

## RESOLUTION PC-1694

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 25-01, WHICH AMENDS TITLE 18 - ZONING, CHAPTER 18.40 AFFORDABLE HOUSING OVERLAY ZONE, TO MODIFY THE BOUNDARY LINES OF THE AFFORDABLE HOUSING OVERLAY ZONE 2 (AHO-2).**

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

**WHEREAS**, the Amendment is described as an amendment to Title 18-Zoning, Chapter 18.40 Affordable Housing Overlay Zone, to modify the boundary lines of the Affordable Housing Overlay Zone 2; and

**WHEREAS**, on September 27, 2022, the City Council adopted Resolution 2022-50 approving General Plan Amendment 22-001, adopting the 6<sup>th</sup> Cycle Housing Element for 2021-2029 ; and

**WHEREAS**, on October 8, 2024, the City Council adopted Ordinance 1312 - Zone Change 24-02 and MCTA 24-07 amending land use designations of various parcels as part of the Downtown Specific Plan zone and creating a Downtown Specific Plan Chapter; and

**WHEREAS**, the 6<sup>th</sup> Cycle Housing Element, adopted September 27, 2022, acknowledged the necessity to reevaluate the affordable housing overlay; and

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

**WHEREAS**, all requirements of the California Environmental Quality Act have been met for the consideration of whether the project will have a significant effect on the environment. It has been determined that this action is not a project under CEQA, as there will be no direct physical or reasonably foreseeable indirect physical change to the environment.

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

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

The proposed amendment will modify the boundary lines of the Affordable Housing Overlay Zone No. 2 (AHO-2) from Chapter 18.40 of the San Dimas Municipal Zoning Code to clarify proposed density requirements. AHO-2 is currently bounded by San Dimas Avenue, Arrow Highway, Walnut Avenue, and

the A Line railroad right-of-way, encompassing 23 parcels. Under AHO-2, these parcels have a proposed density of 30 dwelling units per acre.

On September 27, 2022, the City adopted the sixth cycle of the General Plan's Housing Element, which created a Housing Element Site Overlay. Of the 23 parcels in AHO-2, 11 are part of Site No. 5 in the Housing Element. Site No. 5 includes a prescribed density of 35-45 dwelling units per acre (for parcels 8390-018-023, -040, -045, -046, -028, -048, -197, -066, -907, -908, and -909.) and allows multi-family developments designed to be compatible with the existing neighborhood, including the Grove Station and Village Walk HOAs. Furthermore, the Downtown Specific Plan (DTSP) was adopted on October 8, 2024, which rezoned the site as part of the DTSP's Transit Village and introduced new development standards, including a proposed density for the 12 parcels that were not identified as part of Housing Element Site No. 5. The proposed modification of the boundary lines for AHO-2 will ensure that the northwestern portion of the site (Grove Station and Village Walk) remains under the affordable housing overlay. The remainder of the site is designated as Housing Element Site No. 5 in the 6th Cycle Housing Element. Therefore, there are no adverse impacts on the identified site.

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

The proposed amendment aligns Title 18 with the City's Downtown Specific Plan and General Plan to address the density requirements for Housing Element Site No. 5. and the parcels abutting Site No. 5. Currently, the zoning of the Transit Village allows for a maximum density of 30 dwelling units per acre, prescribed in the Downtown Specific Plan, and a minimum of 30 dwelling units per acre under Chapter 18.40 (AHO). By modifying the boundary lines of the AHO-2 to only encompasses the parcels that are outside of H.E. Site No. 5 will allow these sites to be properly redeveloped with the right density level. (Min. 30 U/A) The DTSP will also be adjusted to incorporate the requirement of the AHO-2 to the effect parcels keeping consistency with all three documents.

The amendments to the Affordable Housing Overlay Zone ordinance are intended to provide clarity on this increased density requirement, ensuring that it supports the city's broader objectives, such as compatibility with surrounding areas and maintaining public health and safety. The proposed amendment will clarify density requirements and enhance public welfare by expanding housing opportunities in San Dimas.

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

The proposed amendments are consistent with applicable zoning by ensuring the amendments will be consistent with the following goals of the General Plan:

Housing Element

- a. Goal Statement HE-2: Opportunities for well-designed and appropriate housing that is diverse in type, location, affordability, and tenure and that meets the full spectrum of current and future housing needs in San Dimas.
- b. Goal Statement HE-3: Address and, where appropriate and legally possible, remove or minimize governmental and nongovernmental constraints to the maintenance, improvement, and development of housing.

Furthermore, the 2021-2029 (6th Cycle) Housing Element acknowledged the necessity to reevaluate the Affordable Housing Overlay after the adoption of the document due to increased density incentives provided by state law and updated density requirements in the Housing Element. The proposed revision aims to ensure clarity and accuracy, as 11 of the 23 parcels of AHO-2 have been incorporated into Housing Element Site No. 5, and the entire site has been rezoned under the Downtown Specific Plan. Modifying the boundary lines of the AHO-2 will to the parcels outside of HE site No. 5 will keep their density level consistent with the General Plan's Housing Element.

Land Use

- c. Goal Statement L-6: Revitalize and improve Downtown as a community focus.

**NOW, THEREFORE, BE IT FURTHER RESOLVED, PURSUANT TO THE ABOVE FINDINGS**, that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 25-01 as set forth in the Attached Exhibit A.

**PASSED, APPROVED and ADOPTED**, the 15th day of May, 2025 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**RECUSE:**

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David A. Bratt, Chairman  
San Dimas Planning Commission

**ATTEST:**

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Kimberly Neustice, Senior Administrative Analyst

**Attachment A**

\*New text changes are in Blue and Underlined

\*Deleted text is in ~~Red and Strikethrough~~

**CHAPTER 18.40  
AFFORDABLE HOUSING OVERLAY  
ZONE****§ 18.40.010. Purpose.**

The purpose of the affordable housing overlay zone is to designate certain areas as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to allow the additional higher density residential to be mixed with existing nonresidential uses while maintaining appropriate development standards for all uses 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 by Section 65583.2(c)(3)(B)(iv) of the Planning and Zoning Law and to ensure integrated design and unified control of design.  
(Ord. 1217 § 1, 2013)

**§ 18.40.020. Uses permitted.**

All uses are permitted or conditionally permitted in the MF-30 zone. The affordable housing overlay zone does not prohibit any uses permitted or conditionally permitted in the underlying zone.  
(Ord. 1217 § 1, 2013)

**§ 18.40.030. Affordable housing overlay zones designated.**

Affordable housing overlays shall be designated on the official zoning map, as follows:

A. Whenever an affordable housing overlay designation is placed on a property or properties, those properties shall be subject to the provisions of the specified affordable housing overlay zone and any additional standards set forth herein in addition to the provisions of the underlying zone.

B. Method of Designation. The abbreviation "AHO," designating affordable housing, shall be appended to the base zoning district on the official zoning map. In addition a number may be attached to the overlay zone referring to any special standards developed in this chapter which may be applicable to any created affordable housing overlay zone (Example: a commercial-highway zone would show on the official zoning map as C-H (AHO-1)).

(Ord. 1217 § 1, 2013)

**§ 18.40.040. Development standards.**

A. Existing Uses. All existing uses shall continue to be subject to the development standards in the underlying zone.

B. New Higher Density Residential Use. All new higher density residential uses shall be subject to the standards set forth in Chapter 18.44, Multiple-Family Thirty Units Per Acre (MF-30) Zone.

(Ord. 1217 § 1, 2013)

**§ 18.40.050. Affordable housing overlay zone created.**

Each affordable housing overlay zone created herein may have differing goals and objectives to facilitate implementation of the goals of the housing element depending

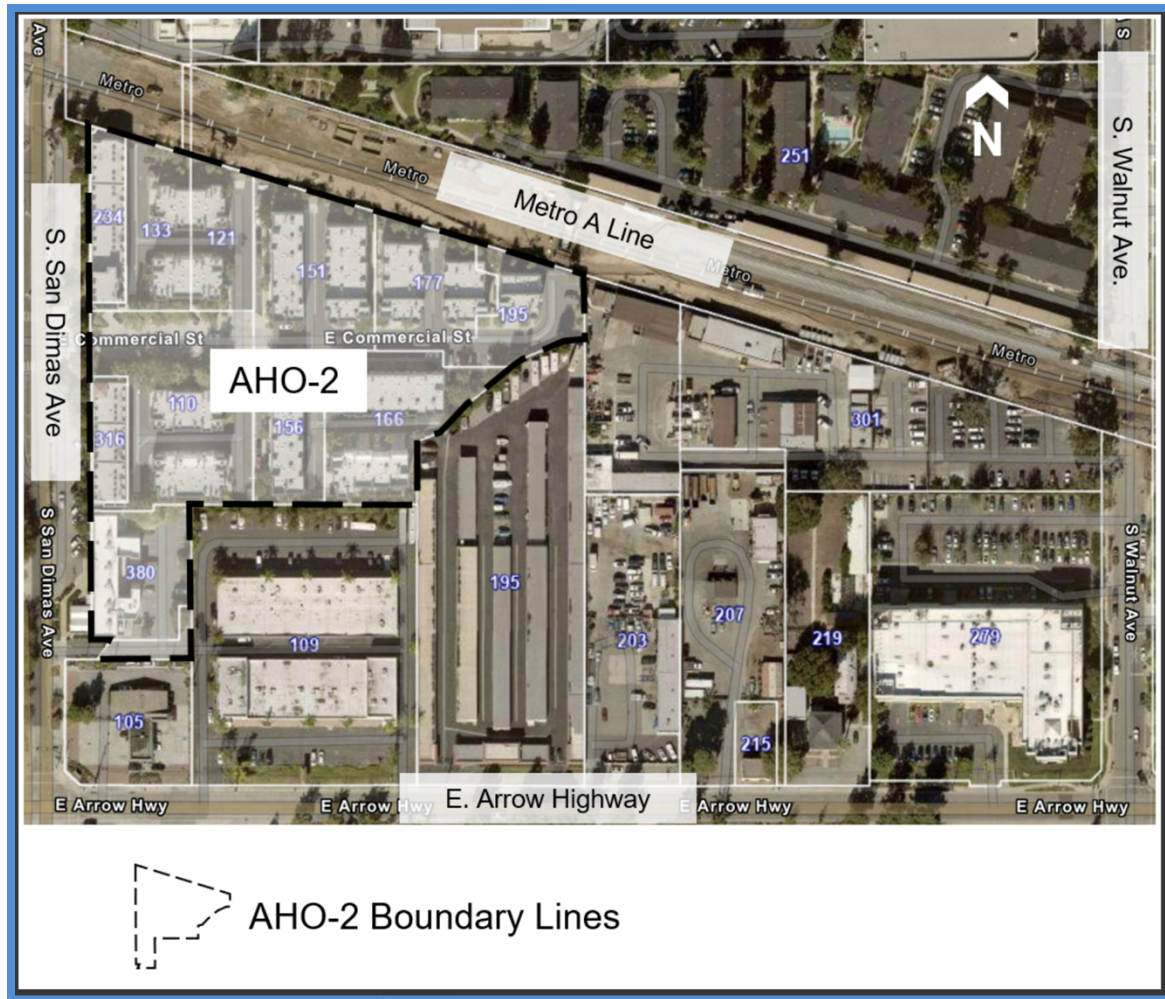
upon the size, location, number of properties, ownership patterns, nature of existing uses and other relevant factors.

A. Affordable housing overlay zone No. 1 (AHO-1) is created as follows:

1. Geographic Area. Bounded by Monte Vista Avenue on the west, Allen Avenue on the south, San Dimas Avenue on the east and the 210 Freeway on the north and as further depicted on the official zoning map.
2. Housing Goal. To provide a minimum of 3.83 acres for development at a minimum density of thirty dwelling units per acre to accommodate a minimum of seventy-five dwelling units.
3. Change in Existing Use. In the event that the existing seven and three-fourths acre site or any portion of the site exceeding one acre in size is no longer needed for public use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use.
4. Standards of Review. Prior to any change in use as described in subsection (A)(3), an evaluation of the suitability of the available property shall be performed to assess the following:
  - a. Location of available land and its compatibility with any property being held for continued public use.
  - b. Availability of access to public street.
  - c. Availability of utilities.
  - d. Compatibility with uses on nearby properties.
  - e. Ability to accommodate the minimum density of thirty dwelling units per acre.
  - f. Any environmental consideration related to soils, adjacency of freeway or other environmental considerations.
5. Review Procedure. The evaluation shall be reviewed by the planning commission and city council to determine if the available property shall be limited to new development of higher density residential housing. The planning commission and city council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

B. Affordable housing overlay zone No. 2 (AHO-2) is created as follows:

1. Geographic Area. ~~Bounded by San Dimas Avenue on the west, Arrow Highway on the south, Walnut Avenue on the east and the Gold Line railroad right-of-way on the north and as further depicted on the official zoning map.~~ The boundary lines for AHO-2 are indicated in Exhibit A: AHO-2 Boundary Line Map. The Assessor Parcel Numbers (APNs) within the boundary lines of AHO-2 include the following: 8390-018-255, -207, -215, -230, -236, -245, -044, -070, -092, -181, 8390-027-003, and -011. All aforementioned APNs are located within the following parameters:
  - a. South of the Metro A line and;
  - b. East of South San Dimas Avenue and;
  - c. North of APNs 8390-018-040, -023, & -048; which are directly abutting East Arrow Highway



[Exhibit A: Affordable Housing Overlay Zone 2 Boundary Line Map.](#)

2. Housing Goal. To provide a minimum of 3.3 acres for development at a minimum density of thirty dwelling units per acre to accommodate a minimum of one hundred dwelling units.

3. Change in Existing Use. When any existing parcel or group of parcels which can be assembled into a minimum site area of one acre becomes available for development for a new use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use. The change of use does not apply to changing tenants in existing buildings, minor alterations to existing building, or other non-substantive changes to existing buildings or improvements.

4. Standards of Review. Prior to any change in use as described in subsection (B)(3), an evaluation of the suitability of the available property shall be performed to assess the following:

- a. Location of available land and its capability, including the timing thereof, to be assembled with adjacent properties to accommodate a minimum parcel size

of one acre. The ability of a parcel to accommodate an interim use pending assembly may also be considered.

b. Availability of access to public street.

c. Availability of utilities.

d. Compatibility with uses on nearby properties.

e. Ability to accommodate the minimum density of thirty dwelling units per acre.

f. Any environmental consideration related to soils, adjacency of railroad or other environmental considerations.

5. Review Procedure. The evaluation shall be reviewed by the planning commission and city council to determine if the available property shall be limited to new development of higher density residential housing. The planning commission and city council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

(Ord. 1217 § 1, 2013; Ord. 1223 § 1, 2013)