities for affordable housing within the project, one of the following density bonuses may apply:~~

~~a. For standard residential mixed use projects, a density bonus of 50% (or 8 units per acre) shall be permitted (total maximum density 24 d.u./ac.).~~

~~or~~

~~b. For senior citizen residential mixed use projects, a density bonus of 75% (or 12 units per acre) shall be permitted (total maximum density 28 d.u./ac.).~~

~~The FAR is 1.2.~~

The Downtown Specific Plan Mixed Use is a new land use

Downtown Specific Plan Mixed Use (DTSPMU)

Intent: The Downtown Specific Plan Mixed Use is a new land use designation in the San Dimas General Plan and will replace the existing Downtown Mixed Use land use designation. The intent is to expand upon the existing land use to support the Downtown Specific Plan by encouraging a broader mix of land uses, while maintaining the human-scale and historic character of the downtown, improving the economic base of the City, creating vibrant and safe public spaces, and encouraging new market-rate, affordable and workforce housing. A key goal of this land use is to active the streetscape by requiring non-residential uses on the ground floor of key streets and residential on the upper floors within the land use area.

Desired Character and Uses: The Downtown Specific Plan Mixed Use designation encompasses land area which total approximately 202 acres. The project area expands upon the City's historic town core with the focus on areas of potential growth and reimagine the downtown. The land use area is generally bounded by State Route 57 freeway to the west, 2nd Street to the north, S. Gaffney Avenue to the east, and Arrow Highway to the south. The land use provides for a diversity of retail, restaurant, entertainment, cultural, civic uses, and new housing centered around the Metro A-Line station.

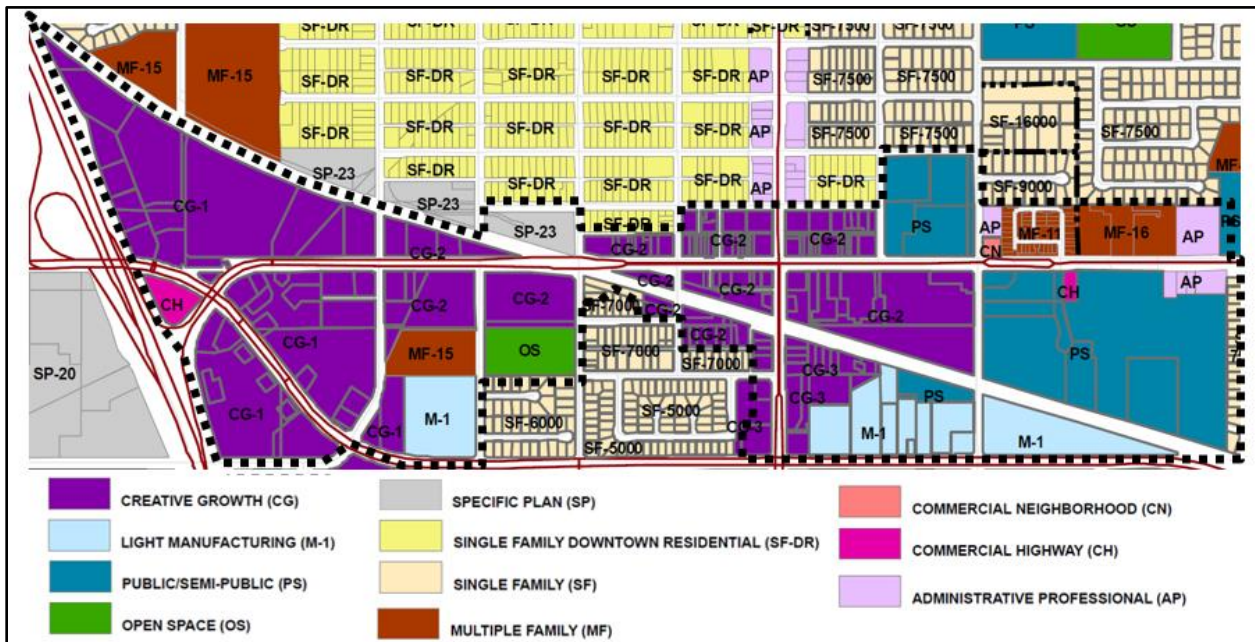
Density/ Intensity: The Downtown Specific Plan Mixed Use designation allows a maximum residential density of 45 units per net acre, to be governed by the underlying zone. There is no minimum density for non-Housing Element Sites. The land use includes several 6th Cycle Housing Element Housing Sites which will be required to comply with the designated densities in the Housing Element. Floor Area

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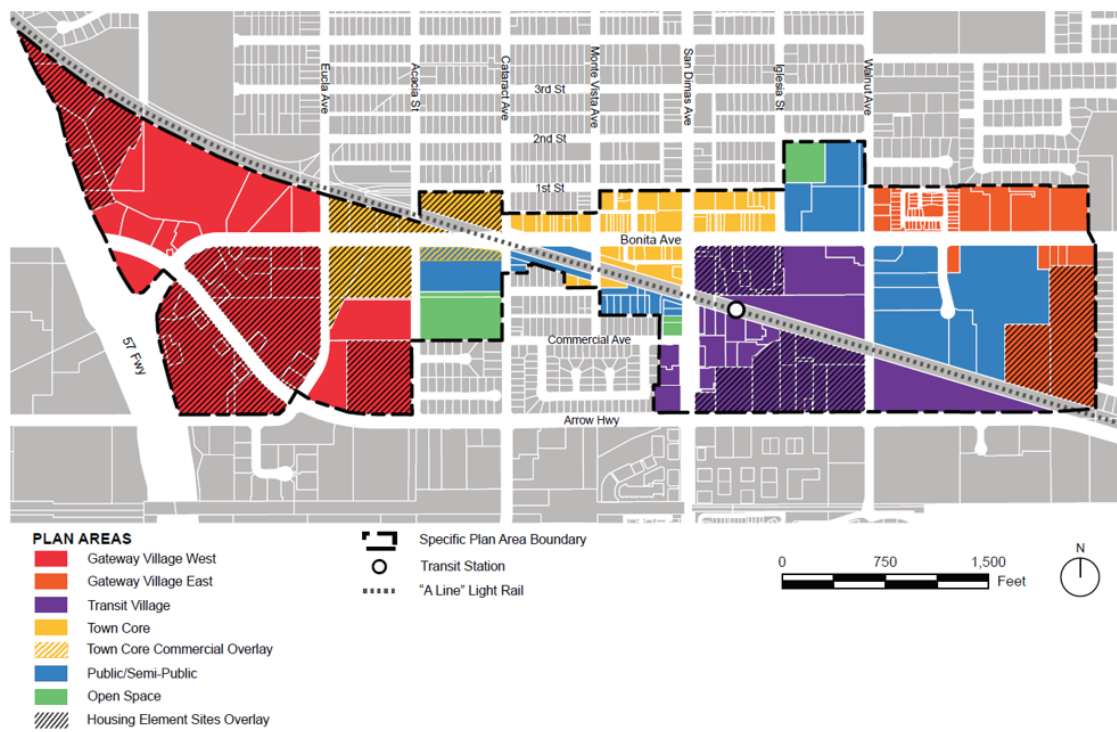
Ratio (FAR) will range from 1.5 to 2.0, based on the underlying zone. FAR includes residential and commercial building floor area but excludes structured parking areas.

Exhibit C

Zone Changes



Existing Zoning Designations



Proposed Zoning Designations

Exhibit D

Title 18 Changes

New text is in blue underlined
Deleted text is in red and strikethrough

New Chapter Created

Chapter 18.50

DOWNTOWN SPECIFIC PLAN

Sections:

| | |
|-------------------------|---|
| <u>18.50.010</u> | <u>Purpose.</u> |
| <u>18.50.020</u> | <u>Applicability of specific plan.</u> |
| <u>18.50.030</u> | <u>Specific plan zoning designations.</u> |
| <u>18.50.040</u> | <u>Land use and development standards.</u> |
| <u>18.50.050</u> | <u>Amendments to specific plan.</u> |
| <u>18.50.060</u> | <u>Enforcement and penalties.</u> |

18.50.010 Purpose.

The Downtown Specific Plan is established through the authority granted to the City of San Dimas by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans). As expressed in California law, Specific Plans may be adopted either by ordinance or resolution and are intended to provide the vision, zoning standards and design guidelines, infrastructure design, and implementation procedures for all land within the plan area. Any ministerial or discretionary approval related to properties within the boundaries of the Downtown Specific Plan must be consistent with the Downtown Specific Plan. The Downtown Specific Plan document 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.

18.50.020 Applicability of specific plan.

The Downtown Specific Plan shall govern all uses and development of properties within the boundaries of the Specific Plan, as identified in the Specific Plan.

18.50.030 Specific plan zoning designations.

The planning area has been divided into six sub-areas (zoning) for understanding its existing urban form and character, and potential for change. Characteristics vary among the areas that reflect land use, building scale, architectural style, and other factors. The sub-areas within the Specific Plan consist of Gateway Village West, Gateway Village East, Transit Village, Town Core, Public/Semi-Public and Open Space. The Plan also includes two overlays; Town Core Commercial Overlay and Housing Element Sites Overlay.

18.50.040 Land use and development standards

The Downtown Specific Plan establishes the land use regulations and development standards applicable to the properties within the Specific Plan. Where any provision of the Specific Plan and the

San Dimas Municipal Code appear to be in conflict or for matters on which the Specific Plan is silent, the provisions of the San Dimas Municipal Code shall apply.

18.50.050 Amendments to specific plan.

Amendments to this ordinance and to the Downtown Specific Plan document 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 or delete provisions of the Specific Plan 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.

18.50.60 Enforcement and penalties.

- A. Any firm, corporation or person, whether as principal, agent, employee or otherwise, violating or causing the violation of any of the provisions of this chapter shall be guilty of a misdemeanor, and any conviction thereof shall be punishable as set forth in Chapter 1.12 of the San Dimas Municipal Code.
- B. Nothing herein shall prevent or restrict the city from taking such other lawful action in any court of competent jurisdiction as is necessary to prevent or remedy any violation or noncompliance. Such other lawful actions shall include, but shall not be limited to, an equitable action for injunctive relief or an action at law for damages.
- C. Further, nothing in this section shall be construed to prohibit the city from prosecuting any violation of this chapter by means of code enforcement established pursuant to the authority as provided by the laws of the state of California and the city of San Dimas.
- D. Any violation of the provisions of this chapter shall constitute a separate offense for each and every day during which such violation is committed or continued.

Changes to Chapter 18.140

New text is in blue underlined

~~Deleted text is in red and strikethrough~~

C-G CREATIVE-GROWTH ZONE

18.140.010. Purpose.

The purpose of the creative growth area plan is to promote amenities beyond those expected under conventional planning and development, represented by a commitment to a special architectural theme. This theme was expressed by the city council on August 24, 1970, as "early California village," which represents architectural styles circa 1890's. Developers are required to adopt this theme, in an architecturally creative approach to developing the most marketable and compatible uses possible in this central business district. To implement this plan, specific areas are further defined to integrate compatible uses while maintaining flexibility in commercial investment decisions.

18.140.020. Specific plan.

The creative growth area plan (hereinafter referred to in this chapter as the "plan") is an instrument for guiding, coordinating and regulating the development of property within the area designated in [Exhibit A of this Ordinance](#). ~~on the area map (hereinafter referred to in this chapter as the "area map"), a copy of which map is on file in the office of the city clerk.~~ The plan replaces the usual zoning regulations. It is a "specific plan" as authorized in Article 8 of Chapter 3 of the state Planning and Zoning Law.

The plan is consistent with and carries out the projections of the general plan of the city. (Ord. 37 § 280.01, 1961; Ord. 673 § 1, 1979)

18.140.040. Plan review.

- A. No person shall construct any building or structure or enlarge or modify any existing building or structure, make any exterior alterations, or use any property in the creative growth area until approval has been obtained pursuant to Chapter 18.12.

(Ord. 37 § 280.03, 1961; Ord. 673 § 1, 1979; Ord. 1005 § 1 (Exh. A, § 9), 1993)

18.140.060. Additional findings.

In reviewing a development plan in the creative growth area, the approving authority shall make the following additional findings:

- A. The architectural character is in conformance with the early California village theme concept with respect to:
 - 1. Size;
 - 2. Color;
 - 3. Materials;
 - 4. Site design and building design.
- B. The following elements shall be shown and so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and that there will be no adverse effect on surrounding property:
 - 1. Buildings, structures and improvements;
 - 2. Vehicular ingress, egress and internal circulation;
 - 3. Setbacks;
 - 4. Height of buildings;
 - 5. Service areas;
 - 6. Walls;
 - 7. Landscaping;
 - 8. Such other elements as are found to be relevant to the fulfillment of the purposes of this zone.

18.140.090. Uses in specific plan areas.

Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the permitted and conditionally permitted uses described in each area, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings set forth in Section 18.192.040. The determination of the director may be appealed to the development plan review board and, thereafter, the city council, pursuant to Chapter 18.212 of this title. Conditional uses shall be subject to Chapter 18.200 of this title. All uses shall be subject to the property development standards in Section 18.140.100, and shall be located only where designated on the specific plan map ([Exhibit A](#)), ~~which map is on file in the office of the city clerk.~~ All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock or unless permitted as a conditional use in this zone by conditional use permit pursuant to Chapter 18.200. Uses made nonconforming by the adoption of the ordinance codified in this chapter, or any amendment thereto, may be continued in accordance with Section 18.204.170, provided that there shall be no expansion or change of an existing use that is nonconforming to another nonconforming use, and there shall be no expansion, change or alteration of any building or structure that is nonconforming on the subject property.

~~A. Area 1—Regional Commercial. The purpose of this area is to take full advantage of excellent freeway access and visibility and to encourage the development of major commercial enterprises, as well as those related to the needs of freeway travelers.~~

~~1. Permitted Uses.~~

- ~~a. Any retail, which is conducted entirely within a totally enclosed building, provided that no business involving the manufacture, fabrication or wholesaling of goods shall be permitted unless it is related, secondary and incidental to another permitted use and receives prior written approval from the director of community development upon finding that it is not more obnoxious or detrimental to the public health, safety and welfare than any other permitted use. Any retail, which is conducted entirely within a totally enclosed building, provided that no business involving the manufacture, fabrication or wholesaling of goods~~
- ~~b. shall be permitted unless it is related, secondary and incidental to another permitted use and receives prior written approval from the director of community development upon finding that it is not more obnoxious or detrimental to the public health, safety and welfare than any other permitted use. The determination of the director of community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212;~~
- ~~c. Hardware and home improvement centers;~~
- ~~d. New home furnishing and appliance outlets;~~
- ~~e. Financial institutions, including banks, savings and loan associations, and credit unions;~~
- ~~f. Restaurants provided that they not contain drive-in or drive-through service;~~

- ~~g. Specialty retail, food, wholesale and catalog stores;~~
- ~~h. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 18.08.007 of this title;~~
- ~~i. Medical office to include, but not be limited to, such uses as medical clinics, dental, and optometry;~~
- ~~j. Professional business office to include, but not be limited to, accounting and billing services, insurance office, legal services and graphic design office;~~
- ~~k. Service business to include, but not be limited to, nail shop, barber and beauty shop, shoe repair, watch repair and dry cleaners, etc., these uses are intended to have daily customer foot traffic;~~
- ~~l. Day spas with or without accessory massage only;~~
- ~~m. Veterinary, pet grooming and pet hotel;~~
- ~~n. New auto show room; no test driving, no repairs, no outdoor storage;~~
- ~~o. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses;~~
- ~~p. Audio and related small-scale installation services;~~
- ~~q. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms.~~

~~2. Conditional Uses.~~

- ~~a. All uses listed in Section 18.532.240, which because of operational characteristics specific to that particular business is found by the director of development services to have the potential to negatively impact adjoining properties, businesses or residents, and therefore requires additional approval and consideration. The impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location;~~
- ~~b. Eating establishments, with drive-through service;~~
- ~~c. Cinemas and movie theater facilities in conjunction with a shopping center incorporating retail, wholesale and similar uses with a minimum floor area of twenty thousand square feet per store;~~
- ~~d. Off-sale of alcohol beverages provided that such use is secondary and incidental to a permitted use;~~

- ~~e. On-sale sale of alcohol beverages provided that such use is secondary and incidental to a permitted use;~~
- ~~f. On-site brewing and service of beer produced on the premises, provided that such use is secondary and incidental to a restaurant. The brewing component shall be limited to a maximum production of five thousand barrels per year unless an increased production volume is granted by the planning commission to support the commercial business after finding that the production volume and operations are compatible with the subject site and its surroundings during review of the conditional use permit;~~
- ~~g. Health/exercise club to include, but not be limited to, uses such as: personal trainers, Pilates, and yoga;~~
- ~~h. Recreational entertainment to include, but not be limited to, uses such as: inflatable jumper facilities and laser tag;~~
- ~~i. Instructional physical activities to include, but not be limited to, uses such as dance studio, martial arts studio, and trampoline;~~
- ~~j. Hotels and motels, including retail establishments as part of a hotel or motel complex;~~
- ~~k. Gasoline service stations in areas designated on the specific plan map;~~
- ~~l. Accessory game arcade consisting of seven or more machines within an indoor recreational facility;~~
- ~~m. Indoor sales of outdoor recreation vehicles including all-terrain vehicles, motorcycles, dirt bikes and jet skis;~~
- ~~n. Thrift stores; provided that on-site donation collection facilities may be restricted or prohibited in conjunction with the review of the conditional use permit;~~
 - ~~o. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title.~~

~~3. Prohibited Uses.~~

- ~~a. Fortunetelling;~~
- ~~b. Massage as a primary use;~~
- ~~c. Professional offices that are noncustomer based on a daily occurrence;~~
- ~~d. Child care facility;~~
- ~~e. Educational institutions;~~

- ~~f. Vocational schools;~~
 - ~~g. Church and related facilities;~~
 - ~~h. Tattoo and/or piercing parlors;~~
 - ~~i. Hookah and/or smoking lounge including electronic cigarettes;~~
 - ~~j. Self-serve laundry facilities;~~
 - ~~k. Gambling facilities;~~
 - ~~l. Industrial uses;~~
 - ~~m. Residential uses;~~
 - ~~n. Billboards and other similar off-site outdoor advertising structures;~~
 - ~~o. Banquet facilities, except where accessory to a restaurant;~~
 - ~~p. Game arcades other than accessory game arcades specifically authorized in this chapter;~~
 - ~~q. Check cashing stores;~~
 - ~~r. Gold exchange stores;~~
 - ~~s. Community centers and meeting halls;~~
 - ~~t. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title.~~
- ~~B. Area 2 Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which service the day-to-day living needs of nearby neighborhoods or a larger section of the city. In addition, it is recognized that certain parcels east of the Puddingstone Shopping Center may be suitable for medium-high density residential development, including apartments, townhouses or condominiums.~~
- ~~1. Permitted Uses.~~
- ~~a. Convenience goods and service businesses, including food markets, pharmacies, liquor stores, barber or beauty shops, cleaners and laundries, small appliance repair businesses and similar uses;~~
 - ~~b. Eating places, including take-out service businesses, but not including drive-in or drive-through facilities, provided that eating places shall not be permitted where the number of required parking spaces, pursuant to Ordinance 269, as amended, exceeds thirty-five percent of the number of~~

~~common parking spaces provided in any shopping center or development in which such eating places are located;~~

- ~~c. Specialty commercial uses, such as antique shops, jewelry stores, music stores, auto and truck parts and supply businesses, and similar uses;~~
- ~~d. Professional, administrative and sales office uses, provided that such uses are not located on the ground floor of any structure unless approved by the development plan review board upon making the findings set forth in Section 18.192.040. The determination of the development plan review board may be appealed to the city council in accordance with Chapter 18.212;~~
- ~~e. Accessory game arcades up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012;~~
- ~~f. Wire transmission office;~~
- ~~g. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 18.08.007 of this title;~~
- ~~h. Accessory massage permitted with the following primary businesses: athletic club, salon, barbershop and similar uses.~~

~~2. Conditional Uses.~~

- ~~a. On-sale alcoholic beverages, provided that such use is incidental and secondary to another permitted use in this Area 2;~~
- ~~b. On-site brewing and service of beer produced on the premises, provided that such use is secondary and incidental to a restaurant. The brewing component shall be limited to a maximum production of five thousand barrels per year unless an increased production volume is granted by the planning commission to support the commercial business after finding that the production volume and operations are compatible with the subject site and its surroundings during review of the conditional use permit;~~
- ~~c. Off-sale alcoholic beverages;~~
- ~~d. Gasoline service stations, but only where such use is designated on the specific plan area map;~~
- ~~e. Automobile tire sales and service;~~
- ~~f. Automotive repair;~~
- ~~g. Outdoor sale, storage and display of merchandise and/or provision of services, provided that such uses are in conjunction with and are related to~~

- ~~a permitted use within a structure on the same lot or parcel, unless otherwise permitted in accordance with Chapter 18.196, Temporary Uses;~~
 - ~~h. Medium-high density residential uses, including apartments, townhouses and condominiums, provided that these are located only in areas so designated on the specific plan area map or were originally established before the year 1950;~~
 - ~~i. Motorcycle sales and services;~~
 - ~~j. Athletic clubs and performing arts studios;~~
 - ~~k. Mass transit facilities, such as bus and train stations;~~
 - ~~l. Senior citizen housing projects;~~
 - ~~m. Accessory game arcades consisting of seven or more machines within an indoor recreation facility;~~
 - ~~n. Theaters and bowling alleys;~~
 - ~~o. Senior citizen housing located on the second and third floors of buildings.~~
- ~~3. Prohibited Uses. Drive-through style eating places and those uses prohibited in Area 1, other than supermarkets, residential uses and convenience markets.~~

GA. Area 3—Mixed Use. The purpose of this area is to provide an attractively developed entry into the central portion of downtown San Dimas along the San Dimas Avenue corridor and to provide an extension of Frontier Village. Zoning standards for this area are designed to provide the flexibility to allow commercial, office, service and live/work uses as well as residential uses that are designed to blend with the traditional design standards in the area.

To ensure compatibility with the adjacent historic neighborhoods, traditional architectural design is encouraged. Generally, buildings, whether commercial or office, should be designed in a way to accommodate commercial activities, with storefronts encouraged along streets and major driveways. Multifamily residential uses should be designed in a way to blend well with the commercial block architectural styles and should have architectural features that are reminiscent of historical designs. Loft residential buildings should be designed to be compatible with traditional architecture, but may have more of an industrial or packing house feel because of higher building heights. Underground congregate parking areas are encouraged.

1. Area 3—Definitions.

"Live/work units" mean individual units that are used jointly for residential and business uses. For the purposes of this chapter, the first floor spaces of live/work units shall be reserved for commercial, office and service businesses that are open to the public. Garage and areas above the first floor shall be reserved for residential use.

"Loft residential units" mean multi-story residential units with greater than average ceiling heights, where not more than sixty percent of the unit has second floor area and where all parking is located remote from the unit.

2. Area 3—Sub-Areas. The Creative Growth Zone Area 3 is made up of ~~three~~^{four} sub-areas as defined in Exhibit A. The sub-areas are intended to provide a well-organized land use framework to encourage high quality design while allowing a mix of uses within a small planning area.

- a. Mixed use/commercial office;

- ~~b. High density residential;~~

- ~~e~~^b. Medium density;

- ~~e~~^c. Single family.

3. Permitted Uses.

- c. Sub-Area A-Downtown Mixed Use.

- i. Retail commercial, office and service businesses;

- ii. Eating places, including take-out service, but not including drive-through or drive-in facilities;

- iii. Accessory game arcade up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012 of this title;

- iv. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses.

- d. Sub-Area C-Low-Medium Density. Detached condominiums with the total number of units not to exceed forty.

- e. Sub-Area D-Single Family. Up to five detached single-family residential units:

- i. The minimum lot size is five thousand square feet;

- ii. Maximum one story and eighteen feet in height;

- iii. Maximum lot coverage is forty percent;

- iv. Maximum house size (not including garage) is two thousand one hundred square feet;

- v. Setbacks: Front yard setback shall be 15 feet, interior yard shall be five feet on one side and ten feet on the other, corner lot street side shall be 15 and interior side shall be ten feet, and rear yard shall be five feet, as provided in Exhibit B;

- ~~vi. The minimum side yard setback is five feet on one side and ten feet on the other.~~

4. Conditional Uses.

f. Sub-Area A—Mixed Use/Commercial Office.

- i. Condominium, apartment and other similar multifamily projects, located on the second floor and third floor of buildings when commercial/office uses are located on the first floor;
- ii. Residential projects where fifty percent or more of the units are designed as live/work units;
- iii. Senior citizen housing located on the second and third floors of buildings;
- iv. Gasoline Service Stations. Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction of the existing facilities. If an existing gasoline service station is reconstructed to the above standard, the use may be expanded to include a convenience store and/or a restaurant use;
- v. On-sale alcoholic beverages, provided that this use is secondary and incidental to another permitted use in this Area 3;
- vi. On-site brewing and service of beer produced on the premises, provided that such use is secondary and incidental to a restaurant. The brewing component shall be limited to a maximum production of five thousand barrels per year unless an increased production volume is granted by the planning commission to support the commercial business after finding that the production volume and operations are compatible with the subject site and its surroundings during review of the conditional use permit;
- vii. Off-sale alcoholic beverages, provided that this use is secondary and incidental to another permitted use in this Area 3.

~~g. Sub-Area B—High Density Residential.~~

~~i. Condominiums and townhouses;~~

~~ii. Loft residential units;~~

~~iii. Senior citizen housing located on the second and third floors of buildings.~~

5. Other Uses. Other similar permitted and conditional uses determined by the director of community development to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings as set forth in Section

18.192.040 of this title. The determination of the director may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212 of this title.

6. Area 3—Property Development Standards.

- h. Building Height. No provisions. Allowable building height shall be determined by the development plan review board.
- i. Setbacks. As provided in Exhibit B located at the end of this chapter.
- j. Street Standards. The minimum standards for street and right-of-way widths within developments shall be determined for each project by the city council. The intent of this requirement is to work together with setback requirements to encourage a downtown environment with a preference toward the pedestrian rather than automobile.
- k. Parking. The following parking requirements and standards are specific to the Creative Growth Zone Area 3.
 - i. Required Parking.
 - (A) Single-Family Residential Use. Two garage spaces. A minimum size of twenty feet by twenty feet is required.
 - (B) Multiple-Family with Garage Space Attached. Two garage spaces. A minimum size of twenty feet by twenty feet is required. Plus one noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units.
 - (C) Multiple-Family with Congregate Garage Spaces. Two parking spaces with a minimum size of nine and one-half feet wide and eighteen feet deep. Plus one noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units.
 - (D) Live/Work Units. Two garage spaces. A minimum size of twenty feet by twenty feet is required. Plus one noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units. Plus one space for every two hundred fifty square feet of commercial/office/service space that may be waived, if adequate public parking is provided within five hundred feet of the public access.
 - (E) Seniors Apartments. For units under eight hundred square feet. One covered or noncovered parking space shall be provided for each 1.25 units, (four spaces for each five units). For units of eight hundred square feet and larger. One covered or noncovered parking space shall be provided for every unit.
 - ii. Parking Design.

(A) All multiple-family units shall provide for a storage area of not less than two hundred fifty cubic feet within the garage area or other approved location.

(B) Tandem parking spaces may be used for a maximum of twenty percent of all required spaces within a project and shall be a minimum of ten feet, six inches wide and nineteen feet deep per space.

iii. Other Parking Requirements. Unless listed specifically in this section, parking requirements are as provided for in Chapter 18.156 of this title.

7. Sign Regulations. Subject to the requirements in Section 18.152.150 of this title.

8. Nonconforming Uses. There shall be no extension, expansion or enlargement of an existing nonconforming use, nor shall there be the addition of structures or other facilities in conjunction with such existing use.

~~C.~~ B. Area 4—Commercial/Light Industrial. The purpose of this area is to provide for light- industrial and commercial uses.

1. Permitted Uses.

- a. All uses permitted in the M-1 zone;
- b. Retail and service businesses;
- c. Other similar uses determined by the director of community development to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings as set forth in Section 18.192.040. The determination of the director may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212 of this title;
- d. Accessory game arcade up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012;
- e. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 18.08.007 of this title;
- f. Accessory massage permitted with the following primary businesses: athletic club, day spa, beauty salon, barbershop and similar uses.

2. Conditional Uses.

- a. All uses listed as conditional uses in the M-1 zone;
- b. Theaters provided that they are walk-in, indoor;

- c. All uses listed as conditional uses in Area 3, [except for all prohibited uses listed in subsection 3 of this section](#);
 - d. Accessory game arcade consisting of seven or more machines within an indoor recreation facility.
3. Prohibited Uses.
- a. Gambling facilities;
 - b. Residential uses;
 - c. Convenience markets;
 - d. Food markets;
 - e. Office uses which are not incidental to a permitted or conditionally permitted use;
 - f. Billboards and other similar off-site outdoor advertising structures;
 - g. Game arcades other than accessory game arcades specifically authorized in this chapter;
 - h. Other uses inconsistent with the intent and provisions of this zone, as determined by the director of community development, in accordance with Section 18.192.040. The determination of the director of community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212 of this title.

18.140.100. Property development standards.

The following property development standards shall apply to all land and buildings in the creative growth area, except that any lot held under separate ownership or of record on the effective date of the ordinance codified in this chapter, which is substandard in dimensions may be used subject to all other standards. [When conflicts occur between this Section and Section 18.140.090.A.6, the standards in Section 18.140.090.A.6, shall prevail:](#)

- A. Lot Area. No provisions.
- B. Lot Dimensions. No provisions.
- C. Building Height.
 - 1. No building or structure erected in this zone shall exceed two stories in height except by conditional use permit.
 - 2. Exceptions.
 - a. Penthouses or roof structures for the housing or elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls,

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skylights, towers, church steeples, flagpoles, chimneys and other similar structures may be erected above the height limits prescribed in this subsection, provided such structures are compatible with the architectural design of the building and the surroundings.

- b. Air conditioning units, electrical switch gear and panels, compressors and similar mechanical equipment shall be enclosed within an enclosure compatible with the architectural design of the building. Air conditioning units, electrical switch gear and panels, compressors and similar mechanical equipment shall be enclosed within an enclosure compatible with the architectural design of the building.
- D. Yards. Yards shall be measured perpendicular to the property line. When the creative growth overlay zone abuts a residential zone, there shall be a yard of not less than ten feet. Required yards shall be landscaped and maintained; a complete automatic sprinkler system shall be provided. Yards shall be provided as designated in Exhibit B to the ordinance codified in this chapter, a copy of which is on file in the office of the city clerk.
- E. Walls. Masonry walls six feet in height shall be erected on the zone boundary line between the creative growth zone and any residential zone.
- F. Off-Street Parking. The provisions of Chapter 18.156 shall apply.
- G. Utilities. All utilities provided to serve new buildings or to serve existing buildings undergoing alterations requiring change-out of service shall be installed underground.
- H. Trash Storage. A city standard plan trash storage area shall be provided in an appropriate location, convenient to users.
- I. Signs.
 - 1. The provisions of Chapter 18.152 shall apply.
 - 2. The approving authority shall find prior to the issuance of an approval of a sign or sign program that the proposed design is in conformance with the Early California village theme and good design principles with respect to:
 - a. Height;
 - b. Location;
 - c. Size;

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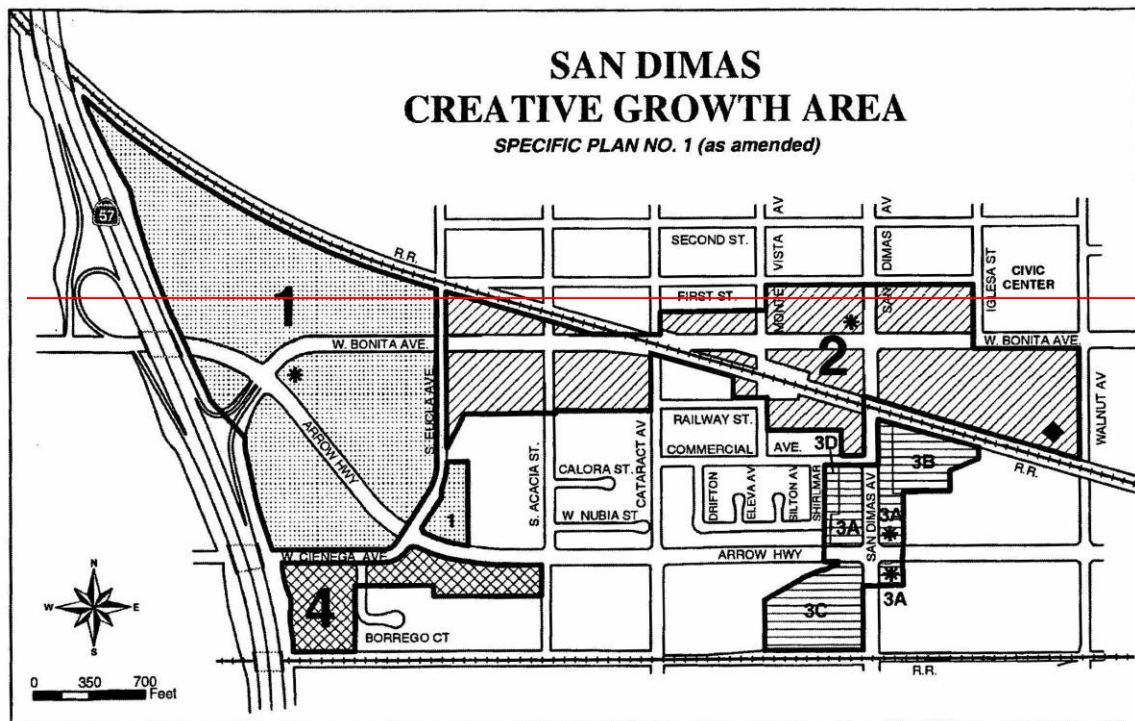
- d. Color;
- e. Materials;
- f. Lighting;
- g. Compatibility to structure it is identifying.

J. Lighting.

- 1. All exposed lighting fixtures shall be decorative and in keeping with the Early California village theme.
- 2. Lighting shall be so designed to reflect away from adjoining properties, streets and roads.

K. Landscaping. The review board may require landscaping in addition to required yards as follows:

- 1. Buffering adjoining properties;
- 2. Complementing building designs in and adjoining parking lots.



Creative Growth Areas

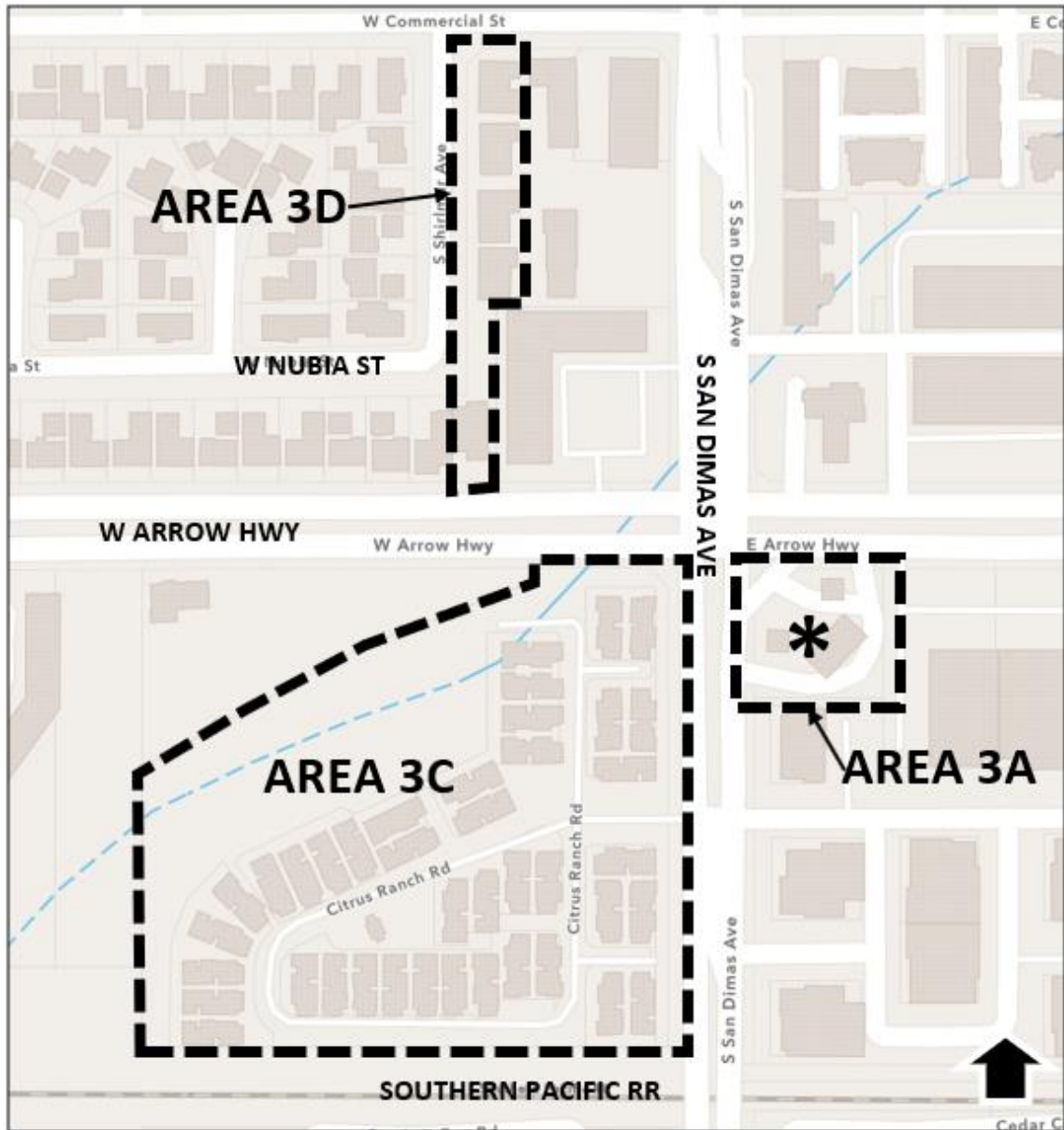
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|------------------------------|------------------------------|--------------------------------------|---------------------------------|
| Area 1 - Regional Commercial | Area 3A - Mixed Use | Area 4 - Commercial/Light Industrial | Service Station |
| Area 2 - Frontier Village | Area 3B - High Density | | Medium-high Density Residential |
| | Area 3C - Low-Medium Density | | |
| | Area 3D - Single Family | | |

EXHIBIT A — GROWTH AREAS

EXHIBIT A – CREATIVE GROWTH AREA MAPS

Note: Subareas 1 & 2 have been replaced by the Downtown Specific Plan

SUBAREA 3



CREATIVE GROWTH AREA 3

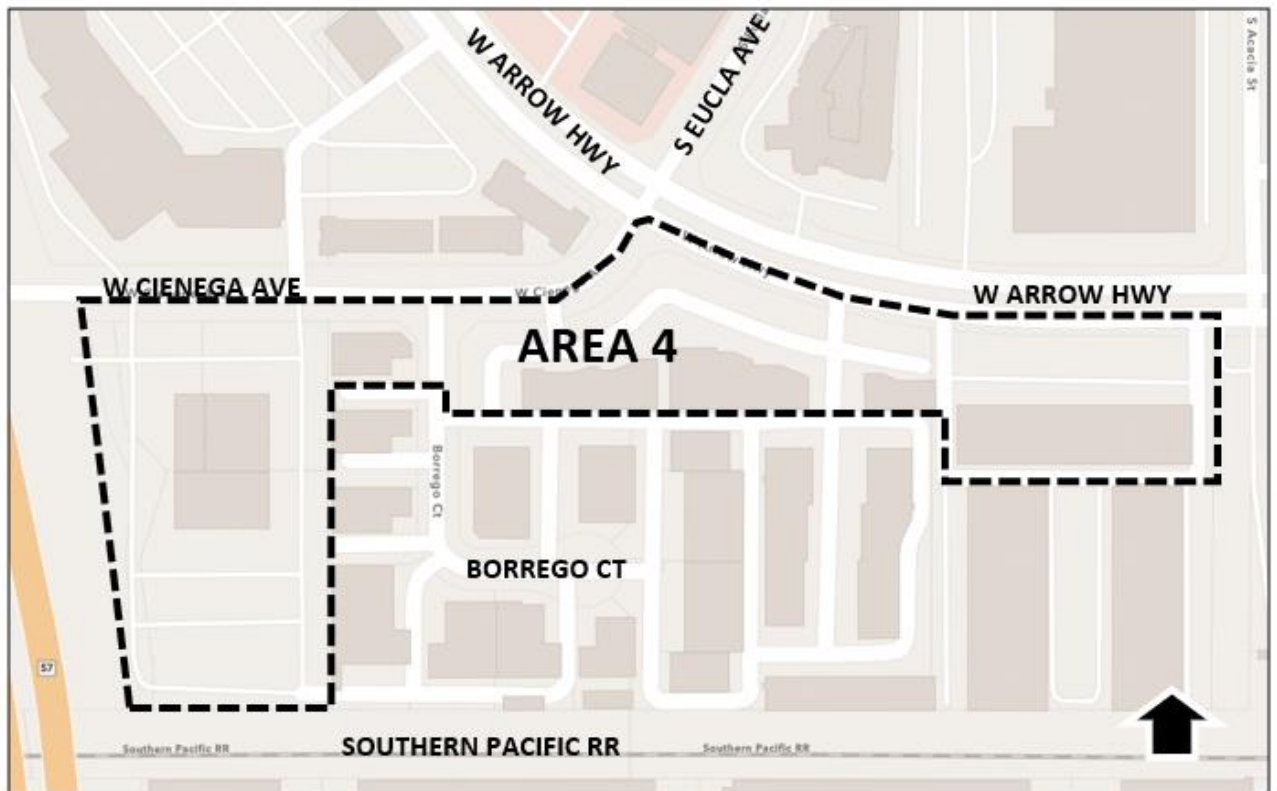
Area 3A – Mixed Use

Area 3C – Residential: Low-Medium Density

Area 3D – Single Family

*** Service Stations Allowed**

SUBAREA 4



CREATIVE GROWTH AREA 4 – Commercial / Light Industrial

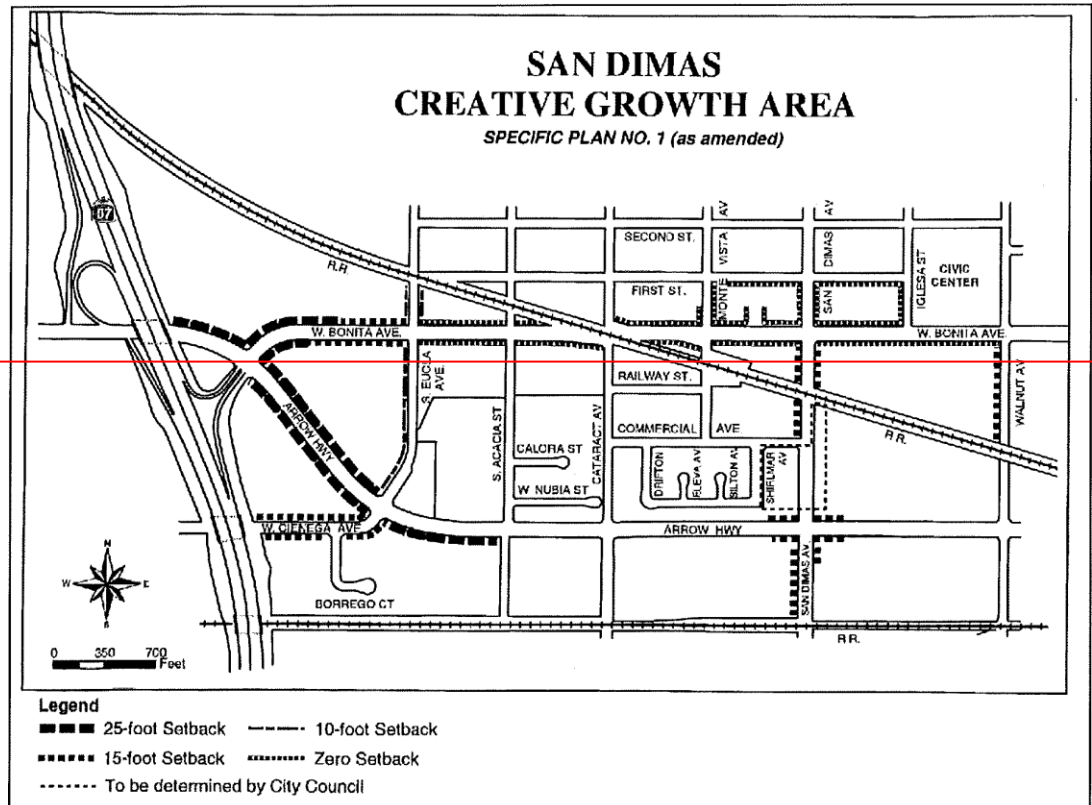
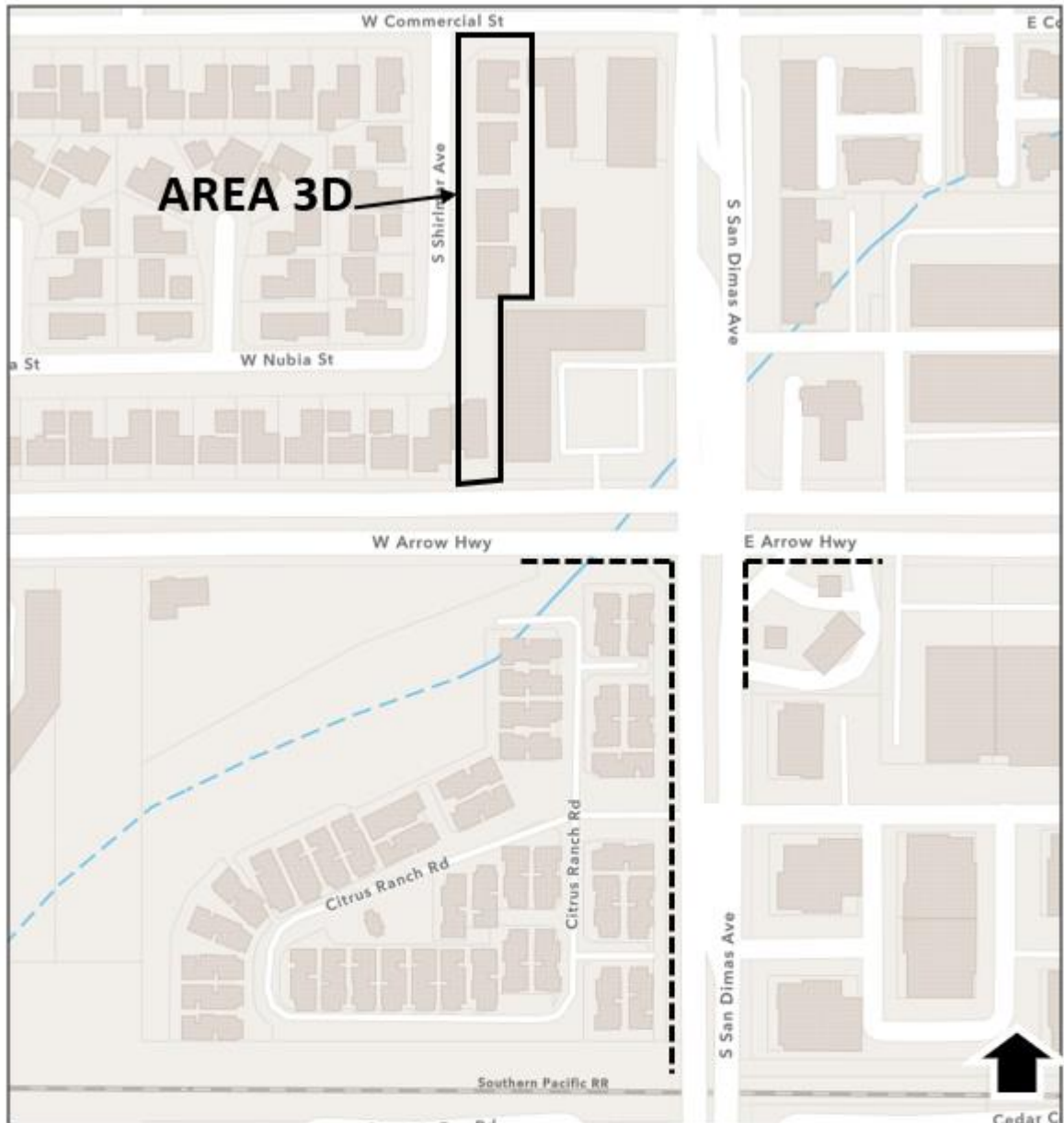


EXHIBIT B – SETBACKS

EXHIBIT B – CREATIVE GROWTH SETBACKS



CREATIVE GROWTH AREA 3 SETBACKS

----- Setback from W Arrow Hwy & S San Dimas Ave: 15 feet

Area 3D setbacks for Single Family:

- **Front Yard: 15 feet**
- **Interior: Five feet on one side and ten feet on the other**
- **Corner Lot Side: Street side shall be 15 feet and interior side shall be ten feet.**
- **Rear Yard: Five feet.**

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, September 5, 2024, at 6:00 p.m.
245 East Bonita Avenue, City Council Chamber

PRESENT

Chairman David Bratt
Vice-Chairman John Davis
Commissioner Doran Barnes
Commissioner Margie Green
Commissioner James Shirley
Planning Manager Marco Espinoza
Assistant Planner Taylor Galindo
Assistant Planner Yasmin Dabbous
Planning Intern Byron Luk
Senior Management Analyst Kimberly Neustice

CALL TO ORDER AND FLAG SALUTE

Commissioner Bratt called the regular meeting of the Planning Commission to order at **6:00 p.m.** and **Commissioner Green** led the flag salute.

PUBLIC HEARING

PH 1. Discussion and Consideration of General Plan Amendment 24-02, Zone Change 24-02 and Municipal Code Text Amendment 24-07, 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.

Staff report presented by **Planning Manager Espinoza** and **Interwest Consultant Nick Pergakas** recommending Planning Commission approve Resolution PC-1682 and PC-1683 recommending City Council adopt General Plan Amendment 24-02, Zone Change 24-02 and Municipal Code Text Amendment 24-07.

Meridian Consultant Mike Levy gave a presentation on the Environmental Impact Report.

Commissioner Barnes had a question about air quality Mike Levy from Meridian Consultant answered it and he appreciates the full analysis done on this item.

Vice-Chairman Davis stated while we have done multiple attempts on the Downtown Specific Plan (DTSP) in the past, this is the first time we have reached the end and if the reason why Staff finished this is because it's a Housing Element Requirement.

Planning Manager Espinoza stated that it was partly because of the Housing Element but also to allow more opportunities for businesses and mixed-uses to come to the downtown area. To have a lively downtown you have to have a mixture of businesses and residents in the area. The intent of the Specific Plan is not to create a large city downtown but, a downtown that would suit San Dimas.

Vice-Chairman Davis stated that the Housing Element had 14 sites and he understands that we needed to update the zoning for these sites which the DTSP accomplishes along with the next item on the agenda. He asked if it might be possible that with density bonuses that we could possibly develop about three thousand seven hundred units as stated in the DTSP.

Planning Manager Espinoza stated that number is based on the actual potential development within the area, not what will actually be built. The number consist of Housing Inventory Site and non-Housing Inventory sites which is more units then just the Housing Inventory list but we already have developers that are coming in and asking for a lower density than what is allocated in the Housing Inventory List.

Vice-Chairman Davis stated that he was grateful that the comments given by the Planning Commission at the previous meeting were actually incorporated into the final document.

Chairman Bratt asked how flexible the DTSP will be on the density of the potential Housing Element sites.

Planning Manager Espinoza stated that the design standards will be locked in. However, a developer can always ask for lower density levels but that's more associated with the Housing Element and not the DTSP. Staff is working with the City Attorney about the legalities of doing a density reduction and what issues might be associated with that. If a lower density was approved on a Housing Inventory site a new site would need to be approved for the off-site in the housing units.

Vice-Chairman Davis asked in order to change the DTSP would it be a Municipal Code Text Amendment (MCTA) or something else.

Planning Manager Espinoza stated yes, it would be aMCTA.

Chairman Bratt stated that the DTSP states that if everything gets built to the maximum capacity, we would build more than three thousand units. Would the City get any credit on the next RHNA Cycle numbers?

Planning Manager Espinoza stated he doesn't believe so.

Vice-Chairman Davis asked if the units are not built, is the zoning still in place for future development.

Planning Manager Espinoza stated that was correct.

Chairman Bratt opened the public hearing.

Speaker 1 – James Blair – stated he just moved to the City and is really impressed to see such a plan developed for the future of the City. He would really welcome some of the changes that are being proposed. As far as the transportation section, he would like to be able to bike to work at CalPoly but he would probably have to go through Pomona and he doesn't believe the entire route is completely safe to travel on. It would be wonderful if there was connectivity to Bonelli Park and over the 10 freeway. To have a better safer street we need to have some kind of infrastructure such as bollards. eMobility is making things easier to connect together. If it was a class 2 bike lane on San Dimas Ave there are a few spots where he would be a bit hesitant on using the bike lane. He feels that we could have more multi mobile plan.

Planning Manager Espinoza stated for the record that Staff received a letter on August 29, 2024, that the author is opposed to the increased traffic potential.

Chairman Bratt closed the public hearing.

Vice-Chairman Davis recognized that a lot of work and thought went into the development of the DTSP and he feels that it came out very well.

Vice-Chairman Davis stated that most of the commissioners were involved in the entire process and have given their input at the workshops. He's happy to see that a lot of their recommendations were integrated into the report. He thanks staff for the effort and feels that it's a good plan.

Commissioner Green thanked the public for showing up for the various meetings and for their input and patience during the entire process. She sees this as a plan that can work and feels that mixed use zoning opens up more potential for future businesses.

Chairman Bratt asked staff that if this is approved by Planning Commission tonight, will it move forward to the City Council meeting on September 24th.

Planning Manager Espinoza stated that was correct and that everyone who received a notice for this meeting will receive a notice for the City Council meeting as well.

Commissioner Barnes had taken part in the process before he became a commissioner and he feels it paints a vibrant picture for the future of the downtown. During his day job he deals a lot with CEQA but reading this report brought him to new understandings of the process. He appreciates the expertise that has been given to the project.

RESOLUTION PC-1682

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING THE CITY COUNCIL CERTIFY THAT THE ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GENERAL PLAN AMENDMENT 24-02, ZONE CHANGE 24-02 AND MUNICIPAL CODE TEXT AMENDMENT 24-07 FOR THE DOWNTOWN SPECIFIC PLAN IS ADEQUATE AND IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND ADOPT THE CEQA FINDINGS OF FACT, THE STATEMENT OF OVERRIDING CONSIDERATIONS WITH RESPECT TO A CERTAIN SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT IDENTIFIED IN THE ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM.

RESOLUTION PC-1683

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 24-02, ZONE CHANGE 24-02 AND MUNICIPAL CODE TEXT AMENDMENT 24-07 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 OVER THE NEXT 20 YEARS.

MOTION: Moved by ***Vice-Chairman Davis***, seconded by ***Commissioner Green*** to approve Resolution PC-1682 and PC-1683 recommending City Council adopt General Plan Amendment 24-02, Zone Change 24-02 and Municipal Code Text Amendment 24-07. Motion carries 5-0.

- PH 2.** Consideration of a General Plan Amendment 24-03, Zone Change 24-03 and Municipal Code Text Amendment 24-08; (1) To amend the General Plan land use designation of two parcels (The Trails at San Dimas Apartments) from Medium Residential (8.1 - 12 DUA) to a newly created land use designation of High II (16.1 – 25 DUA) and change the zoning designation from MF-15 to MF-25. (2) Amend the General Plan land use designation of the various parcels within Specific Plan 23 from Industrial to a newly created land use designation of Mixed-Use Residential/Industrial, amend Title 18 to allow multi-family residential (12-16 DUA) in Specific Plan 23 and reflect the proposed land use and zoning designation changes, and associated code clean-ups as required.

Commissioner Barnes asked if the MCTA would apply to the southern portion of The Trails apartments or if this zone change would apply to the whole parcel.

Planning Manager Espinoza stated that was correct, it would be to both of the parcels for The Trails apartments.

Commissioner Barnes asked if the owner of The Trails apartments could choose to demo the entire property and build under the new density.

Planning Manager Espinoza stated that they could propose a project to do that.

Commissioner Barnes clarified that for the other parcels they are just adding the residential to the zoning for these properties to allow the owners more options.

Planning Manager Espinoza stated that was correct.

Vice-Chairman Davis asked if it's possible that The Trails apartments could have a higher density than the zoning allows because of the density bonuses they could take advantage of.

Planning Manager Espinoza stated that staff would try to keep the density within the code allowance even with the density bonus. This area has a three-story limitation and currently they are proposing to build an additional sixty-two units on the property.

Commissioner Green asked who owns The Trails apartments and if that small strip of land south of their property is owned by the railroad.

Planning Manager Espinoza stated that it was probably owned previously by the railroad but was abandoned at some point and transferred to the property owner of 155 N. Eucla Avenue. There was some talk about the property owner selling this small strip to the Trails apartments. Currently the owner of 155 N. Eucla Avenue are using this area for storage as it's too small to build anything else unless you combine it with the Trail's lot.

Commissioner Shirley asked if the open space areas are being allocated as green space.

Planning Manager Espinoza stated yes, that would be used for parks.

Commissioner Barnes asked if it's possible to change the land use designation to apply to the southern area instead of the entire parcel. If the entire parcel is under higher density zoning and the owner demos the apartments they could feasibly build a lot more units on the parcel.

Planning Manager Espinoza stated that he will check to see if that was the intent of the zone change.

Chairman Bratt opened the public hearing.

Speaker 1 - Rob Faller – Stated he doesn't understand if developers want to maximize the density why wouldn't we allow for 5 stories.

Speaker 2 – Asked if someone builds apartments are they required to set aside space for parking. She is specifically inquiring about the site off of Acacia.

Planning Manager Espinoza stated that all developments require parking as part of the development standards. Depending on the number of affordable units the developer proposes they can ask for a reduction in the amount of parking required to be provided. Developers also understand that people have cars and we haven't seen developers request to reduce resident parking.

Speaker 2 – stated that the streets are already narrow and with allowing parking on the street it makes them even more so. Their concern is the amount of traffic on these already narrow streets. If the owners choose to sell and a developer adds residential it would add to the noise and traffic of the area on the already narrow streets.

Planning Manager Espinoza stated that the standards created for these two sites are the same as for the multi-family parking requirements.

Speaker 3 – Joseph Martinez – Commissioner Green is right that the small sliver of property at the south end of the apartments is land locked and he doesn't want development there because people would be able to look over into his property. He doesn't want three stories looking onto his property. He believes this sliver of land adds a buffer.

Chairman Bratt closed the public hearing.

Vice-Chairman Davis asked if the industrial zone allows for storage.

Planning Manager Espinoza stated yes, it includes contractor storage yards. We have talked to 2 of the 3 owners of Site's 1 and 2 and they understood what the modifications are to this zone and they are happy that City is adding residential uses and not taking away any of the industrial uses. Staff has not talked to General Pump.

Commissioner Shirley stated since parking is an issue, could the apartments or condos allocate one or two spaces that people can pay for.

Planning Manager Espinoza stated that no one has asked for this but each unit is required to have two parking spaces per unit and one visitor space for every three units.

Commissioner Shirley asked if there's a difference in parking requirements if you're renting or buying.

Planning Manager Espinoza stated that if you're buying depending on the number of bedrooms they might have to provide an extra space. If they are renting they don't have to provide the visitor parking per units it is typically share among all units.

Commissioner Barnes stated on the two parcels off Eucla and Acacia, he hopes that if a project is brought forward that staff would be sensitive to massing.

Planning Manager Espinoza stated that there was a proposal on one of these sites that did ask for a three-story building but Planning Commission and City Council required the building be reduced to two-story to reduce massing along the north property line for the first units and then three-story after.

Vice-Chairman Davis also recalled that for this project we asked them to extend 2nd street to provide circulation for the development.

Commissioner Barnes stated on The Trails parcel he would be more comfortable allowing for the higher density on the southern area only instead of on the entire parcel. It just seems like if the whole parcel was built to maximum density that would be a lot of apartments and traffic. He feels that having only the lower band of the parcel at the higher density would be better.

Vice-Chairman Davis suggested to include this in the motion to only allow the additional density in the southern band of the parcel.

Planning Manager Espinoza stated that in the motion they can ask staff to clarify that the zoning for the additional density only be applied to the southern band of the parcel.

RESOLUTION PC 1684

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 24-03, ZONE CHANGE 24-03, AND MUNICIPAL CODE TEXT AMENDMENT 24-08, A REQUEST TO AMEND THE LAND USE DESIGNATION OF HOUSING ELEMENT SITE #14 (TWO PARCELS) FROM MEDIUM RESIDENTIAL (8.1 - 12 DUA) TO A NEWLY CREATED LAND USE DESIGNATION OF HIGH II (16.1 – 25 DUA) AND CHANGE THE ZONING DESIGNATION FROM MF-15 TO MF-25; AMEND THE LAND USE DESIGNATION OF HOUSING ELEMENT SITES #1 & #2 9 (VARIOUS PARCELS) FROM INDUSTRIAL TO A NEWLY CREATED LAND USE DESIGNATION OF INDUSTRIAL MIXED-USE, AMEND TITLE 18 TO ALLOW MULTI-FAMILY RESIDENTIAL IN SPECIFIC PLAN 23 AND REFLECT THE PROPOSED LAND USE AND ZONING DESIGNATION CHANGES; AND ASSOCIATED CODE CLEAN-UPS AS REQUIRED TO BRING THE CODE INTO COMPLIANCE WITH THE CITY'S HOUSING ELEMENT AND STATE LAW.

MOTION: Moved by **Vice-Chairman Davis**, seconded by **Chairman Bratt** to approve Resolution PC-1684, with a request to revise the Zone Change and Municipal Code Text Amendment to parcel 8386-006-029 and the southern portion of parcels 8386-006-015 and 8386-010-040 instead of the entire parcels, recommending City Council approve General Plan Amendment 24-03, Zone Change 24-03 and Municipal Code Text Amendment 24-08. Motion carries 5-0.

ORAL COMMUNICATIONS

a. Community Development Department

No communications were made.

b. Members of the Audience

No communications were made.

c. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: *Chairman Green* moved, seconded by *Commissioner Davis*. Motion carried 5-0. The meeting adjourned at 6:54 p.m. to the regular Planning Commission Meeting scheduled for Thursday, September 19, 2024.

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Kimberly Neustice
Senior Management Analyst

Approved: October 17, 2024