

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: 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.

SUMMARY

In California, every city is required to have a General Plan; a long-range document which guides future development and policy for a jurisdiction. One of the elements within a General Plan is the Housing Element. The Housing Element contains the goals, policies and programs that guide decision making with regards to housing within the jurisdiction. The Housing Element is currently updated every eight years to address changing conditions within the city and local housing challenges.

On September 27, 2022, the City Council approved the 6th Cycle Housing Element update for the City of San Dimas. The next month, on October 14, 2022, the Housing Element update was certified by the Department of Housing and Community Development, meaning it was found by the state to be in compliance with State Housing Element Law. This approval is conditional and contingent on the City implementing programs that were included within the element and changing the zoning and General Plan Land Use designation, when required, for properties that the City has designated for housing.

The majority of the required rezoning and General Plan amendments will be accomplished through the upcoming Downtown Specific Plan. However, three (3) sites addressed in the Housing Element Sites Inventory are outside of the Downtown Specific Plan boundaries and require separate action to implement.

RECOMMENDATION

Staff recommends that the Planning Commission

- Adopt Resolution PC-1684, recommending City Council approval of General Plan Amendment 24-03, Zone Change 24-03 and Municipal Code Text Amendment 24-08.

FISCAL IMPACT

There is no fiscal impact for the recommended action.

BACKGROUND

The State of California requires an update to all local governments General Plan Housing Element every eight (8) years and includes the requirement to develop housing programs to meet the jurisdictional "fair share" of existing and future housing needs for all income groups. The housing element must contain proactive goals, policies, and programs to facilitate the development, improvement, and preservation of housing to meet the jurisdictions housing need, or Regional Housing Needs Assessment (RHNA), a state-mandated process that determines the amount of future housing growth that each city must plan for during the required housing element update cycle.

The RHNA process begins with a projection of regional estimates of housing needs made by the California Department of Housing and Community Development (HCD) based on population projections generated by the California Department of Finance. HCD then sends the statewide housing need projections to the regional councils of governments (COG). The Southern California Association of Governments (SCAG) is southern California's designated COG and will use the HCD statewide projections to develop a methodology to allocate the region's share of statewide housing needs, by income level, to each city in its region. SCAG determines each city's RHNA allocation by considering market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing, loss of units in assisted housing development, and over-concentration of lower income households within individual communities. San Dimas was allocated a planning goal of 1,248 housing units for the 2021-2029 planning period.

During the last Housing Element update (2021-2029) also referred to as the 6th cycle Housing Element update, San Dimas was tasked with ensuring the availability of adequate sites within the City to meet its projected 2021-2029 RHNA allocation of 1,248 units spread across all income levels. This was a multi-year process and required coordination with the community of San Dimas.

Significant public outreach was conducted throughout the 6th Cycle Housing Element update process in compliance with State law and consisted of a variety of engagement methods to provide as many opportunities for public participation as possible. These methods included surveys and other online tools and messaging, committees, consultations, study sessions and public hearings.

DISCUSSION/ANALYSIS

During the 6th Cycle Housing Element update, the City analyzed the existing and projected housing needs and developed goals, policies, quantified objectives, and programs to address the identified housing needs. The analysis included the following sections:

- **Introduction.** An overview of the statutory requirements, related planning efforts, general plan consistency, and public outreach process.
- **Needs Assessment.** Demographic, social, housing characteristics, and special housing needs analysis that includes projections for population growth with a focus on fair housing practices.
- **Constraints Analysis.** An account of governmental and nongovernmental constraints impacting development, maintenance, and improvement of housing for all income levels, including people with disabilities and includes a fair housing assessment as required by State law.
- **Housing Resources.** Outline of City housing needs resources including available lands, fiscal and administrative capacity, and includes a Housing Sites Inventory, which includes land the City has identified as areas capable of supporting new housing or increased housing density.
- **Housing Plan.** Explanation of the plan to address the City's housing needs including the goals, policies, and programs support development, improvement, and conservation of housing focusing of fair housing opportunities, and summarizes past successes.

In choosing the specific sites for the Housing Sites Inventory (Attachment 2), the City was careful to consider properties that were centrally located, either vacant or underutilized, and would not be difficult to develop with high density residential uses. The City focused on sites that are 1) free of environmental hazards and have adequate access to required utilities and infrastructure, 2) have received interest from potential developers or have existing conditions that positively affect financial viability, 3) properties that would not require demolition of existing residential uses that would result in population displacement, 4) proximity to the downtown and particularly the Gold Line extension for improved accessibility, and 5) and have or will have adequate general plan, zoning, density, and by-right permitting for consistency with state density thresholds. This project entails the changes necessary to meet the general plan, zoning, density and by-right permitting necessary to the City's RHNA allocation.

The Housing Sites Inventory completed for the Housing Resources section and compiled in Appendices A and B of the Housing Element identified a total of 14 sites capable of supporting new housing units or increased density of existing housing developments for the purpose of meeting the City's Regional Housing Needs Assessment (RHNA). Of the 14 sites, all but three (3) of them are located in the proposed Downtown Specific Plan (DTSP) area which is undergoing separate review. The three (3) remaining sites (sites 1, 2 and 14) for review under GPA 24-03, ZC 24-03 and MCTA 24-08 are shown in Figure 1 below.

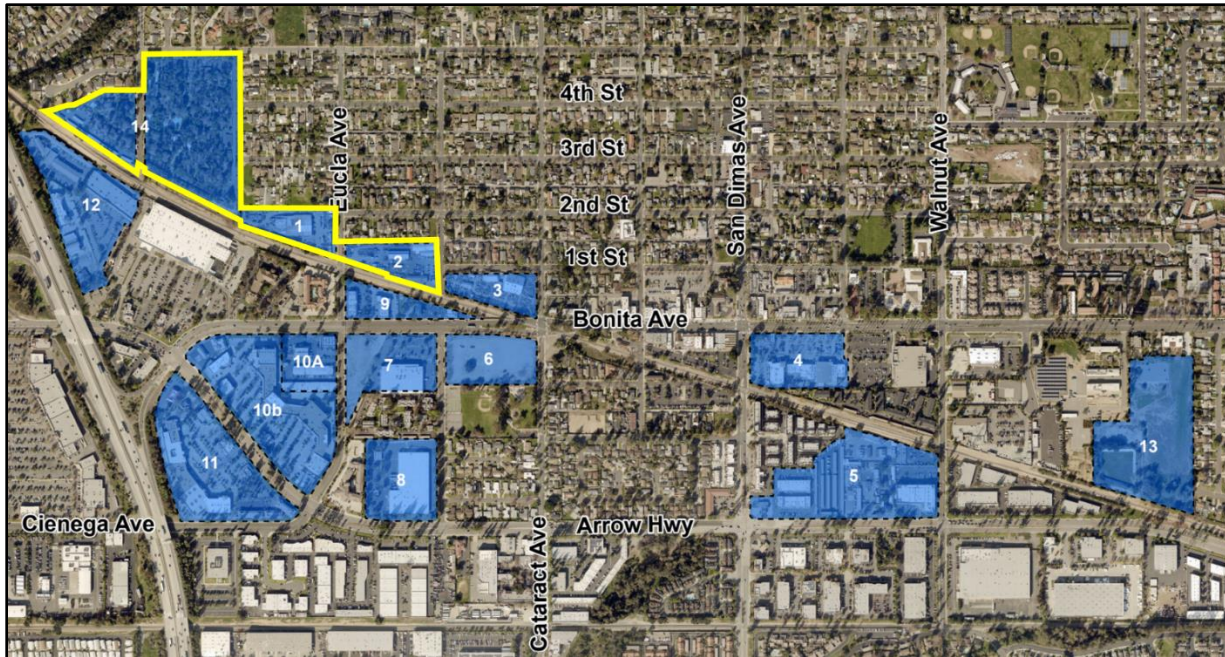


Figure 1 – Housing Element Sites No. 1, 2 and 14 (outlined in yellow)

The 2021-2029 Housing Element further identifies these sites as SP-23a (Site #1), SP-23b (Site #2), and San Dimas Trails (Site #14) and provides additional information about the sites concerning proximity to the Gold Line rail extension, existing on-site uses, current zoning, number of property owners, whether there are existing infrastructure or environmental contaminant constraints, and marketability and developer interest in increasing housing capacity on the sites.

Site #1, identified as SP-23a is located at 155 N. Eucla Avenue, as shown below, is currently occupied by a construction yard, and consists of five (5) parcels (APNs: 8386-006-010, -025, -026, -027, and -028) under single ownership (Figure 2). The site has generated developer interest with a previous proposal to develop the site with townhomes. Site #1 is bounded by existing single-family residential uses to the north, the Gold Line Extension to the south, Site # 14 San Dimas Trails site to the west, and Eucla Avenue and Site #2 SP-23b to the east. Site #2, identified as SP-23b is located at 159 N. Acacia Street, as shown in Figure 3 below, is currently occupied by a pump company and truck dispatch yard, and consists of ten (10) parcels (APNs: 8386-015-014, -019, -020, -021, -022, -023, -024, -814, -815, and 8386-016-035) with three (3) owners. The site is noted as having high developer interest. Site #2 is bounded by existing single-family residential uses to the north, the Gold Line Extension to the south, Site # 1 SP-23a site and Eucla Avenue to the west, and Acacia Street and existing single-family residential uses to the east.

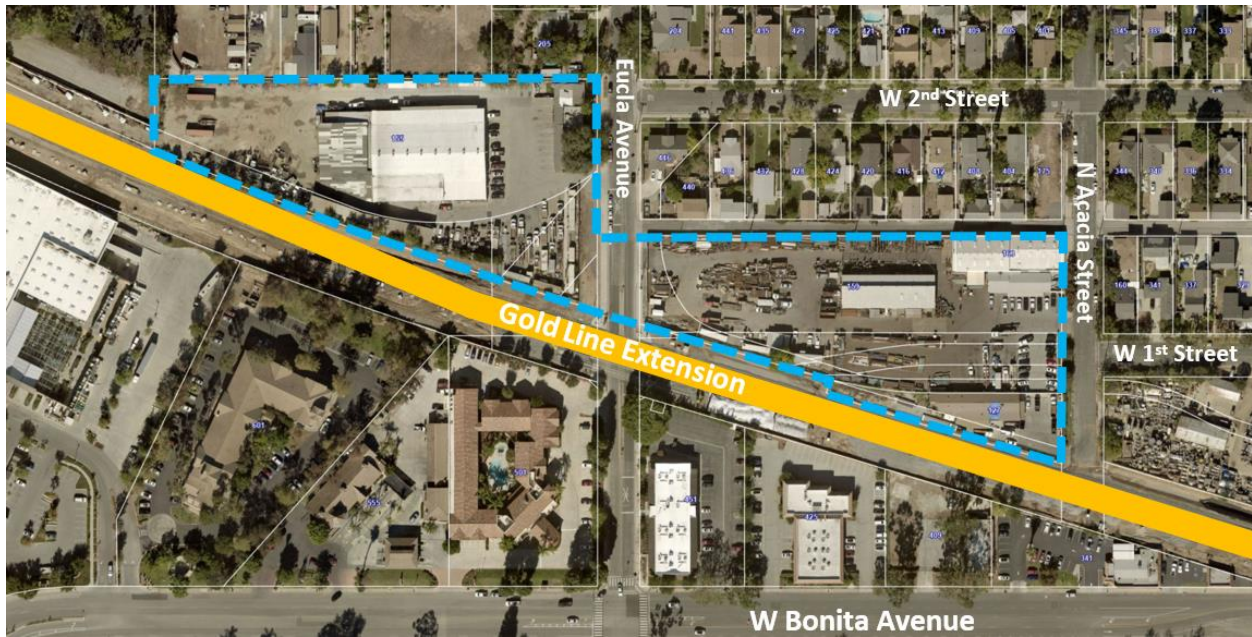


Figure 2 - Housing Inventory Site #1 SP-23a & SP-23b

Both sites will require a General Plan Amendment to change the land use designation from Industrial (Figure 3) to a newly created land use designation of Mixed Use – Residential/Industrial (Figure 4), which would allow the property to be developed with either low impact light industrial uses or multi-family residential uses. The new land use designation will allow multi-family uses at a density of 12-16 dwelling units per acre to comply with the density designation in the Housing Element. Both sites are located within Specific Plan No. 23 Planning Area I – Business Park district which allows for various light industrial and warehousing uses. Residential uses are not currently permitted within the Business Park district of Specific Plan No. 23. A Municipal Code Text Amendment is needed to allow multi-family residential uses to occur separately from the light industrial uses currently existing on these sites. The MCTA would also compliment the proposed General Plan Amendment that would change the underlying land use designation from Industrial to Industrial-Mixed Use and would achieve the City's RHNA allocation for these two sites. Lastly, new multi-family development will be subject to the development standards of the MF zone.

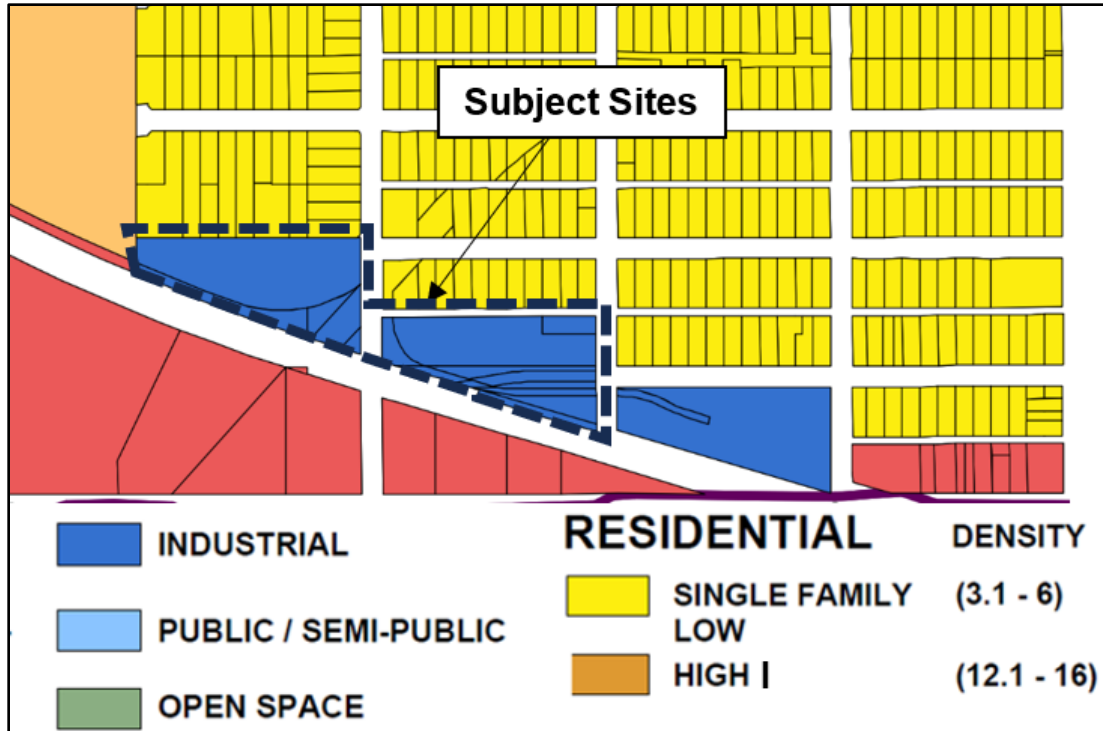


Figure 3 - Existing Land Use Designation

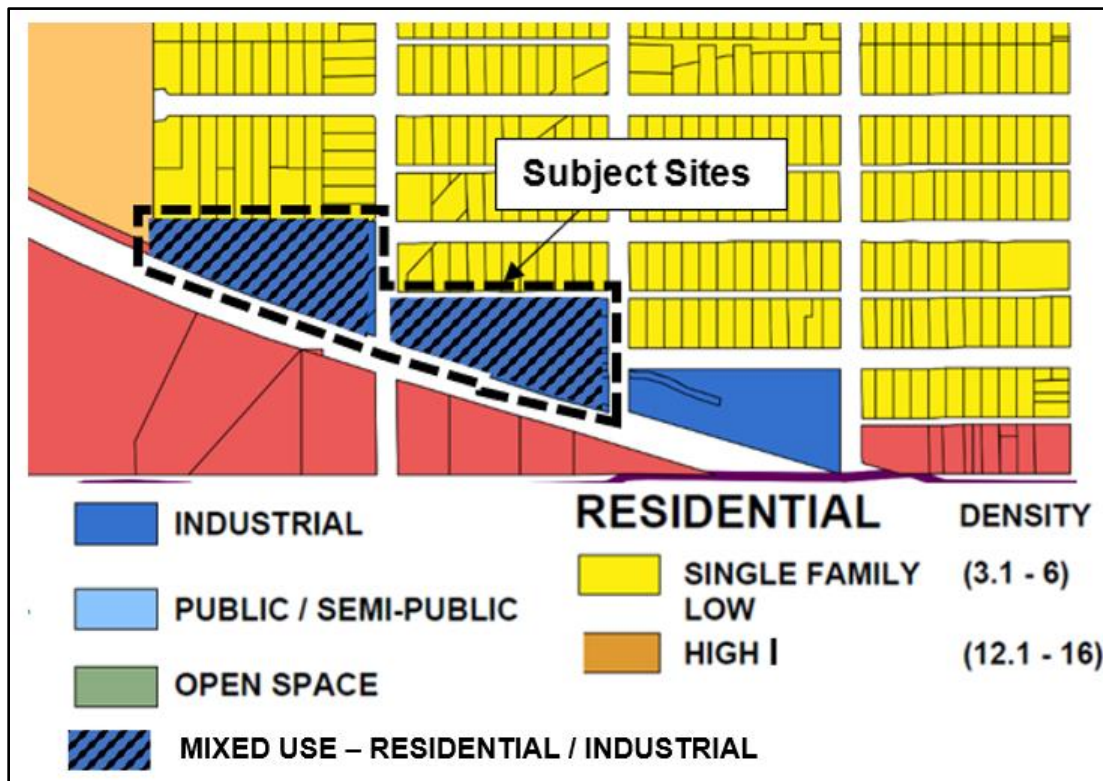


Figure 4 - Proposed Land Use Designation

Site #14, identified as San Dimas Trails is located at 444 N. Amelia Avenue, as shown in Figure 5 below, is currently occupied by a 288-unit apartment complex and at-grade parking areas, and consists of three (3) parcels (APNs: 8386-006-015, -029, and 8386-010-040) with two (2) owners. The apartment complex owner has contacted the City about developing the southern portion of the site currently developed with at-grade parking and replacing with approximately 80 additional units stacked over structured parking. Site #2 is bounded by existing single-family residential uses to the north, west, and single-family residential uses and Site # 1 SP-23a site to the east, and the Gold Line Extension to the south.



Figure 5 – Housing Inventory Site 14 (potential density increase area in yellow)

Site #14 requires a General Plan Amendment to change the land use designation of this site from Medium Residential with a density of 8.1 – 12 units per acre, to a newly created land use designation of High II with a density of 16.1 – 25 units per acre, which would allow the additional units needed to meet the City's RHNA allocation for the site. The amendment will also apply to a separate parcel south of Site#14, which will have its land use designation from Commercial to the newly created land use. See Figures 6 and 7 below for the existing and proposed land use designations. As part of this amendment, the existing High (12.1 – 16) land use designation will be changed to High I (12.1 – 16) to differentiate it from the proposed High II land use designation. In addition, the site requires a zone change to change the zone from MF-15 to MF-25, with the number following the MF zone identifying the maximum density allowed, see Figures 8 and 9 below for the existing and proposed zone changes.

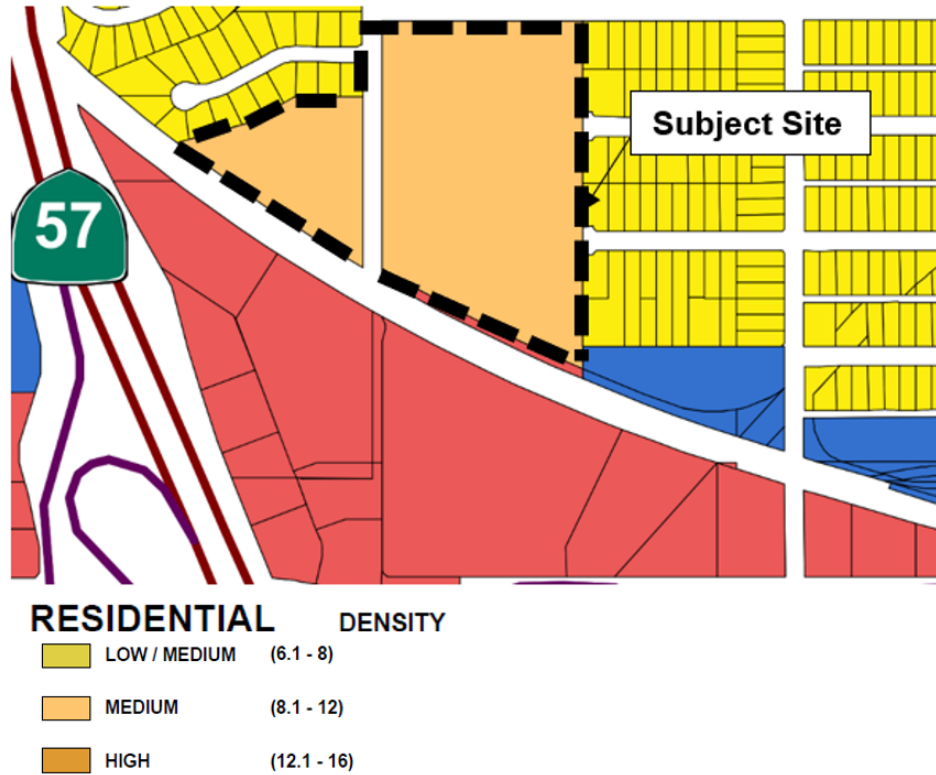


Figure 6 - Existing land use designation

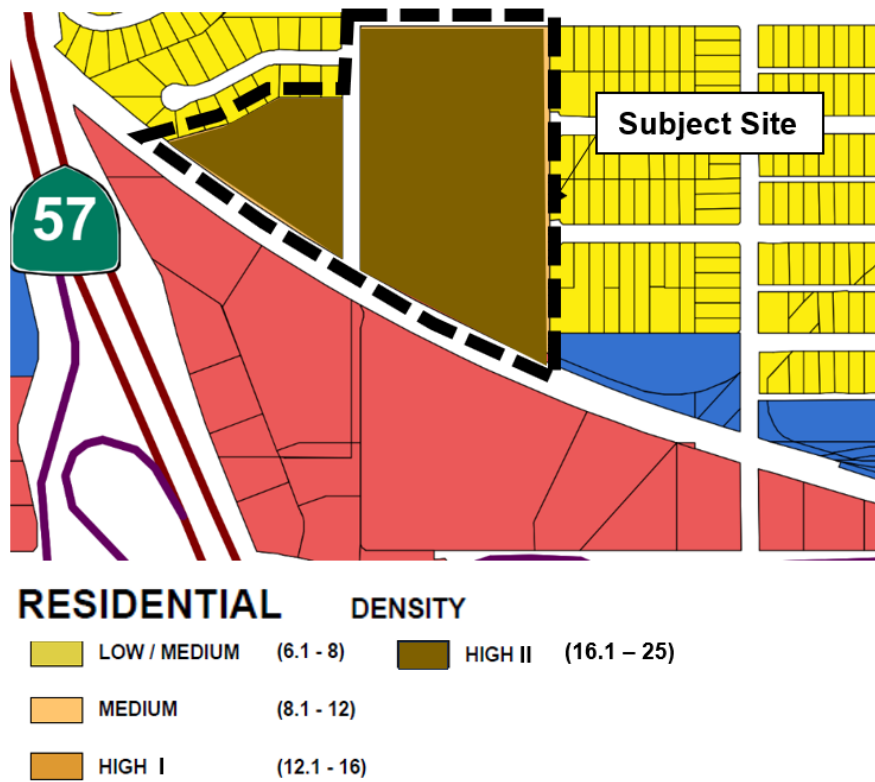


Figure 7 - Proposed land use designation

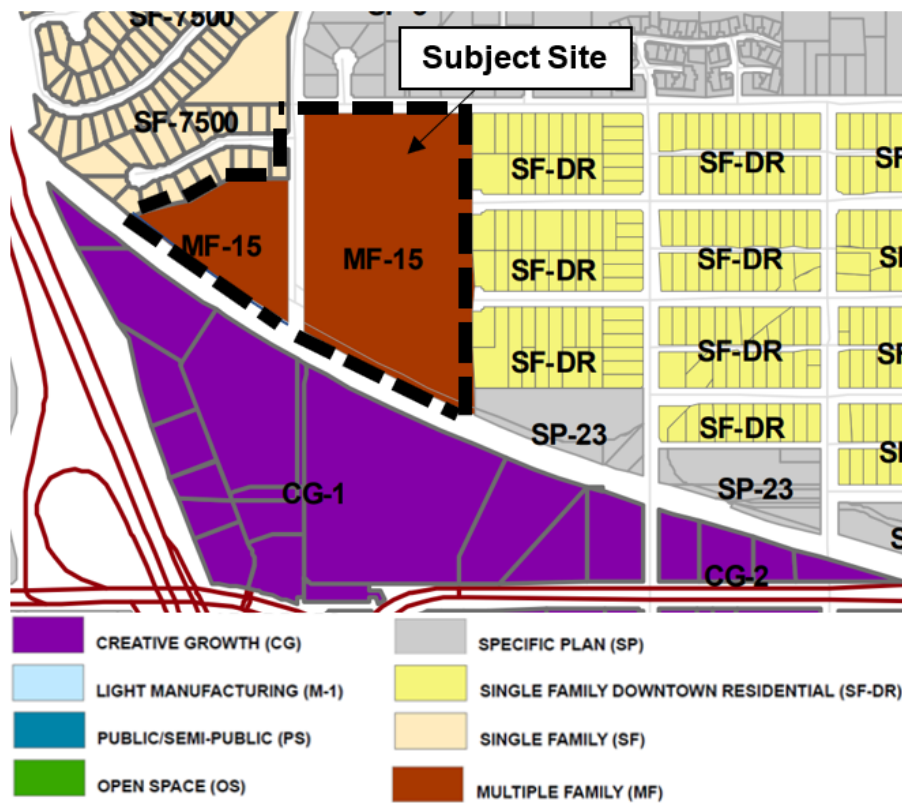
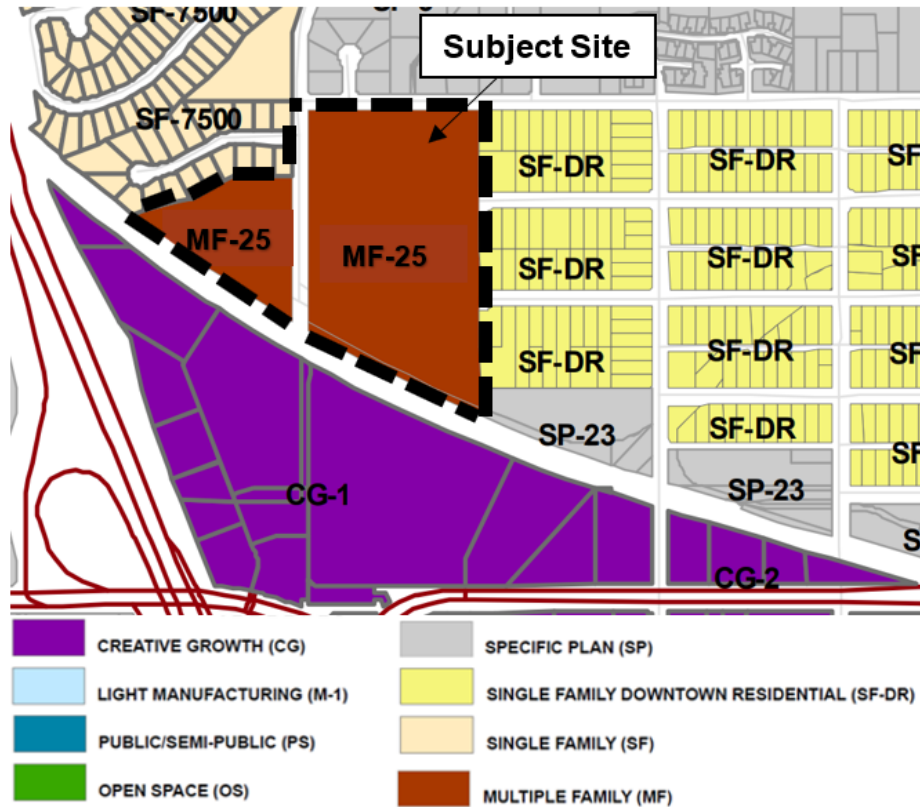


Figure 8 - Existing zoning designation



ALTERNATIVES

There are no alternatives proposed for this request. The proposed amendments are required to achieve the City's identified RHNA allocation for these three (3) sites, and to stay in compliance with HCD and the City's Housing Element.

ENVIRONMENTAL REVIEW

Pursuant to CEQA, the City prepared an Initial Study/Negative Declaration (IS/ND) for the Draft Housing Element update, which included the City's rezoning program, and circulated the IS/ND for a 30-day public comment period from March 16, 2022 to April 18, 2022. On September 27, 2022, the City Council adopted the IS/ND and the Housing Element for the 2021-2029 planning period. The proposed amendments are in compliance with Housing Element, which was previously analyzed; therefore, no further CEQA action is required.

Respectfully submitted,

Marco Espinoza
Planning Manager

Attachments:

1. PC Resolution 1684
2. 2021-2029 Housing Element Housing Sites Inventory

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.

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

WHEREAS, the Amendments are described as 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 (various parcels) from Industrial to a newly created land use designation of Industrial Mixed-Use; and 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; and

WHEREAS, the Amendment would affect Housing Elements Sites #1 (APNs : 8386-006-010, 025, 026, 027, 028), #2 (APNs: 8386-015-014, 814, 815, 8386-015-019, 015, 019, 020, 021, 023, 022, 024 & 8386-016-035), Site #14 (APNs: 8386-006-015, 029); 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 to comply with the stated housing plan programs, as required by the Housing Element; and

WHEREAS, on September 1, 2022 the Planning Commission recommended approval of the Housing Element, which included the Housing Sites Inventory to meet the City's Regional Housing Needs Assessment (RHNA), to the City Council, and on September 27, 2022 the City Council voted 5-0 to adopt the Housing Element; and

WHEREAS, the Housing Sites Inventory consists of 14 Housing Sites, and the proposed amendments will change the zoning and land use designation of three of the 14 Housing Sites to be in compliance with the Housing Element, and the remaining 11

RESOLUTION PC-1684

Housing Sites will be addressed as part of the City's Downtown Specific Plan under a separate action; 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 7:00 p.m.; 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 7:00 p.m.; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the City prepared an Initial Study/Negative Declaration (IS/ND) for the Draft Housing Element update and circulated the IS/ND for a 30-day public comment period from March 16, 2022 to April 18, 2022. On September 27, 2022, the City Council adopted the IS/ND and the Housing Element for the 2021-2029 planning period. The proposed amendments are in compliance with Housing Element's housing programs, which were previously analyzed; therefore, no further CEQA action is required.

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 General Plan Amendment, Zone Change and Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed amendments will allow additional housing opportunities centrally located near the Downtown and town core areas of the City and adjacent to the Gold Line extension, a high-quality transit facility. Development of this area will require review and approval by the City ensuring the quality proposed multi-family opportunities that will meet the needs of the City's residents and will likely increase property values. As with all developments, maintenance of the site will ensure property values are not negatively impacted. To further mitigate any impacts to adjoining properties, development and operational standards have been included to prior code amendments that regulate all multi-family development options including senior citizen housing, and transitional and supportive housing.

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

The proposed amendments, which are required by the City's Housing Element to be in compliance with State law will further the public health, safety and general welfare by providing residents and the general public with increased housing opportunities. In addition, the amendments will encourage the development of housing sites that require assembly, which may lead to additional housing units and allow the City to meet its RHNA allocation. Lastly, the proposed amendments were previously analyzed as part of the Housing Element update, and future development will be subject to existing regulations and may require additional environmental analysis to mitigate any potential impacts.

RESOLUTION PC-1684

- C. The proposed General Plan Amendment, Zone Change and Municipal Code Text Amendment is consistent with the General Plan.

The proposed amendments are consistent with the City's Housing Element for the 2021-2029 planning period. Specifically, the Housing Element includes the City's Housing Plan which identifies the City's goals and policies required to address the housing needs of the community, and the and Housing Sites Inventory which identified parcels to accommodate the City's RHNA allocation for the 2021-2029 planning period. In addition, 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.

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-2.4: 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 24-03 amending land use designations as set forth in attached Exhibit A, Zone Change 24-03 amending the zoning map as set forth in attached Exhibit B, and Municipal Code Text Amendment 24-08 amending Title 18 as set forth in attached Exhibit A.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

RESOLUTION PC-1684

David A. Bratt, Chairman
San Dimas Planning Commission

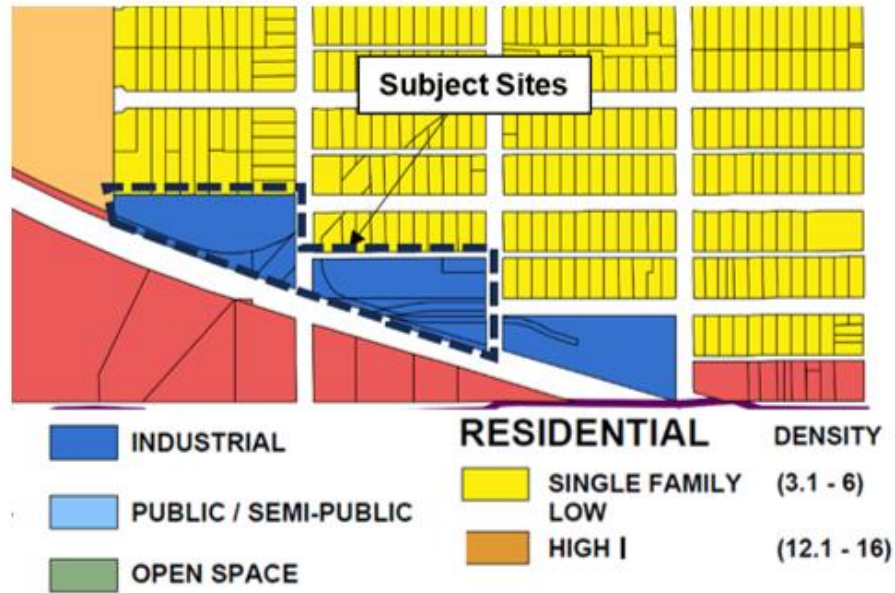
ATTEST:

Kimberly Neustice, Senior Management Analyst

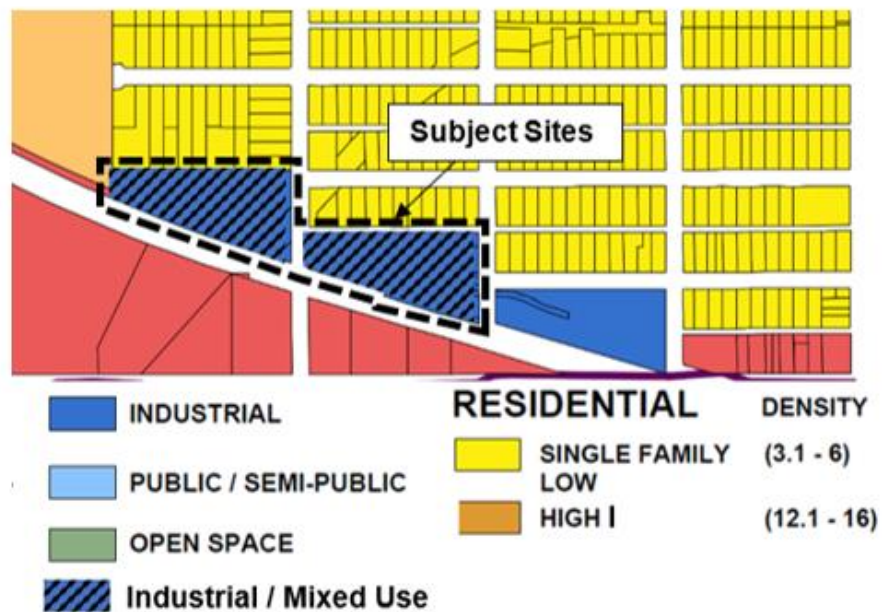
Exhibit A

General Plan Land Use Changes

Housing Element Sites #1 & #2



Existing Land Use Designation



Proposed Land Use Designation

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Proposed Industrial/Mixed Use Land Use Text

Industrial / Mixed Use

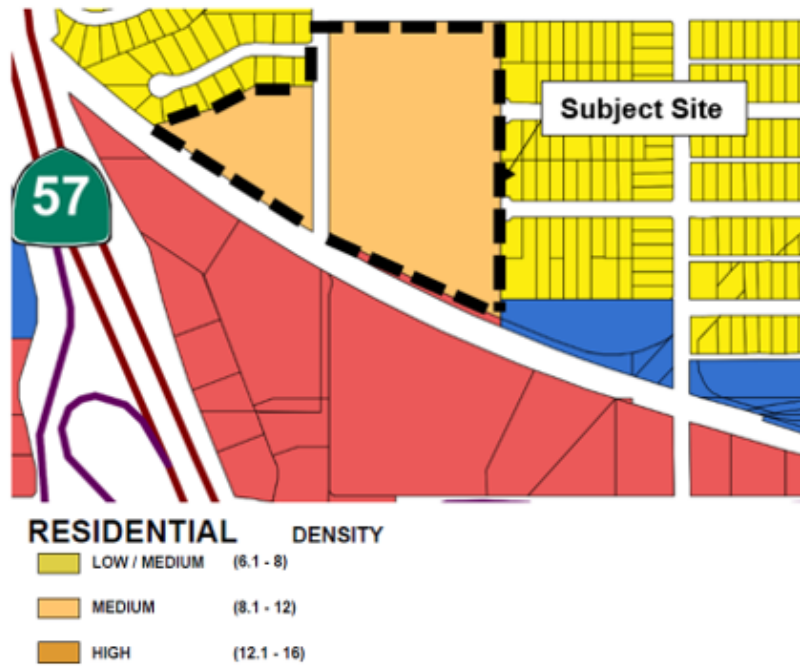
Intent: The Industrial/ Mixed Use (IMU) designation is a new land use designation in the General Plan amendment. The intent of the IMU designation is to provide flexible land uses in certain Industrial areas near the downtown area and residential area to provide the ability for mixed use development to strength the City of San Dimas by allowing the existing industrial uses to remain and naturally phase out to allow the sites to be eventually redeveloped for residential uses.

Desired Character and Uses: The Industrial/ Mixed Use (IMU) designation encompasses land area which totals approximately 6.1 acres. The project area is assembled into two land areas roughly resembling city blocks. Each “block” is adjacent to the railroad right-of-way which runs in a diagonal manner when compared to a traditional north, south, east, west grid street-system. Each “block” has a street frontage, however, visibility from Bonita Avenue is limited. With the establishment of a new transit station in this area, the intent is to provide for new residential and commercial uses to be added to the existing industrial uses.

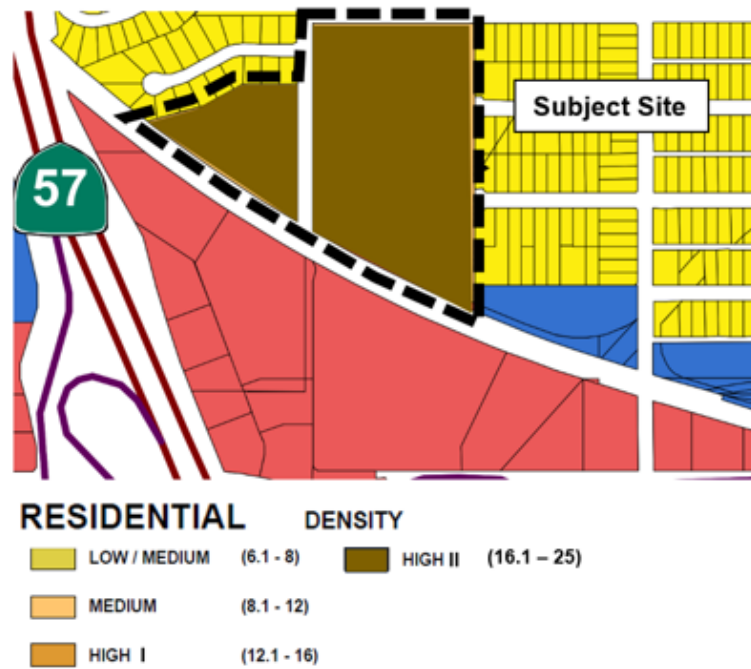
Density/ Intensity: The Industrial/ Mixed Use (IMU) designation allows for a density of 12 – 16 dwelling units per acre (du/acre). Density can be accomplished through use of multi-family dwellings including apartments, and multi-family residential developments.

Zoning: The zoning for the Industrial/ Mixed Use (IMU) designation shall be accomplished through the Specific Plan amendment process, to ensure integrated and well-designed projects. The new Specific Plan 23 zone shall be designated Mixed-Use Residential/Industrial.

Housing Element Site #14



Existing Land Use Designation



Proposed Land Use Designation

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Proposed General Plan Land Use Changes

~~High-Density uses are typically multi-family dwellings including apartments, and multi-story residential developments.~~

Residential High I

Intent: The Residential High I (RH-I) designation is a reclassification of the existing residential High land use designation in the San Dimas General Plan. The intent of the Residential High I (RH-I) designation is to provide greater flexibility, by increasing the allowable density of properties located adjacent to high quality public transit, to responsibly meet the City's future development needs.

Desired Character and Uses: The Residential High I (RH-I) designation provides the opportunity for the development of high-density multi-family projects, to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, and to ensure integrated design and unified control of design.

Density/ Intensity: The Residential High I (RH-I) designation allows for a density of 12.1 – 16 dwelling units per acre (du/acre). Density can be accomplished through use of multi-family dwellings including apartments, and multi-family residential developments.

Zoning: The zoning for the Residential High I (RH-I) designation shall be designated as MF with a number appended to the base zoning which will designate the maximum permitted number of units per net acre. (Example: a multiple-family zone allowing fourteen units per net acre would show on the official zoning map as MF-14.

Residential High II

Intent: The Residential High II (RH-II) designation is a new land use designation in the San Dimas General Plan. The intent of the Residential High II (RH-II) designation is to provide greater flexibility, by increasing the allowable density of properties located adjacent to high quality public transit, to responsibly meet the City's future development needs.

Desired Character and Uses: The Residential High II (RH-II) designation provides the opportunity for the development of high-density multi-family projects, to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower income households pursuant to

RESOLUTION PC-1684

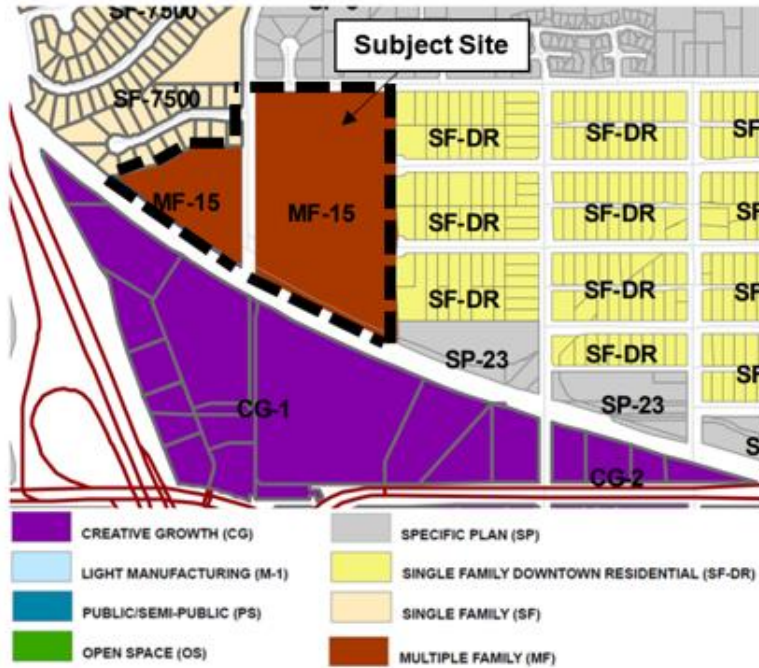
Section 65583.2(c)(3)(B)(iv) of the California Government Code and to ensure integrated design and unified control of design.

Density/ Intensity: The Residential High II (RH-II) designation allows for a density of 16.1 – 25 dwelling units per acre (du/acre). Density can be accomplished through use of multi-family dwellings including apartments, and multi-family residential developments.

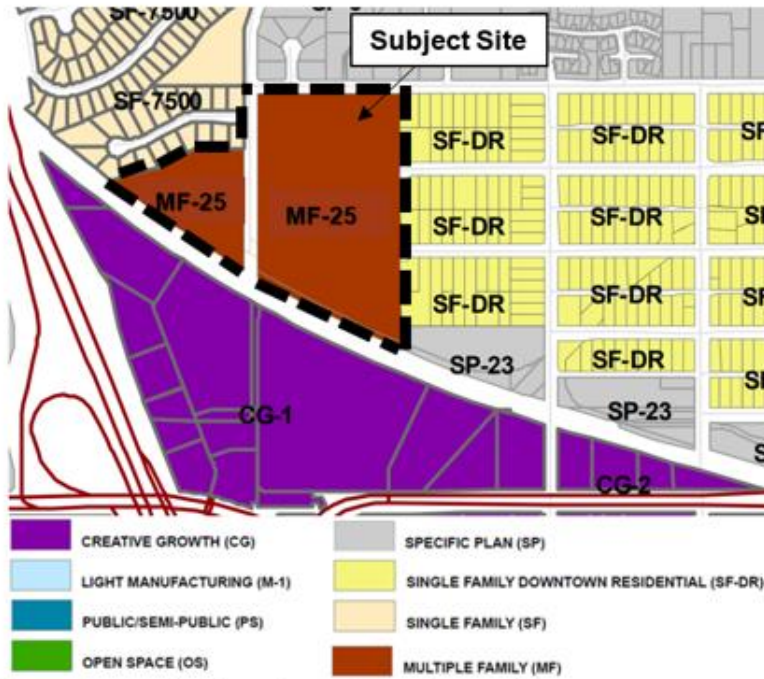
Zoning: The zoning for the Residential High II (RH-II) designation shall be accomplished through the zone amendment process, to ensure integrated and well-designed projects. The new zone shall be designated as MF with a number appended to the base zoning which will designate the maximum permitted number of units per net acre. (Example: a multiple-family zone allowing 25 units per net acre would show on the official zoning map as MF-25).

Exhibit B

Zone Changes



Existing Zoning Designation



Proposed Zoning Designation

Exhibit C

Code Amendments

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Chapter 18.538

SPECIFIC PLAN NO. 23*

Sections:

Article I. General

- 18.538.010 Purpose and intent.**
- 18.538.020 Authority.**
- 18.538.030 Location.**
- 18.538.040 General provisions.**
- 18.538.050 Definitions.**

Article II. Development Plan

- 18.538.060 Neighborhood setting.**
- 18.538.070 Site specific conditions.**
- 18.538.080 Existing improvements.**
- 18.538.090 Circulation.**
- 18.538.100 Planning areas—Purpose and intent.**

Article III. Development Standards

- 18.538.110 Planning area I—~~Business park district~~ Mixed use – residential/industrial.**
- ~~18.538.120 Planning Area II—Village plaza.~~**
- 18.538.130 Provisions for existing improvements.**

Article IV. General Development Standards

- 18.538.140 Streetscape design standards.**
- 18.538.150 General provisions.**

Article V. Plan Review and Disposition

- 18.538.160 Review requirements.**
- 18.538.170 Minor modifications.**
- 18.538.180 Appeal provisions.**

* **Editor's Note:** Exhibits~~s~~ ~~and appendices~~ relating to Specific Plan No. 23 ~~are~~is located at the end of this chapter.

Article I
General

§ 18.538.010 Purpose and intent.

- A. The size, shape and location of Specific Plan No. 23 presents a unique development opportunity within the city. The site encompasses ~~three~~ two blocks north of a railroad right-of-way and south of an established residential neighborhood referred to as the San Dimas towncore (see Exhibit A). The easterly project boundary is North Acacia Street and the westerly project boundary is just east of the Trails Apartment Complex located at 444 N. Amelia Avenue ~~adjacent to the San Dimas downtown area which is known as "Frontier Village." The easterly boundary also has visibility to Bonita Avenue.~~
- B. Specific Plan No. 23 provides the best mechanism for comprehensive, high quality, and sensitive development for the project area. The purpose of Specific Plan No. 23 includes the following:
1. To ensure that the development of the project area is compatible to adjacent uses;
 2. To minimize the negative adverse impact of traffic generated by any development by directing traffic away from the residential neighborhood;
 3. To incorporate creative and sensitive planning, architecture, landscape architecture, and engineering to develop a project that will enhance the existing adjacent uses and promote the existing and future appearance of San Dimas; ~~and~~
 4. To provide provisions for the continued use and maintenance of existing improvements as the project areas recycle into development consistent with the provisions of the design standards within this specific plan; ~~;~~
 5. To provide home ownership opportunities responsive to the needs of the community;
 6. To reclaim the currently underutilized site and transform it into a vibrant living environment;
 7. To provide a desirable, high-quality residential community where people will want to purchase/live a new home within the City of San Dimas; and
 8. To stimulate revitalization efforts in nearby underutilized properties.

(Ord. 938 § 1 (I (A)), 1990)

§ 18.538.020 Authority.

The adoption of Specific Plan No. 23 by the city is authorized by and pursuant to sections 65450 through 65457 of the California Government Code.

RESOLUTION PC-1684

(Ord. 938 § 1 (I (B)), 1990)

§ 18.538.030 Location.

Specific Plan No. 23 encompasses land area which totals approximately ~~8.84~~6.1 acres. The project area is assembled into ~~three~~two land areas roughly resembling city blocks. Each "block" is adjacent to the railroad right-of-way which runs in a diagonal manner when compared to a traditional north, south, east, west grid street system. Each "block" has street frontage, however, visibility from Bonita Avenue is limited. The project boundaries are indicated on the attached Exhibit A.

(Ord. 938 § 1 (I (C)), 1990)

§ 18.538.040 General provisions.

The project area of Specific Plan No. 23 is designated as ~~industrial~~Mixed Use – Residential/Industrial by the ~~e~~City's ~~g~~General ~~p~~Plan. All development, uses and activity shall be subject to, but not limited to, the following general provisions:

- A. Unless otherwise specified, all development, uses and activity within Specific Plan No. 23 shall comply with this code. Terms used in this chapter shall have the same meaning as defined elsewhere in this code unless otherwise provided;
- B. Any details or issues not specifically covered by this specific plan shall be subject to the regulations of this code;
- C. The review and approval of development within the specific plan area shall be subject to Section 65450 et seq. of the state Government Code;
- D. All construction within the boundaries of the specific plan area shall comply with all provisions of the ~~Uniform~~California Building Code and the various mechanical, electrical and plumbing codes as applicable and adopted by the city.
- E. Minor modifications to Specific Plan No. 23 which do not alter the intent of this specific plan pursuant to the provisions of Section 18.538.170 of this chapter;
- F. If any regulation, condition, program or portion thereof of this specific plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and the invalidity of such provision shall not affect the validity of the remaining provisions herein; and
- G. Any land use designation, permitted use, or conditionally permitted use not specifically provided by Specific Plan No. 23 shall not be permitted without a determination of use by the ~~development plan review board~~ approving body pursuant to provisions of Chapter 18.~~192~~42 of this Title.

(Ord. 938 § 1 (I (D)), 1990)

§ 18.538.050 Definitions.

Unless the context otherwise requires, or unless different definitions are set forth in individual titles, chapters, or sections of this title, the words or phrases defined in this

RESOLUTION PC-1684

specific plan shall have the meaning and construction ascribed to them in this section. When not inconsistent with the context, words in the singular shall include the plural and words in the plural shall include the singular. The word "shall" is mandatory and the word "may" is permissive. Words and phrases not defined in this chapter shall be defined in the following sources by the following order; (1) other chapters of this code; (2) definitions contained in the city adopted chapters of the [Uniform California Building Code](#); (3) definitions contained in legislation of the state; and (4) Webster's Dictionary.

1. "Abut" means contiguous to. For example, two adjoining lots with a common property line are considered to be abutting.
2. "Accessory structure" means a structure located on the same lot or parcel as the primary structure. Said structure would serve an incidental or accessory use secondary to the principal use of the land.
3. "Accessory use" means a use which is incidental or secondary to the primary use of the lot or parcel. Such use is devoted exclusively to the primary land use.
4. "Adjacent" means the same as abutting; however, public rights-of-way and major utility easements shall not be considered as separating "adjacent" uses.
5. "Architectural feature" means a part, portion, projection, or treatment that contributes to the visual beauty, elegance, historical consistency, or design integrity of a building or structure, and is not necessary for the structural integrity of the building or structure or to make said structure or building habitable. Said architectural feature does not include signs or other forms of use identification.
6. "Automobile parking" means parking of operational and street legal motor vehicles on a temporary basis within an improved off-street parking area.
7. "Berm" means a man-made mound(s) of earth incorporated into a landscape design used for the purpose of visual screening, decorative features, and landscape design enhancement.
8. "Buffer area" means an area of land used to visibly and physically separate one use from another. Such a buffer area would typically be devoid of structures and landscaped in a manner to shield noise, glare and other nuisances from neighboring uses.
9. "Building" means any structure built or maintained for the support, enclosure and protection of persons, equipment, animals, chattels or property of any kind. The word "building" as used in this title includes the word "structure."
10. Building, Accessory. "Accessory building" means the same as "accessory structure."

RESOLUTION PC-1684

11. "Building coverage" means the gross area of a lot or parcel of land occupied by all of the ground floor, or building footprint, of a building or structure which is under roof.

12. "Building height" means the maximum vertical distance as measured from the interior floor level to the top of the uppermost part of the structure through any vertical section.

~~13. Building, Main. "Main building" means a building within which the principal primary use of the lot or parcel is conducted, as provided by this specific plan.~~

~~14.~~ 13. Building, Non-conforming. "Non-conforming building" means a building or portion thereof, lawfully existing pursuant to the ordinance in effect at the time of construction or subsequent alteration, but which does not comply with any development criteria adopted at a later date.

~~15.~~ 14. "Business" means the purchase, sale or other transaction or place thereof involving the handling, disposition or transaction of any article, substance, product, service or commodity for livelihood or profit. Such activity includes an addition, operation, or provision of any service or service establishment, office building, outdoor advertising sign and/or structure, recreational and/or amusement enterprise conducted for livelihood or profit.

~~16.~~ 15. "Business frontage" means the lineal footage of any side of a business building facing an adjacent street or the unit's designated automobile parking area and upon which a sign may be located as provided by this specific plan.

~~17.~~ 16. "City" means the city of San Dimas.

~~18.~~ 17. "Commercial use" means a business, normally involving office, retail, sales, or service uses.

18. "Common open space" means land in a development held in common and is/or single ownership and not reserved for the exclusive use of benefit of an individual tenant or owner.

~~19.~~ 19 ~~Council, City.~~ "City council" means the city council of the city.

20. "Courtyard" means an open, unoccupied space, other than a required yard, on the same lot or parcel with a building or buildings. Such courtyard is typically bounded on two or more sides by such building(s).

21. "Density" shall be determined by dividing the total number of homes by the net area of the parcel.

~~21.~~ 22. "Design review" means the process of city review and approval of development proposals as required by Chapter 18.12 of this title.

~~22.~~ 23. "Display frontage" means the lineal footage of the front of an area used for display and sale of merchandise located outdoors. Such display area typically faces a street or automobile parking area.

RESOLUTION PC-1684

~~23. "Drive-in" means an establishment which provides parking facilities and service to those facilities in order that patrons may utilize on-site goods and/or services without leaving their vehicles. Said drive-in service may be in conjunction with, or exclusive of, any other form of service, including drive-through or conventional seating.~~

~~24.~~24. "Driveway" means an unobstructed paved area which provides access to vehicle parking, loading, or maneuvering area.

~~25.~~25. "Enclosed building" or "enclosed structure" means a building or structure with a permanent roof and enclosed on all sides by solid exterior walls. Such solid exterior walls may feature windows, loading doors, and customary entrance and exit doors.

~~26.~~26. "Enclosed space" means an area enclosed on all sides by a solid physical barrier such as a fence or wall.

~~27.~~27. "Existing improvements" means any improvements which exist at the time of the adoption of this specific plan. Such existing improvements must have been legally constructed in compliance with all building and zoning codes in effect at the time the improvements were constructed.

~~28.~~28. "Exterior boundary" means the perimeter of any lot or parcel of land or assembly of lots or parcels to be developed in an integrated, comprehensive manner.

~~29.~~29. "Fence" for industrial use properties means any device forming a physical barrier between two areas/parcels. Such barrier may be constructed of ~~chain-link~~, louver, wood stake, decorative masonry (i.e. slump stone, split face, stucco, stone veneer, brick, etc. plane CMU is not considered decorative masonry), dog ear lumber, or other similar material in accordance with adopted city standards.

30. "Fence" for residential use properties means any device forming a physical barrier between two areas/parcels. Such barrier may be constructed of decorative masonry (i.e. slump stone, split face, stucco, stone veneer, brick, etc. plane CMU is not considered decorative masonry). Gates maybe constructed of dog ear lumber, tubular iron, vinyl, or other similar material in accordance with adopted city standards.

~~30.~~31. Floor Area, Gross. "Gross floor area" means the total floor area of a building under roof measured in square feet. Such measurement would include each horizontal plane which constitutes a floor as measured to the outside of the exterior walls of all floors.

~~31.~~32. "Frontage" means, with regards to a lot, that side of a lot abutting on a street, typically the front lot line. With regards to a building, see "business frontage."

33. Garages, private. "private garage" means a portion of a building, used primarily for automobile parking, garages shall not be for habitation.

34. "Height" means the vertical distance from the lowest finish grade to the highest point of the coping of a flat or pitched roof ridge.

35. "Homeowner Association or HOA" means a community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping and facilities.

RESOLUTION PC-1684

~~32.~~36. "Industry" means the manufacture, fabrication, processing or reduction of any article, substance or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof. In addition, it shall include trucking facilities, warehousing, storage facilities, business facilities serving primarily industry, and similar enterprises.

~~33.~~37. "Institutional use" means a non-profit or quasi-public use or institution, such as a church, library, public or private school, utility, hospital, or municipally owned or operated building, structure or land used for public purpose.

~~34.~~38. "Landscaping" means the planting and maintenance of a combination of trees, shrubs, vines, ground cover, flowers and lawn. In addition, such landscaping may include design features such as rock and stone, garden-type fencing and decorative structures. Such design features may also include water elements, art works, decorative walks, benches, and decorative paving.

~~35.~~39. "Loading area" means the portion of a site developed to accommodate loading spaces including the related aisles, access drives and buffers.

~~36.~~40. "Loading space" means an off-street space or berth on the same lot and contiguous with the building it is intended to serve for temporary parking of commercial transport vehicles while loading and unloading merchandise, materials, supplies, manufactured products and similar items.

41. "Lot" means any numbered or lettered parcel shown on a recorded tract map.

~~37.~~42. "Main building" or "main structure," also referred to as principal and primary building or structure. Such building and structure would contain and enclose the activity which is the main use of the lot or parcel of land upon which the building is situated.

~~38.~~43. "Main use" means any use of a building, structure, or land which is the primary feature of the activity conducted on the lot or parcel of land.

~~39. "Mixed use" means any multiple use of a building, structure, or land which promotes varying forms of activity at various times of the day. Such combinations of uses would include, but not be limited to, retail commercial, light industrial, office, and cultural and gathering uses.~~

~~40.~~44. "Mound" means a raised embankment of earth intended as a landscaping feature to visually obscure an area or provide design enhancement. Also see "berm."

~~41.~~45. "Multi-phase development" means a development project which is constructed in increments. Each increment would be capable of existing independent of the others, but the completed project would be a comprehensive design.

~~42.~~46. "Off-street parking space" means a temporary storage area for a motor vehicle that is not located on a dedicated street right-of-way. Such right-of-way may be public or private.

~~43.~~47. "Parking area" or "parking lot" means a portion of a site devoted to the temporary parking of motor vehicles, including actual parking spaces, aisles, access drives, and related landscaping.

RESOLUTION PC-1684

48. "Permitted use" means any use allowed within the planning area regulations and subject to the restrictions applicable to that planning areas.

49. "Pet, household" means as described and regulated in Chapter 18.20 Residential Zone Generally.

50. "Planning Commission" means the Planning Commission of the City.

51. "Private open space" means a fenced or otherwise screened area designated for a specific tenant or resident intended for landscape, recreation, or leisure purposes.

~~44-52.~~ "Public utility installation" means building(s) or other structure(s) and equipment owned and operated by a public or private utility company subject to regulation by the state Public Utilities Commission.

~~45-53.~~ "Quasi-public" means a use which involves as its primary purpose, the administration of a required government program or a government regulatory program.

~~46-54.~~ "Retail" means the selling of goods, wares or merchandise directly to the ultimate consumer or persons without a resale license.

~~47. "Service station" means a motor fuel dispensing establishment offering for sale various grades of motor fuel, oil, engine lubricants, and automobile related accessories; such an establishment may also repair services including but not limited to painting, body work, restoration, auto wrecking, engine repair and motor vehicle maintenance.~~

~~48-55.~~ "Service" means an act, or any result of useful labor, which does not in itself produce a tangible commodity.

~~49-56.~~ "Setback" means the area between the building line and the nearest property line.

~~50-57.~~ "Sign" means any device, or part thereof, capable of visual communication or attraction including any announcement, declaration, demonstration, display, illustration, insignia or symbol used to advertise or promote the interest of any person, partnership, association, corporation, institution, organization, product, service, event, location or other business entity by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. "Sign" shall not include any official notice, declaration, warning, or information sign or structures issued by any federal, state, county or municipal authority.

~~51-58.~~ "Storage area" means an area used or intended for the storage of materials, refuse, or vehicles and equipment not in service.

59. "Story" means that portion of the building between the upper surface of any floor and the upper surface of the floor next above except that if there is no floor above, then the space between such floor and the ceiling or roof above.

~~52-60.~~ "Street furniture" means man-made, above ground items that are usually found in a street right-of-way such as benches, bus stops/enclosures, newspaper racks, hydrants, traffic lights, signs, utility poles and the like.

~~53-61.~~ "Temporary structure" means a structure which is permitted within a land use district without a permanent foundation or footing and which is removed when the

RESOLUTION PC-1684

designated time period, activity, or use for which the temporary structure was erected has ceased.

~~54-62.~~ "Temporary use" means a use permitted within a designated land use district and established for a fixed period of time with the intent of terminating such use upon the expiration of the time period.

~~63.~~ "Unique natural feature" means that part of the natural environment which adds character to a location which is not readily found in other locations, and if altered or damaged cannot be replaced.

~~56-64.~~ "Use" means, the purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be occupied or maintained. A use may be passive, such as parking and/or storage.

~~57-65.~~ "Yard" means an open space that lies between the principal building and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided in the specific plan. Unless otherwise specified, a yard is fully landscaped.

~~58-66.~~ Yard, Required. "Required yard" means a yard, as defined in this section, that occupies the area of a required setback.

(Ord. 938 § 1 (I (E)), 1990)

Article II Development Plan

§ 18.538.060 Neighborhood setting.

Specific Plan No. 23, is uniquely located. The project area is predominantly adjacent to the established towncore residential neighborhood. This neighborhood has a rich historical significance to the city in that the first homes built in the city were/are located in this area. To the ~~east~~east and south, the project area joins the ~~D~~downtown Specific Plan area~~Frontier Village of San Dimas~~. This area is of considerable historical and cultural significance to city residents. The project area abuts the railroad right-of-way along the southerly project boundary. Beyond the railroad is the commercial area of Bonita Avenue. Development proposed within the project area should reflect the unique neighborhood setting surrounding the specific plan.

(Ord. 938 § 1 (II (A)), 1990)

§ 18.538.070 Site specific conditions.

- A. The site has several inherent development challenges. The most significant is the unusual parcel size and property configuration. The proximity of the residential neighborhood, the diagonal approach of the railroad, and limited street frontage are also significant design challenges. The project area is divided into ~~three~~ two separate blocks. Thus, development alternatives are reduced because of the divided project area.
- B. The proximity of the residential neighborhood is an influential factor on the ultimate site and architectural design of a development proposal. It is important to the city

RESOLUTION PC-1684

that the towncore neighborhood retain its integrity. Therefore, a site design which is sensitive to the adjoining residential property is extremely important. Also, architecture which reflects a residential character is desirable. The final design consideration is the relationship the project area has with the downtown commercial and residential historic core. ~~Frontier Village. The easterly most "block" has a direct visual and boundary relationship with the downtown area. This "block" also has visibility to Bonita Avenue. This creates additional opportunities as well as further design challenges.~~

(Ord. 938 § 1 (II (B)), 1990)

§ 18.538.080 Existing improvements.

Each of the "blocks" contain existing improvements and land uses. It is recognized that the existing activities within the boundaries of Specific Plan No. 23 are important to the city. The existing improvements which do not conform to the development standards provided within Specific Plan No. 23 shall be allowed to remain and be maintained as long as the existing improvements are not physically expanded beyond their present size, scope or intensity.

(Ord. 938 § 1 (II (C)), 1990)

§ 18.538.090 Circulation.

- A. Block 1 has street frontage on only one side, along its eastern boundary line facing N. Eucla Avenue. Two of the three "blocks" Block 2 has ~~ve~~ street frontage on ~~threetwo~~ sides facing east and west, this block also has alley access on along the northern boundary line. The third "block" has street frontage on only one side. The third "block" is the most westerly within the project area. All ~~threethe~~ "blocks" have the railroad right-of-way bordering their southerly project boundary. Project circulation design is very important. Traffic generation shall be monitored, planned and observed. Potential development should be sensitive to the surrounding neighborhood. Non-residential circulation access points should be as far away from the residential neighborhood as possible and located where deemed safe by the City Engineer and the Public Works Department. Also, the number of access points from the street should be limited to one, or two at the most, for each "block-"; multiple access points are allowed from an alley for residential garages.
- B. The access points should be designed to accommodate all forms of project generated traffic. Therefore, the entry design is important from both a functional and aesthetic perspective. To ensure that access points are limited, on-site circulation should be efficiently designed. The long-term parking (for employees) for non-residential uses should be placed in a manner not to conflict with the higher turnover parking demands, such as visitor parking and loading areas. Residential parking should be onsite and convenient for residents and visitors.

(Ord. 938 § 1 (II (D)), 1990)

RESOLUTION PC-1684

§ 18.538.100 Planning areas—Purpose and intent.

- A. The incorporation of the planning area concept into this specific plan creates the opportunity for flexible project design and land uses relative to the unique project characteristics of the specific plan. The creation of the planning areas acknowledges that portions of the project area have varying design and use opportunities because of visibility, street frontage, adjoining land uses and location. In this respect, development within the project area would be sensitive to adjoining land uses while maximizing the appropriate development potential within the specific plan.
- B. The configuration of the project area creates ~~two~~a logical planning areas (see Exhibit A) within the ~~three~~two "blocks." The ~~westerly~~ two "blocks" have ~~the most~~ direct relationship with the residential neighborhood. These ~~two~~ "blocks" also have almost no direct visibility to Bonita Avenue. Also, the railroad and a portion of the A-line bridge creates a physical separation between Bonita Avenue land uses and the project area. Therefore, specialized uses not dependent upon drive-by, impulse patronage are the most appropriate uses for this planning area if developed with industrial uses. If developed with multi-family residential uses, the building can serve as a buffer from the non-residential more intense uses south of the railroad from the single-family residences in the Town Core. The multi-family developments are also a transition point from the single-family detached developments to the multi-family development and to the commercial uses' south of the railroad. These types of developments will provide the existing community an opportunity to live in an alternative housing type with less maintenance within a close-knit living environment, without having to leave their existing community.
- ~~C. The second planning area consists of the "block" closest to the downtown Frontier Village. In addition to its proximity to downtown, the direct visibility and the physical relationship with the downtown are two important considerations. The railroad does not separate this "block" from Bonita Avenue in the same manner as the other two "blocks." Although many of the residential relationship concerns are the same as the first planning area, the location of this planning area creates an opportunity for unique design application and land uses.~~

(Ord. 938 § 1 (II (E)), 1990)

Article III Development Standards

§ 18.538.110 Planning area I—~~Business park district~~ Mixed Use – Residential/Industrial.

The ~~business park district~~Mixed Use – Residential/Industrial area is uniquely suited for residential, specialized light industrial and business uses. The ~~business park district~~ Mixed Use area is intended to allow for the residential projects and careful combination of high quality light industrial, warehousing, passive commercial, office and business uses, developed separately on each block. The minimum parcel size for residential development shall be three (3) acres and shall not be combined with industrial uses. The

RESOLUTION PC-1684

industrial development ~~of the business park district~~ may be a single, high quality user, or as a high quality, amenity oriented, architecturally sophisticated business park.

~~The following and industrial uses have their own development standards as follows:~~

- A. Permitted Uses. ~~The business park district permits certain~~ Limited light industrial, general business, office, ~~and~~ passive commercial, and multi-family residential uses as set forth below. Each use shall be evaluated in terms of its operational characteristics and development plan in respect to the potential relationship with the adjoining residential neighborhood.

Buildings, structures, and land shall be used, and buildings and structures shall be altered or enlarged only for those uses specified herein. In addition, those uses the ~~development plan review board~~ approving body may deem as similar but not more obnoxious or detrimental to the public health, safety and general welfare as those listed below may be permitted pursuant to the provisions of Chapter 18.12 of this title. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit.

1. Those uses permitted in the I-P Zone.
2. Upholstery shop.
3. Packaging business.
4. Electrical or neon sign manufacturing and maintenance.
5. Ice and cold storage plants.
6. Machinery and shops: Cabinet or carpentry shops, machine shops, sheet metal shops, tinsmiths, welding shops.
7. Garment manufacturing, including silk screen.
8. Manufacturing, compounding, processing, packaging, or treatment of products such as: bakery goods, candy, cosmetics, dairy products, pharmaceutical drugs, food products (excluding sauerkraut, vinegar, yeast, and rendering of fats and oils), perfumes and toiletries.
9. Manufacturing, compounding, assembly or merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horns, leather, metals, paper, plasters, precious and semi-precious stones and metals, shells, textiles, tobacco, wood, yarns, rubber and metal stamps, shoes, stone monuments works.
10. Processing: Laboratories, blueprinting or photocopying, laundries, carpet rug cleaning plants, dry cleaning and dyeing plants.
11. Fabrication: Fabrication of products made from finished rubber and plastics.

RESOLUTION PC-1684

12. Wholesaling and warehousing: Wholesaling and warehousing facilities, storage and distribution agencies, janitorial supplies, service/building maintenance, TV repair and service, athletic supply.
 13. Office and related uses: Business and administrative offices, bookkeeping service, catalog store, data processing; employment agency, finance office, import-export offices and wholesale warehouse, mail-order; office machines sales and service, stock and commodity brokerage, telephone answering and exchange.
 14. Other uses incidental and directly related to the service and operation of a permitted use: On-site employee recreational facilities, on-site medical clinics, industrial and business training facilities, conference and meeting rooms.
 15. Other similar uses which the development plan review board finds compatible and similar to the permitted uses described herein, subject to a determination of use pursuant to Chapter 18.12 of this title.
 16. Apartments, condominiums, townhouses, senior citizen housing, and similar multiple-family developments.
 17. Incidental uses for residential developments only.
 - a. Home based businesses per. Section 18.184;
 - b. Household pets as described and regulated in Chapter 18.20 Residential Zones Generally; and
 - c. Other uses similar to those stated in this section which the Director of Community Development finds consistent with the spirit and intent of this Specific Plan.
 19. Accessory structures. The following structures are permitted when they are accessory to the primary permitted uses listed under No. 16 in this Section:
 - a. Community recreation facilities;
 - b. Security gating structures at the vehicular entrance; and
 - c. Other accessory structures of a similar nature which the Director of Community Development finds consistent with the spirit and intent of this specific plan.
- B. Uses Subject to a Conditional Use Permit. Any use listed in subsection A of this section which because of operational characteristics specific to that particular business is found by the director of community development to have the potential to impact negatively adjoining properties, businesses or residences, and is therefore, appropriate to receive additional review and consideration. Said impacts may be related to, but not necessarily limited to impacts of traffic, hours of operation, assemblages of people, noise, or site location. The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200 of this title:

RESOLUTION PC-1684

1. Manufacturing plants which manufacture or process chemicals.
2. Outdoor storage incidental to and directly related to those uses permitted in subsection A.
3. Ceramic products using only previously pulverized clay and fired in kilns using only electricity or gas.
4. Bottling plants.
5. Contractor equipment storage yards provided such storage is incidental and directly related to an office or administrative facility as permitted in subsection A.
6. Machinery and shops, paint shops, punch presses.
7. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: paints not employing a boiling process, plastics and synthetics, petroleum and petroleum products.
8. Processing: Creameries.

The following residential and industrial uses have their own development standards as follows:

- C. Development Standards. The following standards shall apply to all improvements, structures and uses within ~~P~~Planning ~~A~~Area I for industrial uses:

1. Building setbacks.
 - a. Property Lines Adjacent to Streets. Minimum of thirty feet for structures of building height of up to twenty-six feet. For structures greater than twenty-six feet, the minimum setback shall be forty feet. A minimum of fifty percent of the area created by the building setback shall be maintained as landscaping exclusive of parking, driveways and access aisles pursuant to subsection (C)(4)(b).
 - b. Interior Property Lines. Interior property lines which abut residential property shall maintain a minimum fifteen foot setback. Where an interior property line abuts a non-residential use, no setback is required. However, each project shall be required to submit illustrative line-of-site drawings to demonstrate that the project is designed sufficiently to accommodate the type of uses permitted in accordance with the development standards in this section. The development plan review board may require greater setbacks as deemed appropriate pursuant to Chapter 18.12 of this title.
2. Maximum Building Coverage. None Required. Permitted maximum coverage shall be a secondary consideration subordinate to compliance with all other design regulations contained in this specific plan.

RESOLUTION PC-1684

3. **Maximum Building Height.** The maximum building height shall be thirty-five feet. Buildings shall be designed in such a manner so that no vertical plane greater than twenty-six feet shall compromise more than fifty percent of any elevation visible to a street or residential property.
4. **Landscaping.** The following areas shall be fully landscaped and irrigated, maintained in good appearance and kept in a weed and disease free manner:
 - a. **Adjacent to Streets.** A minimum twenty foot deep landscape area is required adjacent to all property lines abutting a street. Said twenty foot deep landscape area shall not be required at points of drive-way access, however decorative paving a minimum of twenty feet deep shall be applied in lieu of the landscape area.
 - b. **Within required building setbacks adjacent to streets.** A minimum of fifty percent of the area created from the setback required in subsection (C)(1)(a) shall be maintained as landscaping exclusive of drive aisles, parking and driveways.
 - c. **Buffer landscape** a minimum of fifteen feet deep shall be provided where an area abuts residential property.
 - d. **All landscaping required in this Section** shall be contained within planters of raised concrete curbing six inches in height.
 - e. **All interior side and rear setbacks** shall be fully landscaped, except where paved for parking or enclosed as a storage yard.
5. **Signage.** The provisions of Chapter 18.152 apply, except as provided below.
 - a. **Center identification or single user freestanding signs** permitted pursuant to Chapter 18.152 shall be a maximum of four feet in height, as measured from the sign base to the top of sign.
 - b. **Wall mounted and facade signs** permitted pursuant to Chapter 18.152 shall be constructed of individual mounted letters and symbols.
 - c. **Signs which are illuminated** shall not produce glare or unnecessary light as to create a nuisance for the nearby residential neighborhood. This shall be accomplished by using low wattage illumination and muted colors. Exposed neon lighting is prohibited.
 - d. **A sign program** is required for all multitenant complexes pursuant to Chapter 18.152.
6. **Off-Street Parking and Loading.** The provisions of Chapter 18.156 shall apply.
7. **Architecture.** Building and structural architecture shall be compatible with the surrounding towncore residential area and shall be approved by the development plan review board pursuant to Chapter 18.12 of this title. Architecture shall be high

RESOLUTION PC-1684

quality using textures, materials, colors and architectural treatments and fixtures to accomplish the following goals:

- a. Compatibility with the surrounding residential neighborhood: This neighborhood is primarily single-family residences constructed with wood siding. Architectural features which employ, reflect and is sensitive to the predominately wood-sided residences shall be incorporated into any architectural design.
- b. Roof features which reflect the full roofs of residential structures. All architectural designs shall incorporate roof features which either function as or appear as a full roof. Full roof features may be employed to conceal roof mounted equipment pursuant to Section IV (B)(2) of this specific plan.
- c. Innovative architectural features and design treatments: Features and treatments such as staggered planes, decorative piers and decorative treatment of exposed concrete shall be incorporated into any architectural design. Such design features are intended to create light and shadow pockets, reduce mass and create an interesting entrance to the residential neighborhood.
- d. Sensitive Use of Colors. Colors which complement the surrounding residences and enhance architectural features shall be used.

(Ord. 938 § 1 (III (A)), 1990)

D. Development Standards. The following standards shall apply to all improvements, structures and uses within Planning Area I for residential uses, distance requirements shall be minimums unless noted otherwise:

1. Density. The density for Specific Plan 23, Mixed-Use Residential/Industrial zone shall be 12 to 16 units per net acre.

2. Site area. The minimum site area for development of shall be three (3) gross acres.

3. Building height. No building or structure shall exceed three stories or thirty-nine feet in height, whichever is less. Buildings adjacent to the northern boundary line, Eucla Avenue, and Acacia Street, shall not exceed two-stories with a maximum height of twenty-eight feet. The predominate roof design shall be sloping or pitched, rather than a flat roof design.

4. Building Length. No building shall exceed a length of one hundred-fifty feet.

5. Yard & building separation setbacks.

a. Twenty feet from property boundary along Eucla Avenue for Block 1 and for Block 2 facing Acacia Street. Fifteen feet from property boundary for Block 2 along Eucla Avenue.

b. Block 1: Fifteen feet from the northern property boundaries and five feet from the southern property boundary;

c. Block 2: Ten feet along the northern property boundary unless the parking garages are facing the alley, in that case a three (3) or twenty-foot setback is allowed. Five-feet from the southern property boundary.

RESOLUTION PC-1684

- d. Twenty-five feet between buildings front/entrance to front/entrance;
- e. Twenty-eight feet between buildings from rear/garage to rear/garage;
- f. Fifteen feet for all other setbacks between buildings.
- g. Five feet for accessory structures from both buildings and property boundaries/lines.

6. Projections into northern and southern property line boundaries. Fireplaces may project not more than twenty-four inches.

7. Architecture. All building elevations shall reflect a historic architectural style found in the Downtown and representative of the Town Core Residential Design Guidelines. All developments shall have street facing units on N. Eucla Avenue and N. Acacia Street with front porches to blend into the downtown street scape.

8. Open Space Areas. A minimum of five hundred square feet per unit shall be maintained as open space area for common use among residents.

- a. Open space areas shall be conveniently located and easily accessible from all dwelling units.
- b. At least fifty percent of the open space area must be provided as a contiguous space which must measure at least fifteen feet in any given direction.
- c. Open space areas may include swimming pools, putting greens, court game facilities, playground areas and recreational buildings, provided that such improvements do not exceed more than fifty percent of the required open green area for lots up to fifteen thousand square feet, and not more than twenty-five percent for lots over fifteen thousand square feet.
- d. When a development includes one or more units containing more than two bedrooms, a portion of the open green area required by this chapter shall be improved with playground equipment intended specifically for use by children. The size, location and design of said area shall be established in conjunction with the project approval.
- e. Open green areas shall not include streets, vehicle parking areas or accessways; distance between buildings of less than ten feet, or required yard setbacks, except that side and/or rear yard setbacks may be included with the approval of a conditional use permit when the following findings are made:
 - i. The side and/or rear yards are designed to create usable open green areas.
 - ii. The overall site design is enhanced by allowing the use of the setbacks as open green areas.

9. Mechanical Equipment. All ground mechanical equipment shall be screened behind a permanent structure. All rooftop mechanical equipment shall be completely screened by architectural components integral to the design of the building.

10. Off-Street Parking. The provisions of Chapter **18.156** shall apply.

11. Fences and Walls.

- a. Block 1: A six-foot high decorative (i.e. double-sided slump stone or split-face) block wall with decorative finish cap shall be required along the north, west and south boundary lines. Decorative pilasters shall be placed at every corner layout and every fifty feet of a solid wall plane. Patio/court yard walls shall also be

RESOLUTION PC-1684

decorative. Side and rear yard patios shall be boarded by a six-foot high decorative wall. Such walls within the first twenty feet from the boundary lines on N. Eucla Avenue shall be reduced to not more than forty-two inches in height, or may be eliminated.

- ~~a.~~b. Block 2: A six-foot high decorative (i.e. double-sided slump stone or split-face) block wall with decorative finish cap shall be required along the north and south boundary lines. The wall requirement along the northern boundary line may be avoided if the garages are directly facing and accessed off the ally. Decorative pilasters shall be placed at every corner layout and every fifty feet of a solid wall plane. Patio/court yard walls shall also be decorative. Side and rear yard patios shall be boarded by a six-foot high decorative wall. Such walls within the first twenty feet from the boundary lines on N. Eucla Avenue and N. Acacia Street shall be reduced to not more than forty-two inches in height, or may be eliminated.

12. Laundry Facilities. When laundry facilities are not provided in each unit, such facilities shall be provided within a totally enclosed permanent building, convenient to all units, and provided with automatic washers and dryers.

13. Refuse Storage. Communal refuse storage facilities shall comply with the City's standard.

14. Circulation. Vehicular access designs shall be in accordance with the city.

- a. Modifications to the standards in this section shall be as approved by the city engineer.
- b. Driveways and drives shall be designed to provide the maximum of safety and convenience for vehicular, emergency and pedestrian uses and in a manner which will not interfere with drainage or public use of the sidewalks and/or drive areas.*
- c. All drives shall be provided with a level of street lighting designed to protect the health, safety and welfare of those living within the development. Street lights shall be mounted on city standard electroliers.*
- d. The development shall have internal walkways that are a minimum five feet in width and connect with all the units and buildings within the complex and to the public street.

15. Exterior lighting. All exterior lighting of the building, landscape areas, parking, refuse and storage areas shall be placed so as to not reflect onto adjoining properties; a detailed lighting plan will be required for review and approval.

16. Utilities.

- a. All utility services shall be installed underground.
- b. For condominiums and other multiple-family projects with individual ownership, each unit shall have individual water, sewer and utility connections and each utility that is consumed within the unit shall be separately metered and/or have a separate lateral, as appropriate.

17. Landscaping.

RESOLUTION PC-1684

- a. All required yards, spaces between buildings, and open green areas shall be landscaped pursuant to an approved landscape plan prepared by a landscape architect and comply with Chapter 18.14 Water Efficient Landscapes. Landscaping shall be maintained by an electric remote-control automatic sprinkler system and kept weeded and disease-free.
- a.b. In all cases, there shall be a minimum of five feet of landscaped setback adjacent to side property lines which shall be free from all driveways, parking, trash enclosures and similar facilities.

18. Signs. The provisions of Chapter 18.152 shall apply.

~~§ 18.538.120 Planning Area II—Village plaza.~~

~~The village plaza is uniquely suited for specialized commercial, industrial, administrative, and cultural uses. The village plaza location at the westerly edge of the downtown Frontier Village, with visibility to Bonita Avenue, creates an opportunity for an innovative and unique mixed-use development. The location of the village plaza offers the opportunity to create a development which invites, generates and enhances pedestrian use of the village plaza, Frontier Village and the adjoining Bonita Avenue commercial uses. The village plaza has historical significance in that it is the location of a fruit packing house; a use which influenced the character of the city. The village plaza is intended to allow for the careful combination of high quality specialty retail, commercial, office, business industrial and cultural uses.~~

- ~~A.—Permitted Uses. The village plaza permits certain retail, commercial, general business, office, light industrial and cultural uses as set forth below. Each use shall be evaluated in terms of its operational characteristics and specific plan location, and in respect to the potential relationship with the adjoining residential neighborhood.~~

~~Buildings, structures, and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for those uses specified in this chapter. In addition, those uses the development plan review board may deem as similar but not more obnoxious or detrimental to the public health, safety and general welfare as those listed below, may be permitted pursuant to the provisions of Chapter 18.12 of this title. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit.~~

- ~~1.—Those uses permitted in planning area I.~~
- ~~2.—Office and Related Uses. Business and administrative offices, bookkeeping service, catalog store, data processing, employment agency, finance office, import-export office and wholesale warehouse, mail order, office machines sales and service, stock and commodity brokerage, telephone answering and exchange.~~
- ~~3.—Processing. Laboratories, blueprinting or photocopying, laundries, carpet and rug cleaning plants, dry cleaning and dyeing plants.~~

RESOLUTION PC-1684

- ~~4. Eating places, including take-out service businesses, but not including drive-through or drive-in facilities.~~
 - ~~5. Convenience goods and service businesses, including food markets, pharmacies, barber or beauty shops, cleaners and laundries, small appliances repair businesses and similar uses.~~
 - ~~6. Specialty commercial uses, such as antique shops, jewelry stores, music stores, bicycle repair and sales, and similar uses.~~
 - ~~7. Art galleries, meeting facilities, and similar civic and cultural uses.~~
 - ~~8. Semi-mobile or quasi-permanent specialty retail and food vendor uses such as flower sales, jewelry sales, clothing and apparel sales and food and beverage sales pursuant to the provisions of this specific plan.~~
 - ~~9. Transit stations which provide transportation facilities for rail, bus and automobile services. Such facilities may include multiple uses as provided in Section 18.538.120 (A) and (B).~~
 - ~~10. Other similar uses which the development plan review board finds compatible and similar to the permitted uses described in this section, subject to a determination of use pursuant to Chapter 18.12 of this title.~~
 - ~~11. Accessory massage permitted with the following primary businesses: barbershop, beauty salon and similar uses.~~
- ~~B. Uses Subject to a Conditional Use Permit. Any use listed in subsection A, which because of operational characteristics specific to that particular business is found by the director of community development to have the potential to impact negatively on adjoining properties and would be appropriate to receive additional consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise or site location. The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200:~~
- ~~1. On-sale alcoholic beverages, provided such use is incidental and secondary to another permitted use in this section.~~
 - ~~2. Off-sale alcoholic beverages.~~
 - ~~3. Outdoor sale, storage and display of merchandise and/or provisions of services, other than those permitted pursuant to subsection (A)(8), provided that such uses are in conjunction with, and are related to, a permitted use within a structure on the same premises.~~
- ~~C. Development Standards. Planning area II, is intended to have a strong relationship with the adjoining Frontier Village in both architectural design and land uses. The~~

RESOLUTION PC-1684

~~following standards shall apply to all improvements, structures and uses within planning area II:~~

- ~~1. Building Setbacks. The following design standards shall apply:~~
 - ~~a. Property Lines Adjacent to Streets—General. Minimum of thirty feet for structures of building height of up to twenty-six feet. For structures greater than twenty-six feet, the minimum setback shall be forty feet. A minimum of fifty percent of the area created by the building setback shall be maintained as landscaping exclusive of parking, driveways and access aisles pursuant to subsection (C)(4)(b).~~
 - ~~b. Property Lines Adjacent to Streets—Cataract Avenue. An average minimum setback of thirty feet, with no setback less than twenty feet for all structures regardless of height. A minimum of eighty percent of the area created by the building setback shall be maintained as landscaping or hardscape, exclusive of parking, driveways and drive aisles pursuant to subsection (C)(4)(b).~~
 - ~~c. Interior Property Lines. No setback required. However, each project shall be required to submit line-of-sight drawings to demonstrate that the project is designed sufficiently to accommodate the types of uses permitted in accordance with the development standards in this section. The development plan review board may require greater setbacks as deemed appropriate pursuant to Chapter 18.12 of this title.~~
- ~~2. Maximum Building Coverage. None required. Permitted maximum coverage shall be a secondary consideration subordinate to compliance with all other design regulations contained in this specific plan.~~
- ~~3. Maximum Building Height. The maximum building height shall be thirty-five feet. Building height in excess of thirty-five feet shall be permitted with the approval of a conditional use permit pursuant to Chapter 18.200 of this title and the following provisions:~~
 - ~~a. Architectural Consideration. Architectural features which are historically related to the original fruit packing house use and the adjoining Frontier Village.~~
 - ~~b. Design Amenities. Design amenities such as flags and decorative pennants which are fully integrated into a design concept may be considered in the portion of planning area II, indicated by an asterisk on Exhibit D.~~
 - ~~c. Every elevation shall have design elements which are so arranged that there is no continuous vertical plane greater than twenty-six feet in height which comprises more than thirty percent of any elevation.~~
 - ~~d. Each elevation shall receive full architectural design treatment.~~

RESOLUTION PC-1684

4. ~~Landscaping. The following landscaping provisions shall apply. All landscaped areas shall be maintained in good appearance and kept in a weed and disease free manner.~~
 - a. ~~Adjacent to Cataract Street. The area created from the building setback as required in subsection (C)(1)(b), shall receive hardscape and landscape treatment in such a manner as to encourage the pedestrian use of this area. Such treatments may include, decorative paving and patterns, landscaped planters, tree wells, and water features.~~
 - b. ~~Adjacent to First Street. A minimum twenty foot deep landscape area is required adjacent to First Street. Said twenty foot deep landscape area shall not be required at points of drive way access, however decorative paving a minimum of twenty feet deep shall be applied in lieu of the landscape area.~~
 - c. ~~All landscaping required in this section shall be contained within planters of raised concrete curbing six inches in height.~~
 - d. ~~All interior side and rear setbacks shall be fully landscaped, except where paved for parking or enclosed as a storage yard.~~
5. ~~Signage. The provisions of Chapter 18.152 shall apply, except as provided below.~~
 - a. ~~Center identification free standing signs permitted pursuant to Chapter 18.152. Such signs shall be a maximum of five feet in height, as measured from the sign base to the top of sign.~~
 - b. ~~Wall mounted and facade signs permitted pursuant to Chapter 18.152 shall be constructed of routed or sandblasted wood. Such signs may be displayed as a "blade" or "flush" mounted sign.~~
 - c. ~~A sign program is required for all multitenant complexes pursuant to Chapter 18.152.~~
6. ~~Off Street Parking and Loading. The provisions of Chapter 18.156 shall apply.~~
7. ~~Architecture. Building and structural architecture shall be compatible with the adjoining downtown Frontier Village and incorporate the fruit packing house design and shall be approved by the development plan review board pursuant to Chapter 18.12 of this title. Architecture shall be high quality using textures, materials, colors and architectural treatments and features to accomplish the following goals:~~
 - a. ~~Compatibility with Adjoining Frontier Village. The downtown area is the focal point of San Dimas reflecting the western heritage of the community. The fruit packing house has historical significance in that the fruit packing industry played an influential role in the development of early San Dimas. The architectural uniqueness of the fruit packing house should be reflected in the site development.~~

RESOLUTION PC-1684

- ~~b. —Roof features should reflect the western parapet design theme and be sensitive to the full roof treatments of the nearby residential area. All architectural designs shall incorporate roof features which either function as, or appear as, a full roof. Full roof features may be employed to conceal roof mounted equipment pursuant to Section 18.538.150 (B).~~
- ~~c. —Innovative Architectural Features and Design Treatments. Features and design treatments shall reflect the wood sided, Early California style of architecture. Such features may include rough sawn wood sidings, posted roof overhangs, and wood railings.~~
- ~~d. —Sensitive Use of Colors. Colors which are natural or earth toned and reflect the Early California image shall be used. Accent colors to provide interest and liveliness may be used.~~

~~(Ord. 938 § 1 (III (B)), 1990; Ord. 1185 § 25, 2008)~~

§ 18.538.130 Industrial Pprovisions for existing improvements.

Existing improvements built in conformance to all building and zoning codes in effect at the time of construction may be maintained as currently existing, pursuant to the following provisions:

- A. Such existing improvements and site conditions may be maintained, repainted, repaired, and landscaping upgraded, without the requirements to conform with Sections 18.538.110 and 18.538.120 of Article III of this chapter.
- B. Review and approval of such repairs, repainting and similar actions is required pursuant to Article V of this chapter.
- C. All proposed additions, enlargements and improvements shall conform to the development standards as applicable in Sections 18.538.110 and 18.538.120 Article III of this chapter.

(Ord. 938 § 1 (III (C)), 1990)

Article IV General Development Standards

§ 18.538.140 Streetscape design standards.

This section of identifies three streetscape concepts to be applied along designated street frontages within the specific plan project boundaries. Each concept is intended to address a specific design concern.

- A. Acacia Street and Eucla Avenue. These streets are the entrances into the towncore residential area as well as the entrance into the ~~business park district~~Mixed Use – Residential/Industrial area. The landscaping concept along these street frontages should appear residential. Such landscaping techniques would include use of lawn for groundcover and ornamental trees. The entrances into the business park should be treated with low level monument style signage and subdued groundcover.

RESOLUTION PC-1684

~~B. First Street. This street runs adjacent to planning areas I and II along the north property line. On the north side of this street are residences. Therefore the landscape treatment along this street frontage should be high quality with an emphasis on a residential appearance. Such treatment would include lawn for groundcover and ornamental trees. Also planting areas for flowering groundcover would be appropriate.~~

~~C. Cataract Avenue. This street adjoins both the western edge of the downtown Frontier Village and the easterly edge of planning area II, village plaza. This portion of the specific plan is intended to encourage the pedestrian use of this area and create a physical link with the downtown area. Appropriate landscape treatments would include raised planters containing ornamental trees and flowering plants. The plaza area should contain a creative hardscape design identified by the thoughtfully located planter areas.~~

~~D.~~B. General Landscape Design Standards. The following general guidelines are intended to promote a consistent and careful treatment of street tree plantings and landscaping programs.

1. Unless a formal design is recommended during the design review process, street tree planting should generally consist of random patterns. Interesting tree massings with random spacings are encouraged to provide an undulating and varied streetscape, with view "windows" created at selected points. In some cases, often depending on adjacent architectural styles, a more formal "on-center" spacing of a single tree species may be more appropriate. Whether a formal or informal design concept is used, the selected design concept should be reflected along the entire length or substantial continuous segment of the street.
2. Street trees along Acacia Street, and Eucla Avenue, ~~and First Street~~ should be planted in ~~mounded areas of turf~~, groundcover, or low shrubs. ~~Mounded areas of turf should not exceed a 3:1 slope condition.~~
3. Landscaping should be intensified to emphasize entries, transitions and destinations. Entries ~~monuments~~ should be enhanced with tree, shrub and groundcover plantings.
4. All community-wide and common area landscape plantings shall be adequately irrigated and maintained. Automatic irrigation systems should be utilized to insure the continued growth of plant materials.
5. Landscaping should be used to accentuate view windows into commercial office and residential neighborhoods. Trees and shrubs can be planted to frame or screen views selectively.
6. Vegetation of varying heights, textures, and colors should be used in conjunction with walls and fences to define discreet boundaries.

RESOLUTION PC-1684

7. Walls and fences should be designed as an integral element of the streetscape design concept, enhancing and complementing the landscaped setback areas.
8. Primary landscape elements should be "mature" specimen, long-lived trees, with perennial shrubs and/or groundcover included where appropriate. Annual flower beds can serve as attractive accent elements, particularly at entry monument locations.
9. Landscape elements should complement architectural design elements. Expansive horizontal and vertical surfaces, comprised of singular materials should be modulated or, interrupted by foliage masses.
10. Within individual projects, trees should be used to define and enclose exterior spaces intended for different activities.
11. Landscaping and architectural features should be used to screen from view certain visually undesirable elements such as parking, storage, loading, refuse containers, utilities and irrigation controls.

(Ord. 938 § 1 (IV (A)), 1990)

§ 18.538.150 Industrial ~~G~~general provisions.

The following standards shall apply to all developments/improvements within Specific Plan No. 23.

- A. Utilities. All utilities within the project boundaries to serve the uses and buildings therein shall be installed underground.
- B. Mechanical Equipment. Roof mounted mechanical equipment including, but not limited to, air conditioning, heating, and ventilating and exhaust ducts, shall be screened from view from any surrounding property, street or highway. Said screening shall be designed in such manner as to appear to be an integral component of the overall building architecture. This can be accomplished by full roof treatments, equipment wells, and architectural design features. Line-of-sight drawings shall be required as a component of all design review submittals to verify equipment screening. Wall or ground mounted equipment shall be enclosed in a manner which incorporates the same materials used in the building.
- C. Trash Storage. Enclosed trash storage area(s) built to the city's standard specifications shall be provided in appropriate locations pursuant to city standards.
- D. Walls/Fences. Walls shall be permitted and/or required pursuant to the following provisions. All walls shall be constructed of decorative concrete tilt-up or masonry as described in Definitions in this section.
 1. Required Walls. Walls shall be required to screen truck and storage areas where allowed by this specific plan. Interior walls may be required by the development plan review board as a component of the design review process. All screening walls

RESOLUTION PC-1684

shall be architecturally compatible with the buildings within the project and shall incorporate vertical landscaping such as vines, trees and shrubbery. The vertical landscaping elements shall be located on the public right-of-way side to provide visual relief from the horizontal expanse. The height of the screening walls shall be governed by the view shed from the surrounding areas which shall take into consideration the height of equipment and/or trucks to be stored behind said walls.

2. Permitted Walls. Walls shall be permitted on or within all property lines not abutting streets and on or to the rear of all required yard setback lines abutting streets. The height of such walls shall be set by the director of community development after giving reasonable due consideration to alternative screening techniques and devices. Walls not over forty-two inches in height may be permitted within the required setback areas.
3. Corner Cutback Areas. The cutback line shall be in a horizontal plane, making an angle of forty-five degrees with the side, front, or rear property line. It shall pass through a point not less than ten feet from the intersection of the front, side, or rear property line; or ten feet from the edges of a driveway where it intersects the street or alley, as the case may be.
 - a. Streets and Alleys. There shall be a corner cutback area at all intersecting or intercepting streets and/or alleys.
 - b. Driveways. There shall be a corner cutback area on each side of any private driveway intersecting a street or alley.

(Ord. 938 § 1 (IV (B)), 1990)

Article V Plan Review and Disposition

§ 18.538.160 Industrial Review requirements.

A development plan review shall be required. No person shall construct any building or structure, or relocate, rebuild, alter, enlarge, or modify any existing building or structure, until a development plan has been reviewed and approved in accordance to the provisions of Chapter 18.12 of this title, or until a minor modification has been approved by the director of community development in accordance with the provisions of Section 18.538.170. Prior to the submittal of a formal application to the development plan review board, the applicant may request that the board review and approve a conceptual design plan for the project. An application for conceptual design review shall be accompanied by the following materials:

- A. A scaled site plan.
- B. Conceptual architectural floor plans and building elevations.
- C. A preliminary grading plan.
- D. A conceptual landscape plan.

RESOLUTION PC-1684

- E. Breakdown of land uses, i.e., parking (compact vs. standard), floor area(s), building coverage(s), landscape coverages, etc.
- F. Written description of all proposed uses.

Prior to any submittal to the development plan review board, applicants shall submit the above items to city staff for informal review and comments regarding city development standards and policies. Such meeting will serve to reduce expenditures of time and money through the development process.

(Ord. 938 § 1 (V (A)), 1990)

§ 18.538.170 Industrial ~~M~~minor modifications.

Minor modifications to the provisions of this specific plan are intended to provide for the reasonable deviation of review and/or development requirements pursuant to the provisions of this section.

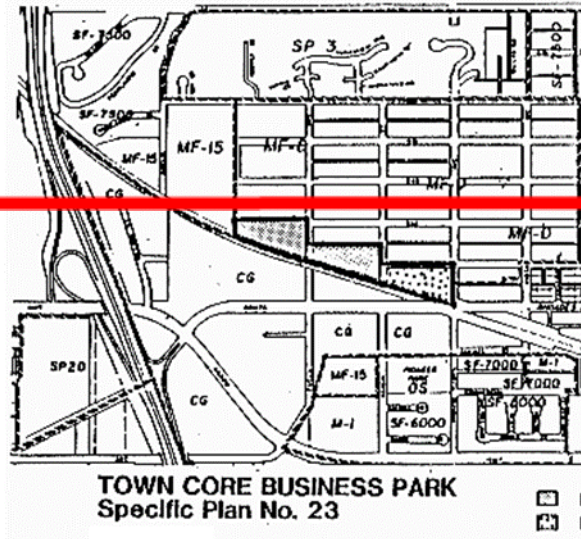
- A. The director of community development without public hearing, may grant a variance allowing a minor modification from the requirements of this specific plan limited to the following:
 - 1. Reduction of open areas by permitting portions of a building to extend into and occupy not more than ten percent of the area of a required yard.
 - 2. Waive the development review requirement for minor alterations to existing structures which conform to the following:
 - a. Repainting of an existing structure the same or similar color hue which currently exists on the site.
 - b. Minor alterations in location of landscape features or plant materials from an approved landscape plan.
 - c. Minor alterations to approved plans which would not create a noticeable difference in the building design. Such minor alterations would not include the elimination of approved building materials.
- B. In granting a minor modification, the director of community development shall make the findings in accordance with Section 18.204.020 of this title.
- C. The determination of the director of community development may be appealed to the planning commission pursuant to the provisions of this chapter.

(Ord. 938 § 1 (V (B)), 1990)

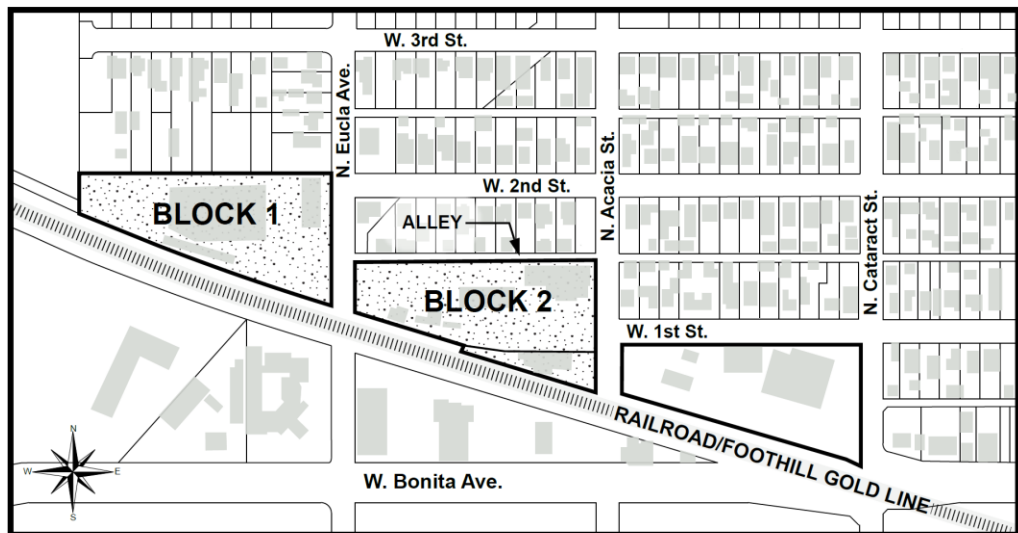
§ 18.538.180 Appeal provisions.

The determinations of the director of community development, development plan review board and/or the planning commission as applicable, may be appealed to the city council pursuant to the provisions of Chapter 18.212 of this title.

EXHIBIT A



SPECIFIC PLAN NO. 23



PLANNING AREA I — MIXED USE - RESIDENTIAL / INDUSTRIAL

EXHIBIT B

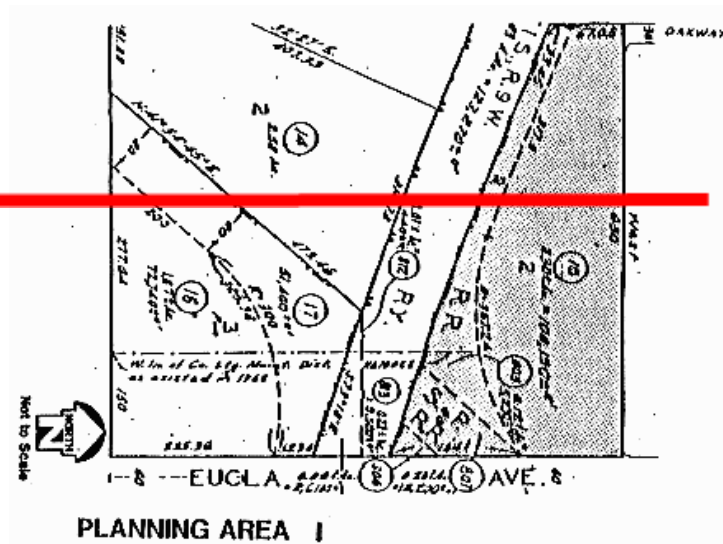
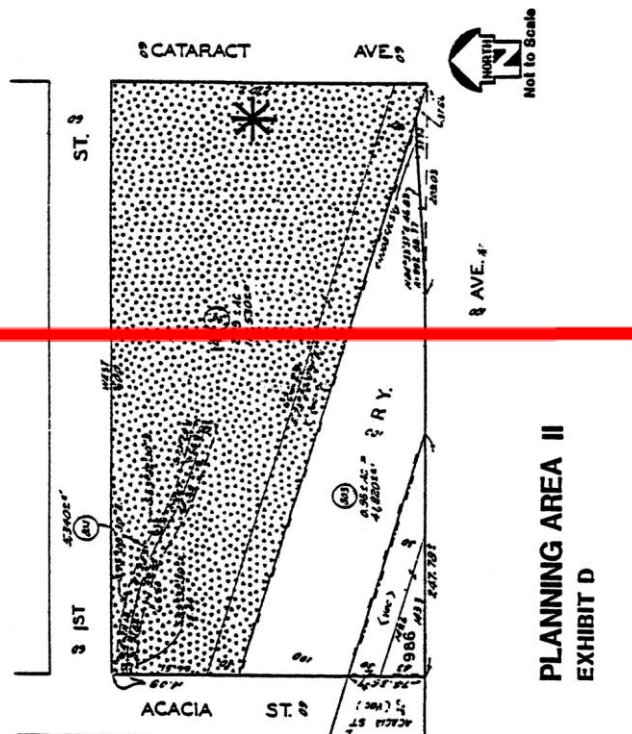


EXHIBIT C



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