

# ATTACHMENT 4

## RESOLUTION 2024-69

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, APPROVING GENERAL PLAN AMENDMENT 24-02 TO AMEND THE LAND USE DESIGNATIONS OF VARIOUS PARCELS WITHIN THE BOUNDARIES OF THE PROPOSED DOWNTOWN SPECIFIC PLAN, ALONG WITH AN ENVIRONMENTAL IMPACT REPORT FOR THE APPROVAL OF THE DOWNTOWN SPECIFIC PLAN WHICH WILL ESTABLISH PLANNING AND ZONING FRAMEWORK FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE DOWNTOWN OVER THE NEXT 20 YEARS.**

**WHEREAS**, a General Plan Amendment has been duly initiated by the City of San Dimas;  
and

**WHEREAS**, the Amendment is required to amend the land use designations of various parcels within the boundaries of the proposed Downtown Specific Plan, along with an Environmental Impact Report for the approval of the Downtown Specific Plan (Project) which will establish planning and zoning framework for the development and redevelopment of the downtown area over the next 20 years; and

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

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

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

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

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

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

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

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

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

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

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

**WHEREAS**, the Planning Commission, at a special and noticed public hearing on September 5, 2024, heard evidence and voted 5-0 recommending that the City Council certify the Final EIR and the Mitigation Monitoring and Reporting Program, and recommended approval to the City Council of General Plan Amendment 24-02, along with Zone Change 24-02, and Municipal Code Text Amendment 24-07; and

**WHEREAS**, notice was duly given of the public hearing on the matter and that public hearing was held on September 24, 2024 at the hour of 7:00 p.m. with all testimony received being made part of the public record.

**NOW, THEREFORE**, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council at the hearing, the City Council now finds as follows:

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

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

and the document's development standards were strategically created to provide protections to existing single-family neighborhoods and other adjoining properties. In addition, the proposed amendments are consistent with the City's Housing Element and will help complete the rezoning of the City's Housing Inventory Sites to accommodate the City's RHNA allocation for the 2021-2029 planning period. Lastly, the goals of the DTSP are aimed at encouraging a broader mix of land uses, while maintaining the human-scale and historic character of downtown, improving the economic base of the City, creating vibrant and safe public spaces encouraging new residential development, and providing a variety of mobility options for the first and last mile connections to the future A-Line Light Rail transit station, which will improve the areas within the DTSP, which will benefit the City as a whole and not be detrimental to the any area.

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

The proposed amendment will facilitate the approval and implementation of the Downtown Specific Plan (DTSP), which is intended to build upon and reimagine the City's downtown by breathing additional life and activity into the commercial center of the City by proposing new housing, retail, mixed-use, employment, entertainment, and hospitality uses to activate the area. In addition, as required per CEQA guidelines, an Environmental Impact Report was prepared for the Project to assess all the potential impacts from the Project. Impacts related to cultural resources, geology and soils, noise, and tribal cultural resources were determined to be significant prior to mitigation and less than significant with implementation of proposed mitigation measures. Impacts related to air quality impacts associated with construction and operational emissions with implementation of the proposed DTSP would not be able to be mitigated to less than significant. However, it's important to note that air quality thresholds are developed by SCAG (Southern California Association of Governments) for evaluation of individual development projects and, for this reason, the emissions estimated for plans like the DTSP will usually exceed these thresholds. Furthermore, the DTSP is a planning document to guide development and no specific development projects are proposed at this time. The DTSP would not directly enable or entitle construction or development activities and all future development within the proposed DTSP area will be subject to existing regulations, including adopted air quality standards, and subsequent environmental review under CEQA.

In addition, pursuant to CEQA Guidelines, no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rational for each finding. The City finds that "specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR." Therefore, while the Project would result in impacts related to Air Quality, due to SCAG's methodology, the CEQA findings, attached as Exhibit B to Resolution 2024-68, approved separately, provides the rational for carrying out the Project.

- C. The proposed Amendment is consistent with the General Plan and any applicable special plans.

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

#### Land Use Element

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

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

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

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

#### Housing Element

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

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

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

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

**NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS,** that the City Council approves General Plan Amendment 24-02 amending the land use designations as set forth in Exhibit B, subject to compliance with Conditions in Exhibit A, attached hereto and incorporated herein.

**PASSED, APPROVED AND ADOPTED,** this 24th day of September, 2024.

\_\_\_\_\_  
Emmett G. Badar, Mayor

**ATTEST:**

\_\_\_\_\_  
Debra Black, City Clerk

I, Debra Black, City Clerk, hereby certify that Resolution 2024-69 was adopted by the City Council of San Dimas at its regular meeting of September 24, 2024 by the following vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
Debra Black, City Clerk

## **Exhibit A**

### Conditions of Approval for

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

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

#### **Air Quality Mitigation Measures**

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

the ability to supply the compliant construction equipment prior to any ground-disturbing and construction activities:

- a. Mobile off-road construction equipment (wheeled or tracked) greater than 50 hp used during construction of the project shall meet the U.S. EPA Tier 4 final standards. In the event of specialized equipment use where Tier 4 equipment is not commercially available at the time of construction, the equipment shall, at a minimum, meet the Tier 3 standards. Zero-emissions construction equipment may be incorporated in lieu of Tier 4 final equipment. A copy of each equipment's certified tier specification or model year specification shall be available to the City upon request at the time of mobilization of each piece of equipment.
  - b. Mobile off-road construction equipment less than 50 hp used during construction of the individual projects shall be electric or other alternative fuel type. A copy of each unit's certified tier specification or model year specification shall be available to the City upon request at the time of mobilization of each applicable unit of equipment.
  - c. Electric hook-ups to the power grid shall be used instead of temporary diesel- or gasoline powered generators, whenever feasible during construction of development or projects envisioned in the DTSP. If generators need to be used, the generators shall be non-diesel generators.
4. **MM AQ-4:** Before occupancy of new structures within the Project Site, the applicant for an individual development project within the DTSP Area must provide to the Director of Community Development of the incorporation of low-emission technology including solar water heaters, air-source heat pump, natural gas, and/or gas boosted solar as deemed appropriate by future project specific analysis.

#### **Cultural Resources Mitigation Measures**

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

architectural history or history (36 Code of Federal Regulations Part 61) that demonstrates that all modifications will be designed and implemented in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and/or the State Historical Building Code, as appropriate.

### **Geology and Soils Mitigation Measures**

7. **MM GEO-1: Unanticipated Discovery of Paleontological Resources.** In the event an unanticipated fossil discovery is made during project development, work in the immediate vicinity of the find shall be stopped, and a qualified professional paleontologist shall be retained to evaluate the discovery, determine its significance, and identify if mitigation or treatment is warranted. Significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository. Work around the discovery shall only resume once the find is properly documented and authorization is given to resume construction work.

### **Noise Mitigation Measures**

8. **MM N-1:** Prior to the issuance of grading permits, the Applicant for a development project in the DTSP area or their designee shall develop a Construction Noise Reduction Plan to minimize construction noise at nearby noise sensitive receptors. The Construction Noise Reduction Plan shall be developed in coordination with a certified acoustical consultant and the Project construction contractors and shall be approved by the City of San Dimas. The Construction Noise Reduction Plan shall outline and identify noise complaint measures, best management construction practices, and equipment noise reduction measures. The Construction Noise Reduction Plan shall include, but is not limited to, the following actions:
  - a. Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc.).
  - b. Noise construction activities whose specific location on the DTSP area may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as feasibly possible from the nearest noise sensitive land uses.
  - c. If feasible, schedule grading activities so as to avoid operating numerous pieces of heavy-duty off-road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously in close proximity to the boundary of properties of off-site noise sensitive receptors surrounding the DTSP area to reduce construction noise levels by approximately 5 to 10 dB.
  - d. Shroud or shield all impact tools, and muffle or shield all intake and exhaust port on power equipment to reduce construction noise by 10 dB or more.
  - e. Where feasible, temporary barriers, including but not limited to, sound blankets on existing fences and walls, or freestanding portable sound walls, shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable



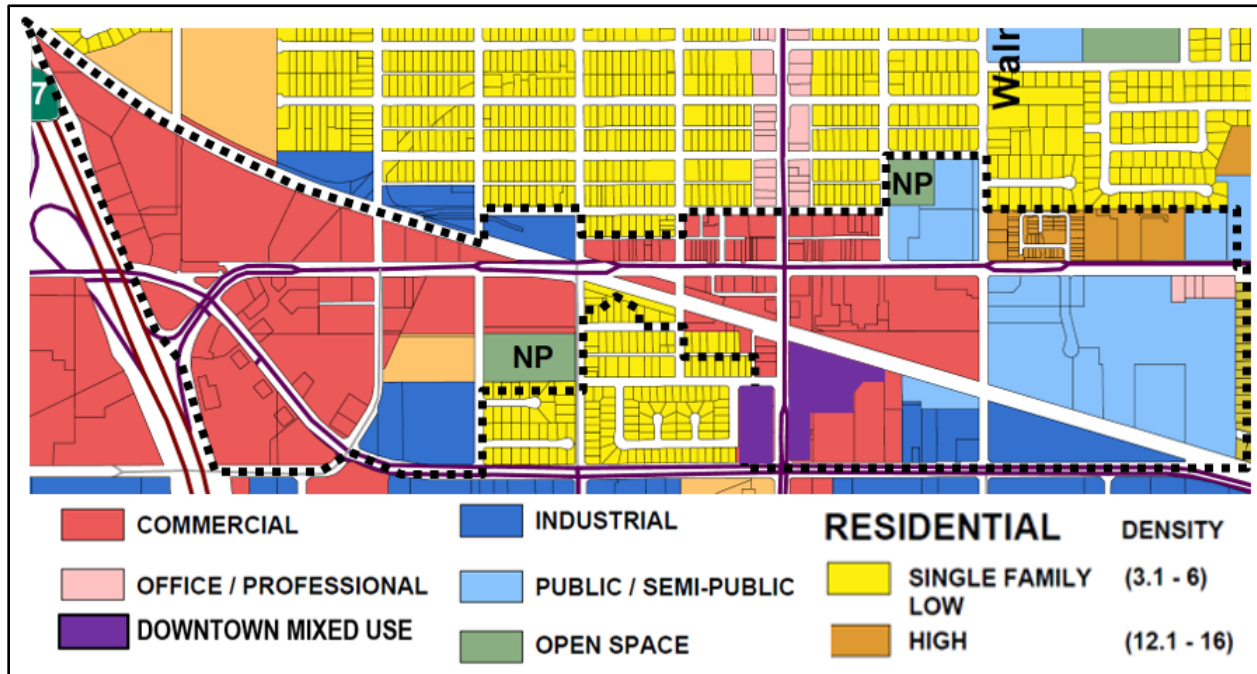
standards. Noise barriers may include, but is not necessarily limited to, using appropriately thick wooden panel walls (at least 0.5-inches thick). Such barriers shall reduce construction noise by 5 to 10 dB at nearby noise-sensitive receptor locations. Alternatively, field-erected noise curtain assemblies could be installed around specific equipment sites or zones of anticipated mobile or stationary activity. The barrier material is assumed to be solid and dense enough to demonstrate acoustical transmission loss that is at least 10 dB or greater than the estimated noise reduction effect. These suggested barrier types do not represent the only ways to achieve the indicated noise reduction in dB; they represent examples of how such noise attenuation might be attained by this measure.

- f. Implement noise compliant reporting. A sign, legible at a distance of 50 feet, shall be posted at the Project construction site, providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign will indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator will be posted on the sign. The coordinator will be responsible for responding to any local complaints about construction noise and will notify the County to determine the cause and implement reasonable measures to the complaint, as deemed acceptable by the City.

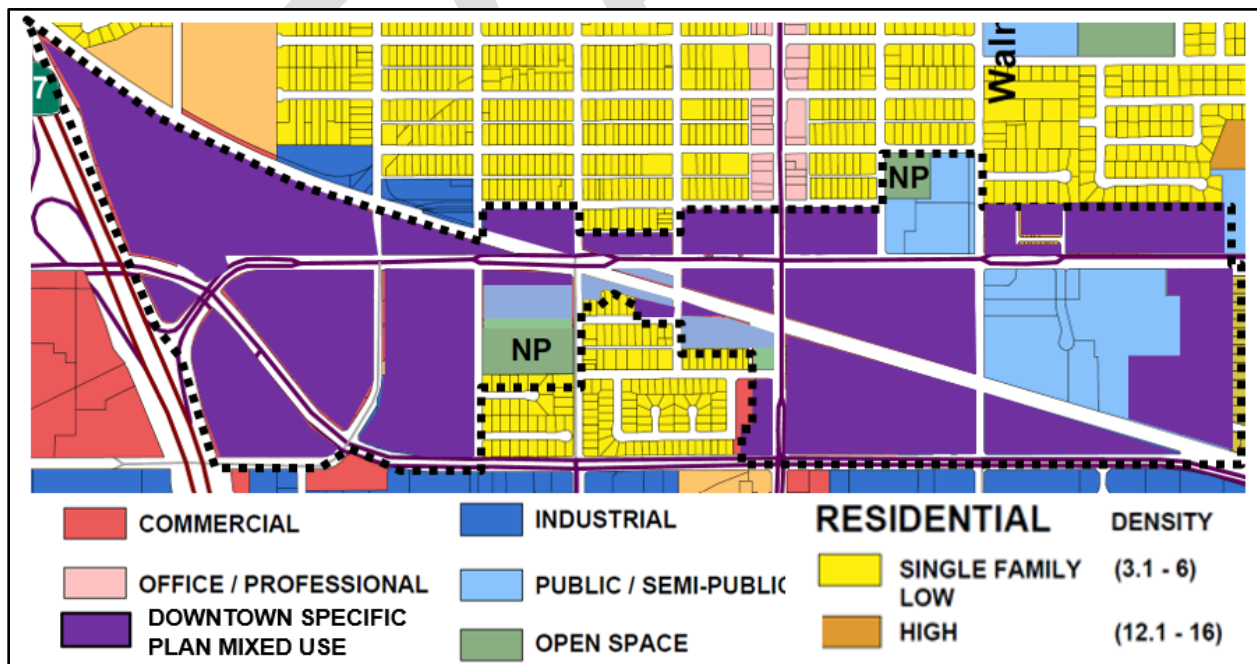
**END OF CONDITIONS**

Exhibit B

General Plan Changes



**Existing Land Use Designations**



**Proposed Land Use Designations**

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### **Proposed General Plan Land Use Changes**

#### **~~Downtown Mixed Use~~**

~~The intent of the downtown mixed use designation is to provide flexible land uses in certain areas near the downtown area to provide the ability for developments that will strengthen the downtown area by including housing with commercial and office developments. This designation is intended to encourage ground floor, pedestrian oriented, commercial, service and office uses with upper floors of office and residential uses. Zoning for the downtown mixed use designation shall be accomplished through the Specific Plan process to ensure integrated and well designed projects.~~

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

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

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

~~or~~

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

~~The FAR is 1.2.~~

The Downtown Specific Plan Mixed Use is a new land use

#### **Downtown Specific Plan Mixed Use (DTSPMU)**

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

**Desired Character and Uses:** The Downtown Specific Plan Mixed Use designation encompasses land area which total approximately 202 acres. The project area expands upon the City's historic town core with the focus on areas of potential growth and reimagine the downtown. The land use area is generally bounded by State Route 57 freeway to the west, 2<sup>nd</sup> Street to the north, S. Gaffney Avenue to the east, and Arrow Highway to the south. The land use provides for

a diversity of retail, restaurant, entertainment, cultural, civic uses, and new housing centered around the Metro A-Line station.

**Density/ Intensity:** The Downtown Specific Plan Mixed Use designation allows a maximum residential density of 45 units per net acre, to be governed by the underlying zone. There is no minimum density for non-Housing Element Sites. The land use includes several 6<sup>th</sup> Cycle Housing Element Housing Sites which will be required to comply with the designated densities in the Housing Element. Floor Area Ratio (FAR) will range from 1.5 to 2.0, based on the underlying zone. FAR includes residential and commercial building floor area but excludes structured parking areas.