

ATTACHMENT 2

RESOLUTION 2024-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, APPROVING GENERAL PLAN AMENDMENT 24-03, A REQUEST TO AMEND THE LAND USE DESIGNATION OF HOUSING ELEMENT SITE #14 (THREE PARCELS) FROM MEDIUM RESIDENTIAL (8.1 - 12 DUA) AND COMMERCIAL TO A NEWLY CREATED LAND USE DESIGNATION OF HIGH II (16.1 – 25 DUA), AMEND THE LAND USE DESIGNATION OF HOUSING ELEMENT SITES #1 & #2 (VARIOUS PARCELS) FROM INDUSTRIAL TO A NEWLY CREATED LAND USE DESIGNATION OF MIXED-USE RESIDENTIAL/INDUSTRIAL TO COMPLY WITH THE CITY'S HOUSING ELEMENT AND STATE LAW.

WHEREAS, an Amendment to the San Dimas General Plan 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 (three parcels) from Medium Residential (8.1 - 12 DUA) and Commercial to a newly created land use designation of High II (16.1 – 25 DUA) and amend the land use designation of Housing Element Sites #1 & #2 (various parcels) from Industrial to a newly created land use designation of Mixed Use Residential/Industrial; and

WHEREAS, the Amendments would affect Housing Element Site #1 (APNs : 8386-006-010, 025, 026, 027, 028), Site #2 (APNs: 8386-015-014, 814, 815, 8386-015-019, 015, 019, 020, 021, 023, 022, 024 & 8386-016-035), and Site #14 (APNs: 8386-010-040 and 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 Housing Sites will be addressed as part of the City's Downtown Specific Plan under a separate action; and

WHEREAS, the Planning Commission, at a special and noticed public hearing on September 5, 2024, heard evidence and voted 5-0 to recommend that the City Council approve General Plan Amendment 24-03, along with Zone Change 24-03, and Municipal Code Text Amendment 24-08; 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.; 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 in the IS/ND; 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 City Council at the hearing, the City Council now finds as follows:

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

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

The proposed amendment, which is 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 amendment 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 amendment was 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.

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

The proposed amendment is 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 City Council approves General Plan Amendment 24-03 amending land use designations as set forth in attached Exhibit A.

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 2024-70 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:

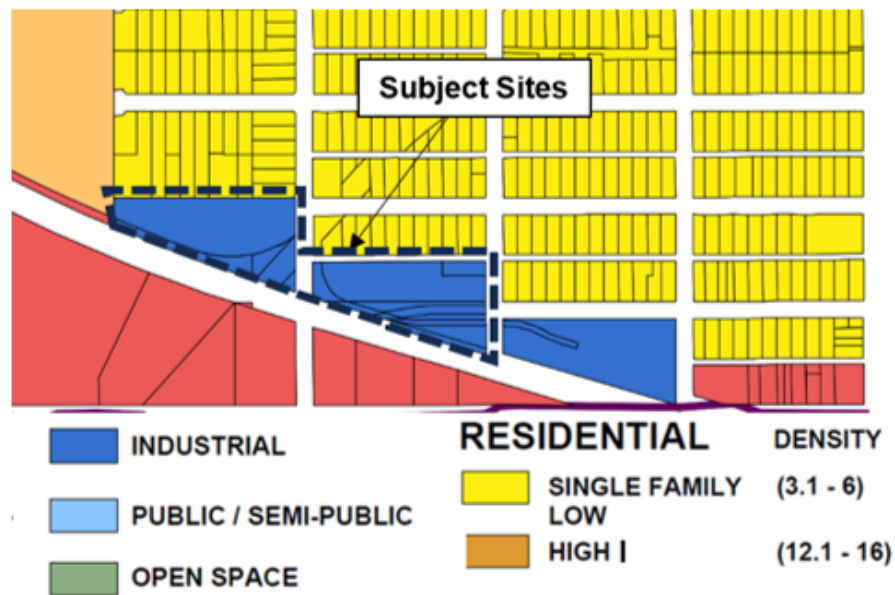
Debra Black, City Clerk

DRAFT

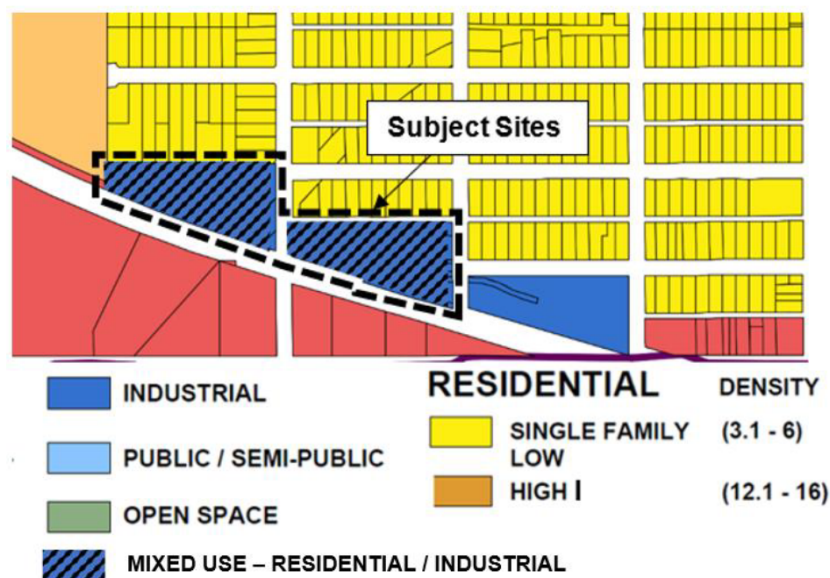
Exhibit A

General Plan Land Use Changes

Housing Element Sites #1 & #2



Existing Land Use Designation



Proposed Land Use Designation

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Proposed Mixed Use Residential/Industrial Land Use

Mixed Use Residential/Industrial

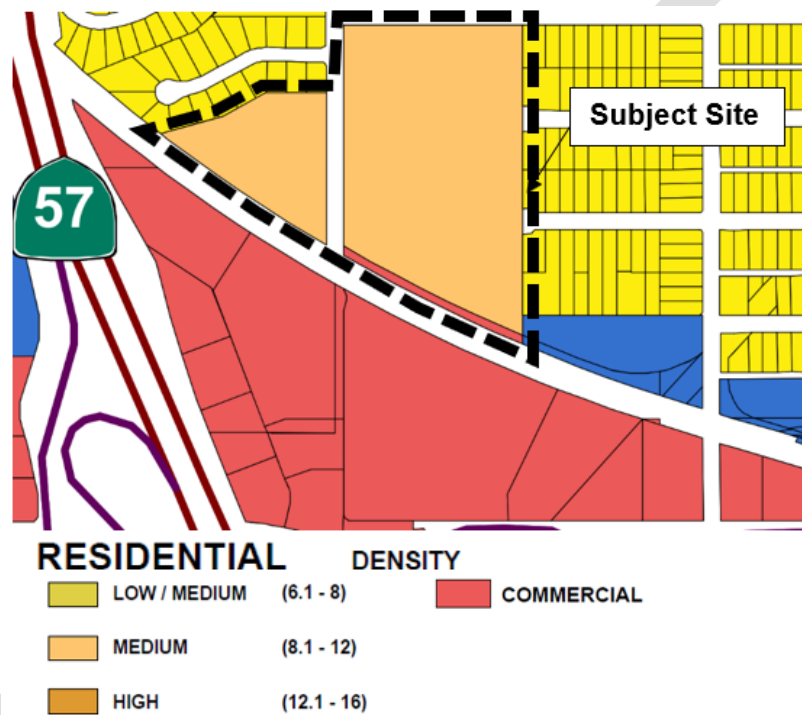
Intent: The Mixed Use – Residential / Industrial (MU-R/I) designation is a new land use designation in the General Plan amendment. The intent of the IMU designation is to provide flexible land uses in certain Industrial areas near the downtown area and residential area to provide the ability for mixed use development to strengthen 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 MU-R/I 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.

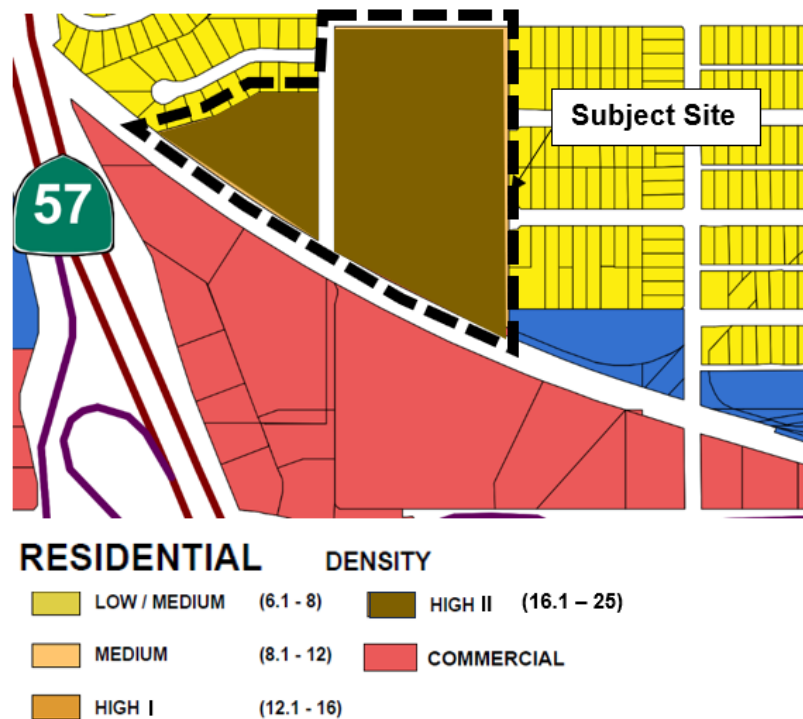
Density/ Intensity: The MU-R/I designation allows for a density of 12 – 16 dwelling units per acre (du/acre). Density can be accomplished through use of multi-family dwellings including apartments, and multi-family residential developments.

Zoning: The applicable zoning for the MU-R/I designation shall be SP-23, which shall be amended to allow multi-family as a permitted use.

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 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).