

**PLANNING COMMISSION
MEETING AGENDA
THURSDAY JULY 18, 2024 6:00 PM
SAN DIMAS COUNCIL CHAMBER
245 EAST BONITA AVENUE**

COMMISSION MEMBERS

Chair David Bratt, Vice Chair John Davis, Commissioner Doran Barnes, Commissioner Margie Green, Commissioner James Shirley

CALL TO ORDER AND FLAG SALUTE

CONSENT CALENDAR

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the Planning Commission requests separate discussion.)

CC 1. April 18, 2024 Minutes

RECOMMENDATION: Approve the April 18, 2024 Planning Commission minutes.

CC 2. June 20, 2024 Minutes

RECOMMENDATION: Approve the June 20, 2024 Planning Commission minutes.

PUBLIC HEARING

PH 1. Municipal Code Text Amendment 23-03; A request to approve amendments to various Chapters of Title 18 Zoning to update housing definitions, allow a variety of housing types, update the Density Bonus ordinance in compliance with State law, and amend Title 17 Subdivisions to incentivize lot consolidation of housing sites as required to be in compliance with the 6th Cycle Housing Element.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution PC-1679 recommending approval of MCTA 23-03 to the City Council.

OTHER BUSINESS

OB 1. A request to initiate a Municipal Code Text Amendment to modify the scenic easement line “as built” on the property located at 905 Wellington Road (APN: 8426-031-021) within Specific Plan 4, Area I.

RECOMMENDATION: Staff recommends the Planning Commission deny the initiation to allow the applicant to submit a formal MCTA Application to revise the placement of the Scenic Easement line on the Concept Plan of Specific Plan 4 to be in accordance with the actual on-site conditions of the property located at 905 Wellington Road.

ORAL COMMUNICATION

- a. Community Development Department
- b. Members of the Audience

(Members of the audience are invited to address the Planning Commission on any item not on the agenda. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date.)

- c. Planning Commission
 - Commissioners' Report on Meetings Attended at the Expense of the Local Agency (Pursuant to AB 1234 – G.C. §53232.3(d))

ADJOURNMENT



Notice Regarding Americans with Disabilities Act: In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk's Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the Planning Commission regarding any item on this agenda will be made available for public review Monday through Thursday 7:30 a.m. to 5:30 p.m. and on Fridays from 7:30 a.m. to 4:30 p.m. in the Planning Division. In addition, most documents are posted on the City's website at www.sandimasca.gov.

If you are unable to attend, you may submit comments via email to planning@sandimasca.gov or call (909) 394-6250 no later than July 18, 2024 at 5:00 p.m.

Posting Statement: I declare under penalty of perjury that on July 12, 2024, I posted a true and correct copy of this agenda on the bulletin board in the Civic Center Plaza of City Hall at 245 E. Bonita Ave., San Dimas Library 145 N. Walnut Ave., San Dimas Post Office 300 E. Bonita Ave., Vons Via

Verde Shopping Center 1160 Via Verde Ave., and on the City's website www.sandimasca.gov/agendas-minutes/ as required by law.

July 12, 2024

Kimberly Neustice

Kimberly Neustice, Senior Management Analyst

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, April 18, 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
Acting Planning Manager Marco Espinoza
Associate Planner Ken Fichtelman
Senior Management Analyst Kimberly Neustice

CALL TO ORDER AND FLAG SALUTE

Chairman Bratt called the regular meeting of the Planning Commission to order at 6:10 p.m. and **Commissioner Shirley** led the flag salute.

CONSENT CALENDAR

CC 1. Approve the Minutes of the March 21, 2024 Planning Commission Meeting

MOTION: Moved by **Commissioner Green**, seconded by **Commissioner Shirley** to approve the consent calendar. Motion carried 5-0.

PUBLIC HEARING

PH 1. Vesting Tentative Tract Map 220001, General Plan Amendment 230001, Zone Change 220001, Development Plan Review Board 220015 and Tree Removal Permit 220029; PROJ220051 A request to approve the subdivision of two (2) existing parcels into seven (7) new parcels (TTM 83304) to be developed with seven (7) detached single family residences, amend the General Plan designation of the two (2) parcels from Single Family Very Low (0.2 – 3) to Single Family Low (3.1 – 6), change the Zoning of the two (2) parcels from SFA 16,000 to SF 7,500, and remove 11 mature protected trees for the properties located at 327 East Baseline Road and an unaddressed parcel (APNs 8661017010 & 011); and Amend the General Plan Land Use designation of 17 parcels from Single Family Very Low (0.2 – 3) and Commercial to Single Family Low (3.1 – 6), and change the Zoning designation of 17 parcels from SFA 16,000 to SF 7,500 for the properties located at 1102, 1108, 1114, 1120, 1126, 1132 & 1136 Cherokee Court (APNs 8661017021, 022, 023, 024, 028, 029 & 027), 315 E. Baseline Road and an unaddressed Parcel (APNs 8661017009 & 008), 245 E Baseline Road (APN 8661014005), and 1117, 1121, 1129,

1139, 1145, 1151 & 1150 N. Walnut Avenue (APNs 8661014006, 007, 008, 009, 010, 011 & 8661017007) and to adopt an Initial Study/Mitigated Negative Declaration (IS/MND).

Staff report presented by **Associate Planner Fichtelman** recommending Planning Commission approve Resolution PC-1676 recommending City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for tentative Tract Map 22-0001 and adopt General Plan Amendment 23-0001, Zone Change 22-0001, Development Plan Review Board 22-001 and Tree Removal Permit 22-0029.

Vice-Chairman Davis asked what the size of the lots are on the east side of Cherokee. Is the east side and west side of Cherokee generally about 7,500 square-feet per lot?

Associate Planner Fichtelman stated that most of the lots are around 7,500 square-feet in this area.

Vice-Chairman Davis asked if the landlocked parcel would be effected.

Associate Planner Fichtelman stated that this owner of that parcel was asked if they wanted to be part of this development and they declined.

Chairman Bratt asked for clarification on the lots to the south, the zoning isn't changing on these lots.

Associate Planner Fichtelman stated that the lots are already zoned around 7,500 square-feet.

Chairman Bratt asked if the zone change is just a correction to bring the existing lots into conformance won't change the use of the existing lots.

Associate Planner Fichtelman stated that was true, the zone change is to bring the lots into conformance on the Zoning Map and in the General Plan.

Vice-Chairman Davis would like to see where the retaining wall would be for the new development and how will the lots will drain. Will they drain from Cherokee south to Baseline.

Associate Planner Fichtelman stated that the property slopes north east to south west which is away from Cherokee towards Baseline. You won't see the retaining wall from the street. It starts from about the middle of the back lot and runs north.

Chairman Bratt opened the public hearing.

Speaker 1 – Stan Stringfellow stated the project started some time ago with the request to initiate a zone change for the property. Staff has done a thorough job and he does not have a separate presentation. They feel that the final product will complement the area and you won't see any additional density than what is already on the east side of Cherokee. They will be completing the road and removing the house on the corner of Cherokee and Baseline. He feels it's a good infill project and an enhancement to the community, providing the City with additional housing numbers.

Associate Planner Fichtelman stated that the new development will mirror the look of the developed area on the east side of Cherokee and will blend in well. The east side has deeper lots but that will be the only difference and the public won't be able to see the difference from the street.

Speaker 1 – Stan Stringfellow stated that they have predetermined what house plans will be built on each lot and some will be flipped to create a look of variety and there will be wide open spaces in the front yards.

Speaker 2 – stated they moved here a couple years ago and he was hoping to see something similar to what's existing. He asked if there was any consideration given to making the lots bigger.

Associate Planner Fichtelman stated that the developer came to them with the current proposed lot size and it met the requirements so staff did not ask for bigger lots.

Speaker 2 stated that in Chino they have large developments under construction and the lot sizes are bigger than what is being proposed in this project. He also asked if the equestrian trail be matched on the west side.

Associate Planner Fichtelman stated they are not doing any improvements to the east side but they will be putting in sidewalks on the west side. The equestrian trail is public property and not part of the lots.

Chairman Bratt closed the Public Hearing.

Vice-Chairman Davis clarified that the west side will be mirrored to the east side, both having 7 homes.

Associate Planner Fichtelman stated that was correct.

Vice-Chairman Davis stated that the development looks nice and he doesn't see any issues.

Commissioner Barnes stated that he drove through the area and looked at the plans and feels that this development will fill in nicely in the area and look consistent with the existing homes.

Commissioner Green stated that she used to live on Baseline and didn't realize they were non-conforming at the time so she appreciates the change to make things consistent. She feels the project looks good for the neighborhood.

Chairman Bratt stated that he feels this development will put the neighborhood together nicely.

RESOLUTION PC-1676

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SAN DIMAS, COUNTY OF LOS ANGELES,
RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE

MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR TENTATIVE TRACT MAP 22-0001, GENERAL PLAN AMENDMENT 23-0001, ZONE CHANGE 22-0001, DEVELOPMENT PLAN REVIEW BOARD 22-0001 AND TREE REMOVAL PERMIT 22-0029 PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED

MOTION: Moved by **Vice-Chairman Davis**, seconded by **Commissioner Shirley** recommending Planning Commission approve Resolution PC-1676 recommending City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for tentative Tract Map 22-0001 and adopt General Plan Amendment 23-0001, Zone Change 22-0001, Development Plan Review Board 22-001 and Tree Removal Permit 22-0029. Motion carried 5-0.

ORAL COMMUNICATIONS

a. Members of the Audience

No communications were made.

b. Community Development Department

No communications were made.

c. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: **Chairman Green** moved, seconded by **Commissioner Barnes**. Motion carried 5-0. The meeting adjourned at 6:54 p.m. to the regular Planning Commission Meeting scheduled for Thursday, May 16, 2024.

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Kimberly Neustice

Senior Management Analyst

Approved: July 18, 2024

DRAFT

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, June 20, 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
Director of Community Development Luis Torrico
Planning Manager Marco Espinoza
Senior Management Analyst Kimberly Neustice

CALL TO ORDER AND FLAG SALUTE

Chairman Bratt called the regular meeting of the Planning Commission to order at 6:00 p.m. and **Vice-Chairman Davis** led the flag salute.

PUBLIC HEARING

PH 1. Discussion and Consideration to Approve Municipal Code Text Amendment 24-03, A request to Amend Title 18 of the San Dimas Municipal Code to Create Standards for Outdoor Dining and Seating Areas along with Associated Clean Up Items.

Staff report presented by **Director of Community Development Torrico** recommending Planning Commission approve Resolution PC-1678 recommending City Council adopt Municipal Code Text Amendment (MCTA) 24-03.

Commissioner Green asked if we have any restaurants that are currently out of compliance with this proposed Municipal Code Text Amendment.

Director of Community Development Torrico stated that Rail Side Café may be out of compliance in that they may have more seating than what the proposed ordinance allows, but Staff will have to look into it. If they don't comply they would be nonconforming but the ordinance would not require that they reduce seating.

Commissioner Green asked if Staff has received any proposed outdoor dining applications.

Director of Community Development Torrico stated no.

Commissioner Barnes asked for clarification that the outdoor dining application is a staff level review but the membrane structures, like canopies, are a DPRB review.

Director of Community Development Torrico stated that that is correct under current code, however part of the proposed change it to have both items be at a staff level review, and membrane structures and similar canopies would not be allowed.

Commissioner Barnes asked if umbrellas are considered a membrane structure.

Director of Community Development Torrico stated that umbrellas are not considered a membrane structure and would be allowed under the proposed MCTA umbrellas without printed advertising.

Commissioner Barnes stated he sees that they can have outdoor dining in the front or back of the restaurant but what about on the side if they are a corner space.

Director of Community Development Torrico stated that it would be allowed on the side as long as there was appropriate space and Staff can add wording to the ordinance to make it clear that it would be allowed on the side as well.

Vice-Chairman Davis suggested that the ordinance should state outdoor dining is allowed in the front, back and side depending on where it can be accommodated. He also asked for clarification that if Red Robin applied for an outdoor patio then they wouldn't have to replace the parking spots that were used for the outdoor area.

Director of Community Development Torrico stated that was correct. They can add wordage that no additional parking will be required unless there are circulation or parking impacts.

Vice-Chairman Davis stated for example, if you took up five parking spaces for outdoor dining, seating for 26, the proposed code states that one parking spot would have to be added. Is that based on the fact that the parking is already maxed out.

Director of Community Development Torrico stated there are some areas that have surplus parking and they would not be required to replace the parking spaces. This section of the code would only be applied to restaurants that do not have surplus parking.

Vice-Chairman Davis stated that staff should add wording that clarifies this.

Director of Community Development Torrico stated that Staff can add wording to clarify that this requirement is only for parking lots that are underparked.

Chairman Bratt asked if Staff compared our requirements to other cities that have outdoor dining codes.

Director of Community Development Torrico stated Staff did research what other cities allow for regular outdoor dining and most allow twelve to sixteen seats before requiring additional parking. Therefore, Staff felt that twenty seats would be a reasonable number. There were not

many cities that had communal seating requirements but the City of Los Angeles had a good code which Staff referenced in drafting the proposed ordinance.

Chairman Bratt asked what is considered communal seating. Would it be businesses next door to each other, across the street from each other?

Director of Community Development Torrico stated within the same shopping center.

Chairman Bratt gave some examples of businesses that were in the same shopping center but not close to each other such as Rail Side and San Dimas Burger Co on San Dimas Avenue. La Villa Kitchen in Via Verde is on the east edge of the shopping center but what if a restaurant went in on the west edge of the shopping center and the two wanted to do communal dining.

Director of Community Development Torrico stated that these are good examples for communal dining and Staff can look at the wording to clarify how many communal areas per shopping center are allowed and consider distance requirements between restaurants. He asked if the commission be opposed to putting a limitation to one communal area per shopping center.

Vice-Chairman Davis stated that if it's a large shopping center one might not be enough.

Chairman Bratt stated he didn't see anything in the ordinance about vehicular protection such as k-rails or concrete barriers.

Vice-Chairman Davis stated that during COVID La Villa Kitchen didn't have anything between the outdoor dining area in the front parking spaces and the traffic flow and it seemed dangerous.

Director of Community Development Torrico stated that the staff report does address barriers either by providing walkways, landscaped areas or other options as determined by Director of Community Development. It also includes types of fencing, but no glass fencing will be allowed.

Chairman Bratt didn't see anything about the overhead structures needing to be anchored.

Director of Community Development Torrico stated that they can add wording about overhead structures being anchored. The intent of the permanent covers in the code is that they would be anchored but wording can be added to specify.

Vice-Chairman Davis asked how this process moves forward.

Director of Community Development Torrico stated that staff can make the suggested changes and asked if the Planning Commission would like to see the revised MCTA again before moving to City Council or should staff just make the changes and move forward to City Council.

Vice-Chairman Davis stated that the Commission does not need to see the changes and directed Staff to make the changes requested by the Commission and present it to the City Council for their consideration.

Chairman Bratt opened the public hearing.

No communications were made.

Director of Community Development Torrico stated that he would like to make two changes to the ordinance which are changes to parking on private property. While the parking code states how much seating or area can be provided before requiring parking, it would be helpful to the reader for that same language to be included in the outdoor dining ordinance. ,

RESOLUTION PC-1678

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 MENDMENT 24-03, AN AMENDMENT TO TITLE 18 OF THE SAN DIMAS MUNICIPAL CODE TO CREATE STANDARDS FOR OUTDOOR DINING AND SEATING AREAS ALONG WITH ASSOCIATED CLEAN UP ITEMS.

MOTION: Moved by **Vice-Chairman Davis**, seconded by **Commissioner Shirley** to approve Resolution PC-1678 recommending City Council approve Municipal Code Text Amendment 24-03. Motion carried 5-0.

PH 2. Discussion and Consideration of a Municipal Code Text Amendment 23-03 to amend various chapters of Title 18 of the San Dimas Municipal Code to update housing definitions, allow a variety of housing types, update the Density Bonus ordinance, and amend Chapter 17.08 Required Maps of Title 17 Subdivision to incentivize lot consolidation of housing sites as required by State law and the City's Housing Element.

Director of Community Development Torrico stated that this MCTA is required to be in compliance with the Housing Element, and requested the Planning Commission open the public hearing and continue it to the July 18, 2024 meeting.

Chairman Bratt opened the public hearing.

No communications made at this time.

MOTION: Moved by **Vice-Chairman Davis**, seconded by **Commissioner Green** to continue the public hearing to the July 18, 2024 Planning Commission meeting. Motion carried 5-0.

ORAL COMMUNICATIONS

a. Community Development Department

Director of Community Development Torrico gave City updates.

- City Council requested staff to research alternative compliance programs in order to apply the affordability requirement to the SB 9 ordinance. Staff will move forward with the SB-9 ordinance after direction is provided at that study session
- The peer review and revision to the Environmental Impact Report for SP-11 was completed. Staff will be moving forward with this item and should come to Planning Commission in a couple months.
- Downtown Specific Plan final community meeting was held this past Tuesday. The next steps are to present the final DTSP draft to the Planning Commission for recommendation to the City Council and then to City Council for approval and adoption.
- Staff is working on code amendments for the elimination of the Development Plan Review Board. We will be scheduling a study session with the City Council soon to discuss the proposed changes.
- Staff was given new direction from the City Council on the tree removal MCTA about a month ago and City Council requested a study session to discuss the proposed changes.
- The Cherokee Court residential subdivision was approved by City Council but the zone change for the 17 additional parcels was denied by City Council and Staff was directed to schedule a study session to discuss the preservation of horse keeping properties.
- The new recycling ordinance was passed by City Council and goes into effect on June 28, 2024.
- Associate Planner Ken Fichtelman is leaving the City to accept a position at the City of Westminster.
- Senior Planner Marco Espinoza was appointed to Planning Manager.

b. Members of the Audience

No communications were made.

c. Planning Commission

Commissioner Green asked for update on Dixie Rose.

Planning Manager Espinoza stated that they are making progress and the owner of the building stated that the interior was pretty much done.

Commissioner Green asked for an update on the Allen Cataract project.

Director of Community Development Torrico stated that the warehouse project is on hold for right now. Changing the zone from residential to commercial is considered down-zoning and California State Law requires that when one area is downzoned, another area in the City needs to be up-zoned which is why the Allen/Cataract property was moving along with the Cherokee Court development. However, just before the City Council meeting where these

items were going to be presented, staff received a letter from an attorney challenging the environmental document for the warehouse project. More time was needed to review the letter and determine how to proceed; therefore, the item was continued to a date un from the City Council agenda and the next opportunity for a zone change on this project would be when the Downtown Specific Plan goes to City Council for adoption.

ADJOURNMENT

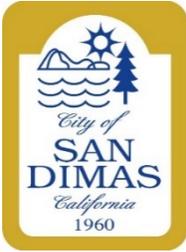
MOTION: *Chairman Davis* moved, seconded by *Commissioner Shirley*. Motion carried 5-0 (Davis absent). The meeting adjourned at 6:54 p.m. to the regular Planning Commission Meeting scheduled for Thursday, July 18, 2024.

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Kimberly Neustice
Senior Management Analyst

Approved: July 18, 2024



Agenda Item Staff Report

To: Honorable Chair and Members of Planning Commission
For the Meeting of July 18, 2024

From: Luis Torrico, Director of Community Development

Prepared by: Marco A. Espinoza, Planning Manager

Subject: Municipal Code Text Amendment 23-03; A request to approve amendments to various Chapters of Title 18 Zoning to update housing definitions, allow a variety of housing types, update the Density Bonus ordinance in compliance with State law, and amend Title 17 Subdivisions to incentivize lot consolidation of housing sites as required to be in compliance with the 6th Cycle Housing Element.

SUMMARY

On September 27, 2022, the City Council approved the 6th Cycle Housing Element for the 2021-2029 planning period. The updated Housing Element was certified by the California State Department of Housing and Community Development on October 14, 2022.

Housing Elements are required to plan for retention of existing and projected housing needs of each city in the State. The Housing Element also includes the City's Housing Plan, which identifies the City's goals and policies required to address the housing needs of the community. A component of the Housing Plan, the housing programs define the specific actions the City will undertake to achieve the stated goals and policies during the current housing cycle. A total of 27 housing programs were identified in the Housing Element. Municipal Code Text Amendment 23-03 proposes to amend various sections of the Municipal Code to bring the City into compliance with five (5) of the 27 programs. Programs 9, 11, 22, 23 and 24 consist of updating housing definitions, allowing a variety of housing types in compliance with State law, updating the Density Bonus ordinance, and creating a lot consolidation ordinance for Housing Element housing sites.

On June 20, 2024, the Planning Commission continued this request to the July 18, 2024 Planning Commission.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution PC-1679 recommending approval of MCTA 23-03 to the City Council.

FISCAL IMPACT

All of the proposed amendments are required to bring the Code into compliance with State law and the City's Housing Element. With the exception of Program 11 – Lot Consolidation, none of the proposed amendments will have a fiscal impact. Under the proposed amendments, the lot consolidation ordinance will give the Director of Community Development the authority to waive the lot combination/merger application fee of \$1,453.00 to assist in the development of Housing Element Housing sites. Of the 14 Housing Element Housing sites, nine (9) would require land assembly. Therefore, if all nine (9) sites were to meet the proposed criteria for the fee waiver, the fiscal impact could be up to \$13,077. However, there are no guarantees that these sites will develop and if they do, it could occur over several years.

BACKGROUND

The Housing Element, which is a component of San Dimas' General Plan, is required to be updated every eight (8) years to plan for meeting existing and projected housing needs. The current Housing Element, which covers the 2021-2029 planning period, was approved by the City Council on September 27, 2022, and subsequently certified by the California State Department of Housing and Community Development (HCD) on October 14, 2022.

The Housing Element contains information on the housing needs of the community, including the needs of lower-income households, the homeless, people with disabilities, and seniors among other groups. The majority of these needs are determined through the Regional Housing Needs Assessment (RHNA), of which 1,248 units were allocated to San Dimas. The Housing Element also establishes the goals, objectives, and policies that are the foundation of the City's housing strategy for the next planning period. It also contains an inventory of potential development sites within the City that could accommodate the RHNA allocation.

The Housing Element also includes a list of housing programs that define the specific actions the City will undertake during the eight (8) year planning period to achieve the stated goals and policies in the Housing Element. The approved Housing Element includes a total of 27 housing programs (Attachment 2) which are required to be completed at various points within the eight (8) year planning period. Failure to comply with these programs can lead to serious consequences from HCD that extend beyond the realm of residential land use planning. Non-compliance can result in the following consequences:

1. RHNA assignment that is not accommodated in one housing cycle will be rolled over to the next housing cycle, increasing the number of units and the potential land a city is required to designate for multi-family housing during the next Housing Element Update cycle.
2. A city would become vulnerable to lawsuits for noncompliance, including from the State of California.
3. A city would risk the loss of transportation funding and become ineligible for a number of state and federal grants.
4. A city will be required to update the housing element every 4 years instead of every 8 years.
5. If the Attorney General files a lawsuit for a violation related to housing element compliance and the jurisdiction does not bring its housing element into compliance after seeking remedies, the jurisdiction can be fined up to \$100,000 per month it remains in violation.

Municipal Code Text Amendment (MCTA) 23-03 proposes to amend various sections of the Code to keep the City in compliance with the Housing Element and HCD, and to bring various sections

of the Code into compliance with State law. MCTA 23-03 will achieve compliance with programs 9: updating the Density Bonus ordinance, 11: creating a lot consolidation ordinance for Housing Element housing sites, and 22 - 24: allowing a variety of housing types in compliance with State law. The table below provides more information on each of these programs and what this amendment will achieve.

Program #	Housing Program	Objective
9	Density Bonus	Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345).
11	Lot Consolidation	Waive lot consolidation planning fees to encourage the consolidation of lots desired to achieve the low and moderate income RHNA. Draft and adopt a lot consolidation ordinance that encourages the development of housing sites to address the RHNA.
22	Homeless Plan	Amend municipal code to amend definitions to allow supportive housing and low barrier navigation centers by-right use per (GC §65662 and §65650). Amend municipal code to amend definitions and permit transitional and supportive housing in all zones allowing residential uses like any residential use in the same zone.
23	Housing for Disabled People	Amend zoning and permit procedures to allow group homes for seven (7) or more persons in all residential zones with objectivity to promote approval certainty.
24	Housing for a variety of Types	Define and allow employee housing serving six or fewer residents in all zones allowing single-family homes (HSC 17021.5) Define and allow low-barrier navigation centers and supportive housing as a by right use (GC §65662 and §65650) (<i>Program 22</i>) Amend zoning and permit procedures to allow group homes for seven (7) or more persons in all residential zones with objectivity to promote approval certainty. (<i>Program 23</i>) Define and allow Single Room Occupancy (SRO) units with a conditional use permit in the MF zones. Amend emergency shelter parking standards in accordance with AB 139.

DISCUSSION/ANALYSIS

As previously mentioned there a number of goals, policies and programs that must be complied with to keep the City in compliance with the approved Housing Element and HCD. The proposed MCTA will amend various sections of the Code to ensure continued compliance and avoid sanctions by HCD.

Five (5) Housing Element programs will be implemented or complied with the proposed MCTA and consist of the following:

Program 9 – Density Bonus Law

Program 9 requires that the City review and revise the City's density bonus regulations to ensure consistency with changes in State law. State density bonus law allows applicants of residential projects with five (5) or more units to apply for a density bonus and additional incentive(s) if the project meets one of the following criteria: 10 percent of units affordable to lower income households; 5 percent of units affordable to very low income households, an age-restricted senior citizen housing project or mobile home park, or 10 percent of units in a condo project for moderate income households. The City's density bonus ordinance was last revised in 2013 and several

changes have been implemented by the State. While the City’s density bonus ordinance may not reflect previous changes made by the State, all current standards would be applied if a density bonus project was submitted.

The amendment will replace, in its entirety, Chapter 18.22 of the San Dimas Municipal Code to establish compliance with all State density bonus law requirements. The State will periodically amend the law to further the State’s housing goals; therefore, the proposed ordinance is written in a manner that requires compliance with State law and not require the City to update the ordinance every time the State amends the law. Density bonus law requires cities to adopt a density bonus ordinance, but it only has to specify how compliance with Government Code sections 65915 through 65918 will be implemented, and does not need to restate everything in the law. The proposed ordinance will accomplish that.

The major differences between the current density bonus law and the City’s current ordinance are as follows:

- Density bonus options

The City’s current ordinance does not reflect all the density bonuses allowed in each of the income level categories. For example, the City’s current ordinance caps the density bonus for very low income projects at 11% of units provided in the project. However, current density bonus law allows projects to provide up to 15% very low income units in a project to be eligible for a density bonus. The table below shows the changes in red

Percent of Total Units	Categories			
	Low Income	Very Low Income	Senior Citizen	Moderate Income
5	0	20	0	0
6	0	22.5	0	0
7	0	25	0	0
8	0	27.5	0	0
9	0	30	0	0
10	20	32.5	20	5
11	21.5	35	Density bonus shall be	6
12	23	38.75	20% of	7
13	24.5	42.5	the number	8
14	26	46.25	or	9
15	27.5	50	senior housing units	10
16	29			11
17	30.5			12
18	32			13
19	33.5			14
20	35			15
21	38.75			16
22	42.5			17
23	46.25			18
24	50			19

Percent of Total Units	Categories			
	Low Income	Very Low Income	Senior Citizen	Moderate Income
25				20
26			Density bonus shall be	21
27			20% of	22
28			the number	23
29			or	24
30			senior housing units	25
31				26
32				27
33				28
34				29
35				30
36				31
37				32
38				33
39				34
40				35
41				38.75
42				42.5
43				46.25
44				50

- Incentives/Concessions

As required by density bonus law, a development that qualifies for a density bonus also qualifies for incentives/concessions. An incentive/concession allows a developer to deviate from design standards and/or development standards that make the project economically infeasible for the developer to build. Incentives/concessions may include,

but are not limited to, established objective design standards and other development standards such as building height, setback, parking, or open space requirements.

They City's current ordinance does allow for incentives/concessions, but current density bonus law was revised to allow for additional incentives/concessions. The table below shows the changes in red.

Number of Concessions or Incentives	Percentage of Total Units by Project Type		
	Very Low Income	Lower Income	Moderate Income
<u>1</u> ***	5	10	10*
2	10	20 <u>17</u>	20 <u>*</u>
3	15	30 <u>24</u>	30 <u>*</u>
4	16		45*
<u>5</u>		<u>**</u>	

*must be for-sale units

**100% of all units in the development must be lower-income, except up to 20% of the units may be for moderate income. If project is located within 1/2 mile of a major transit stop or is located in very low vehicle travel area in a designated county, the applicant shall receive a height increase of up three additional stories, or 33 feet.

*** One incentive or concession for projects that include at 20% of the total units for lower income students in a student housing development.

- Additional density bonus

The most recent change went into effect on January 1, 2024 with the passage of AB 1287. AB 1287 allows developers to obtain an additional density bonus by stacking density bonuses. Previously a development would max out their density bonus based on the allowable densities, and no other bonuses would be available. Now, once a development maxes out the density bonus, they can request an additional density bonus, essentially stacking density bonuses. For example, a development that provides 24% low income units will receive a 50% density bonus. If they also provide an additional 15% moderate income units, they would receive an additional 50% bonus. In this example the development would receive a 100% density bonus by stacking two (2) 50% density bonuses. The additional density bonuses are shown in the table below.

Additional Density		
Percent of Total Units	Categories	
	Very Low Income	Moderate Income
<u>5</u>	<u>20</u>	<u>20</u>
<u>6</u>	<u>23.75</u>	<u>22.5</u>
<u>7</u>	<u>27.5</u>	<u>25</u>
<u>8</u>	<u>31.25</u>	<u>27.5</u>
<u>9</u>	<u>35</u>	<u>30</u>
<u>10</u>	<u>38.75</u>	<u>32.5</u>
<u>11</u>	<u>0</u>	<u>35</u>
<u>12</u>	<u>0</u>	<u>38.75</u>
<u>13</u>	<u>0</u>	<u>42.5</u>
<u>14</u>	<u>0</u>	<u>46.25</u>
<u>15</u>	<u>0</u>	<u>50</u>

It's important to note that the changes discussed above are already in effect and would be applied if an eligible density bonus application was to be submitted. The amendments, which are required

by the Housing Element, would also make the City's density bonus ordinance consistent with State density bonus law.

Program 11 – Lot Consolidation

The Housing Element land inventory identifies sites to meet the City's RHNA allocation. Majority of these sites are comprised of multiple smaller lots that could be combined to make larger sites. In these cases, the elimination or modification of shared property lines to facilitate cohesive projects. To reduce barriers to improving housing opportunity and choice, the City committed to drafting a lot consolidation ordinance that would waive lot consolidation planning fees to encourage assembly of sites desired to meet the City's RHNA.

Under the proposed ordinance, the Director of Community Development will have the authority to waive the lot combination/merger application fee of \$1,453.00 per housing site to assist in the development of Housing Element Housing sites. In considering the waiver, the Director shall consider if the development meets all of the following: 1) Furthers the City's housing goals, 2) Will result in a more efficiently developed project, and 3) Provides affordable lower-income units. This will bring the City in compliance with Program 11 and would also provide an incentive to develop housing sites to meet the City's RHNA.

Program 22 – Homelessness Plan

The Housing Element includes a homeless plan with an objective to ensure that the City's Municipal Code is current with recent State law requirements related to low barrier navigation centers, transitional and supportive housing. Program 22 requires that the Code be amended as needed to include definitions for low barrier navigation centers, allow transitional and supportive housing in all zones allowing residential uses like any residential use in the same zone, allow low barrier navigation centers by right in all areas zoned for mixed-use, and nonresidential zones that permit multi-family uses.

The current Code already defines supportive and transitional housing; therefore, the only definition that will be added to the Code, as part of this Program, is for low barrier navigation centers as follows:

- Low Barrier Navigation Center
 - a. "Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:
 - i. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
 - ii. Pets.
 - iii. The storage of possessions.
 - iv. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

As previously mentioned, Program 22 requires that the Code be amended to allow low barrier navigation centers by right in all areas zoned for mixed-use, and nonresidential zones that permit

multi-family uses. Currently, the Code does not allow low barrier navigation centers; therefore, the Code will be amended to allow these uses by right in the SP-26 and CG-3 zones where mixed-use developments are allowed, and in the CG-2 zone, which is the only nonresidential zone in the City that allows multi-family uses subject to approval of a conditional use permit and provided the use is located only in areas designated on the specific plan area map or were originally established before the year 1950. With this amendment, low barrier navigation centers will be allowed by right in the SP-26, CG-2 and CG-3 zones.

Lastly, this amendment will ensure compliance with State law and the Housing Element by allowing supportive and transitional housing in all zones allowing residential uses like any residential use in the same zone. The City's current code only allows transitional and supportive housing in the MF and MF-30 zones. Therefore, with this amendment, transitional and supportive housing will be permitted in all zones, including specific plans, that permit residential uses.

Program 22 also requires that the City retain Los Angeles Centers for Alcohol & Drug Abuse (LACDA). The City entered into a five (5) year contract with LACDA in April 2023; therefore, this requirement has already been met.

Program 23 – Housing for People with Disabilities

Currently the City of San Dimas supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including, but not limited to by-right zoning for small licensed residential care facilities (6 or fewer residents) in all residential zones, reasonable accommodation process for individuals with disabilities to request exceptions from local regulations, and enforcement of requirements to improve accessibility in housing through the enforcement of building codes and ADA accessibility requirements.

To further support disabled San Dimas residents, Program 23 requires that the City implement housing programs to help address the diverse needs of persons living with disabilities, and work with regional service providers to publicize information on available resources for housing and services, and amend zoning and permit procedures to allow group homes for seven (7) or more persons in all residential zones with objectivity to promote approval certainty. The City already provides housing programs that assist people living with disabilities and partners with the Los Angeles County Development Authority (LACDA) and the Council of Governments (COG) to publicize resources. Therefore, this MCTA will amend the Code to allow large group homes with seven (7) or more residents by right in all residential zones subject to compliance with objective standards. The objective standards are intended to ensure these large facilities provide the appropriate space and amenities for the residents, and also to assist in mitigating impacts to existing residential neighborhoods. Standards will include, but not limited to, maximum of 10 residents, minimum lot size of 25,000 square feet, minimum habitable space of 2,500 square feet, one (1) bedroom for every two (2) patrons/patients, minimum two-car garage, and operational standards.

Program 24 – Zoning for a Variety of Housing Types

State housing element law requires that local governments have municipal code provisions that zone for a variety of housing types. While virtually all cities allow for conventional types of housing, State laws have additional provisions to address the special housing needs of homeless people, agricultural workers, and people with disabilities among others. Program 24 requires the City to amend the Municipal Code to permit, consistent with State law, the following uses:

- Define and allow employee housing serving six or fewer residents in all zones allowing single-family homes accordance with Health & Safety Code § 17021.5

- Define and allow low-barrier navigation centers and supportive housing as a by right use in accordance with Gov't Code §65662 and §65650 (addressed by Program 22)
- Amend zoning and permit procedures to allow group homes for seven or more persons in all residential zones with objectivity to promote approval certainty. (Addressed by Program 23)
- Allow transitional and supportive housing in all zones allowing residential uses in accordance with Gov't Code §65583 (a)(4)(A) (Addressed by Program 22)
- Amend emergency shelter parking standards in accordance with AB 139
- Define and allow single-room occupancy units (SROs) with a conditional use permit in the MF zones in accordance with Gov't Code §65583

Some of these objectives are being addressed by other Programs listed above. The remaining following objectives will be addressed by this amendment.

Employee housing

Employee housing is not currently allowed in the City's code. Therefore, this amendment will allow employee housing serving six (6) or fewer residents as a residential use in all zones allowing single-family homes; essentially allowing them by right. In addition, the Code will be amended to include the following definition:

Employee housing

Qualified employee housing providing accommodations of six (6) or fewer employees, pursuant to health and Safety Code Section 17021.5(b), shall be deemed a single-family dwelling and is allowed in all zones allowing single-family homes. Qualified employee housing is subject to all Municipal Codes, regulations and other standards generally applicable to other residential dwellings of the same type in the same zone.

Emergency shelter parking standards

Parking requirements for emergency shelters will have to be provided in accordance with AB 139, which only requires sufficient parking to accommodate all staff working in the shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Currently, the Code requires one (1) parking space for every five (5) residents in addition to one (1) space for every employee on the maximum shift. The Code also allows for a 25% reduction in parking if the shelter is located within 1,000 feet of public transportation. This amendment will revise the parking standards for emergency shelter to be in compliance with AB 139.

Single Room Occupancy (SRO)

Lastly, Program 24 requires that the Code define and allow single room occupancy units (SROs) with a conditional use permit in all MF zones. The current Code already defines SROs, and allows the use in the MF-30 zone. Therefore, this amendment will allow SROs in all MF zones (MF, MF-D and MF-30).

The amendments proposed under MCTA 23-03 are required to keep the City in compliance with the housing programs in the City's Housing Element and with State law. Five (5) of the 27 programs will be addressed with this amendment. The remaining programs have already been met or will be met at a future date during the Housing Element's eight year cycle.

ENVIRONMENTAL REVIEW

Pursuant to CEQA, the City prepared an Initial Study/Negative Declaration (IS/ND) for the Draft Housing Element update, which included the housing programs, 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.

Respectfully submitted,



Marco A. Espinoza
Planning Manager

Attachments:

1. Resolution PC 2024-1679
2. Housing Element Housing Programs

RESOLUTION PC1679

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 23-03, A REQUEST TO AMEND VARIOUS CHAPTERS OF TILE 18 ZONING, TO UPDATE HOUSING DEFINITIONS, ALLOW A VARIETY OF HOUSING TYPES, UPDATE THE DENSITY BONUS ORDINANCE, AND AMEND TITLE 17 SUBDIVISIONS TO INCENTIVIZE LOT CONSOLIDATION OF HOUSING SITES AS REQUIRED TO BRING THE CODE INTO COMPLIANCE WITH THE CITY'S HOUSING ELEMENT AND STATE LAW.

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 a request to amend various Chapters of Tile 18 zoning to update housing definitions, allow a variety of housing types, update the Density Bonus ordinance in compliance with State law, and amend Title 17 Subdivisions to incentivize lot consolidation of housing sites as required to be in compliance with the Housing Element; and

WHEREAS, the Amendment would affect residential zones and specific plans that allow residential uses; 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 programs, to the City Council, and on September 27, 2022 the City Council voted 5-0 to adopt the Housing Element; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on June 20, 2024 at the hour of 7:00 p.m. and the Planning Commission voted 5-0 to continue the public hearing to July 18, 2024; 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 Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed amendments will update housing definitions, allow a variety of housing types, update the Density Bonus ordinance in compliance with State law, and amend Title 17 Subdivisions to incentivize lot consolidation of housing sites as required to be in compliance with the Housing Element. Specifically, the amendment will allow transitional and supportive housing, employee housing, single room occupancy housing, large group homes, and low barrier navigation centers in residential zones as the State has determined that these uses should be treated like any other residential use in a residential zone. To further mitigate any impacts to adjoining properties, development and operational standards have been included with this amendment that will regulate single room occupancy, large group homes and low barrier navigation centers.

- B. The proposed 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 and to be in compliance with State law will further the public health, safety and general welfare by providing residents and the general public with alternative housing opportunities, including transitional and supportive housing, employee housing, single room occupancy housing, large group homes, and low barrier navigation centers. 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 amendment will update the City's density bonus law to be consistent with State law, which would provide additional housing opportunities for residents and the public in general.

- C. The proposed 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. The proposed amendments will achieve the goals and objectives for programs # 9, 11 and 22-24, which are consistent with the City's General Plan by providing opportunities for various housing types in the City, removing market and regulatory constraints, and providing fair housing opportunities.

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 23-03 as set forth in attached Exhibit A

PASSED, APPROVED and ADOPTED, the 18 day of July, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

Kimberly Neustice, Senior Management Analyst

Exhibit A

New text in blue underlined
~~Deleted text is in Red and Strikethrough~~

Chapter 18.142

DEVELOPMENT STANDARDS FOR SPECIFIC LAND USES

Sections:

- 18.142.010 Purpose.** [To be effective upon approval of Municipal Code Text Amendment 24-03 and adoption of Ordinance No. XXX.]
- 18.142.020 Outdoor dining and seating areas** [To be effective upon approval of Municipal Code Text Amendment 24-03 and adoption of Ordinance No. XXX.]
- 18.142.030 Employee housing**
- 18.142.040 Low-barrier navigation centers**
- 18.142.050 Single-room occupancy**
- 18.142.060 Transitional and supportive housing**
- 18.142.070 Home care facilities**

18.142.010 Purpose.

The purpose of this Chapter is to establish development standards and restrictions of certain land uses while striving to maintain the overall character of the underlying zone. It is intended to supplement the standards in the underlying zones where deemed necessary, and appropriate to ensure development compatibility with the area.

18.142.020 Outdoor dining and seating areas

The purpose of this Section is to regulate and permit outdoor dining and seating areas on public and private property in nonresidential zones, including mixed-use zones. The standards for outdoor dining and seating areas are intended to provide additional opportunities for diners and enhance the pedestrian ambiance when provided on public right-of-way, while not impacting adjacent properties or surrounding neighborhoods. Outdoor dining and seating areas must be incidental to a permitted restaurant, café or other food service business as determined by the Director of Community Development or designee.

- A. Applicability. The provisions of this Section shall apply to (1) all new outdoor dining and seating areas on public rights-of-way, such as sidewalks, or on private property, and (2) all existing outdoor dining and seating areas that are expanded. For purposes of this Section, existing outdoor dining and seating areas mean those that were approved by the Planning Division, except those approved pursuant to the City's temporary COVID-19 policy, which do not qualify as existing. Notwithstanding the foregoing, this Section shall not apply to outdoor dining and seating areas which are located at the rear of an establishment within the establishment's leasable area.
- B. Permitting & review process.

1. Outdoor dining and seating areas on public property are subject to the following, along with any applicable fees and documents required by the application to be submitted.
 - a. Encroachment Permit. No person shall establish any outdoor dining and seating area within a public right-of-way, without approval and issuance of an encroachment permit from the Director of Public Works or designee.
 - b. Planning Review. Outdoor dining shall not be established within a public right-of-way until an application has been reviewed and approved by the Director of Community Development or designee. Adjoining business establishments will be notified if the application is approved.
 - c. Outside Agency Review. Outdoor dining and seating areas which include permanent improvements may be subject to review and approval by outside agencies such as utility companies. The applicant seeking approval of the outdoor dining and seating area shall be responsible for submitting application and fees to such outside agencies.
2. Outdoor dining and seating areas on any private property are subject to the following, along with any applicable fees and documents required by the application to be submitted.
 - a. Planning Review. Outdoor dining shall not be established on any private property until an application has been reviewed and approved by the Director of Community Development or designee. Adjoining business establishments will be notified if the application is approved.
3. Plans required. All applications for an outdoor dining and seating area, on private or public property, shall include plans satisfactory to the Director of Community Development and for the public right-of-way, the Director of Public Works. The site plan shall include, but not be limited to, the dimensions of the outdoor dining and seating area and relation to existing infrastructure, all improvements, number of tables and seats, fencing/barriers, heating equipment, lighting, and any utilities.
4. All applications shall include authorization from the property owner or property owner's authorized agent.

C. Development standards

1. The following standards shall apply to all outdoor dining and seating areas located on any public or private property:
 - a. The outdoor dining and seating area shall at all times maintain a minimum clearance of five feet for use of the sidewalk or pedestrian path by the general public.
 - b. The outdoor dining and seating area shall not obstruct any entries, exits, permitted signs, mailboxes, utilities, public seating, public safety measures, or extend into the safe line-of-sight distances at intersections, as determined by the City Engineer.
 - c. Outdoor dining shall not inhibit vehicular or pedestrian circulation.

- d. The width of the outdoor dining and seating area shall not exceed the width of the frontage of the establishment.
- e. The pedestrian path shall be measured from the dining area boundary to the back of curb and other obstructions (e.g. planters, utility boxes).
- f. No tables, chairs, umbrellas, shade structures, or other fixtures shall be permitted within the pedestrian path.
- g. Fencing/Barriers. City may require fencing or similar treatment to delineate the space and provide a safety barrier for patrons. If fencing or similar treatment is requested by the applicant, it shall comply with the following:
 - i. Design may consist of planters, metal, wood, glass fencing or other material deemed appropriate by the Director of Community Development. Glass improvements are not permitted in the public right-of-way.
 - ii. Shall not exceed 36-inches in height. Glass or fully transparent enclosures of up to six feet may be permitted by the Director of Community Development. Glass improvements are not permitted in the public right-of-way.
 - iii. If planters are installed, the planter itself shall not exceed 36-inches, and the vegetation (live or artificial) height shall not exceed 6 feet measured from the lowest adjacent finish grade.
 - iv. For restaurants serving alcohol, the barrier shall comply with the Alcoholic Beverage Control requirements.
- h. Outdoor dining shall be separated from parking facilities by pedestrian walkways, landscaping, decorative fences, or other means approved by the Director of Community Development.
- i. Awnings, covers, furniture, umbrellas, shade structures, or other physical elements shall be compatible with the character of the main structure and regularly maintained in good working order. Faded and ripped fabric and materials shall be replaced.
- j. Awnings, umbrellas, and similar covers must allow vertical clearance of seven feet above sidewalk level, and shall provide coverage of the dining area only and maintain a two foot horizontal clearance from pedestrian walkways.
- k. Umbrellas shall be free of any commercial advertisements with the exception of the name and/or logo of the restaurant.
- l. Shade structures, umbrellas and other decorative materials shall be fire-retardant, pressure-treated or manufactured of fire-resistant material.
- m. Heating units may be permitted if they are an outdoor approved type, are located in accordance with the manufacturer's recommendations, and are located at least two feet from the edge of public walkways and from any umbrella canvas, any foliage, or any other flammable object or material. No heating units with open

flames are permitted. Heating units in the right-of-way must be approved by the Director of Public Works.

- n. Outdoor dining area shall incorporate lighting for evening dining which shall be compatible with the character of the main structure, shall be hardwired, and shall be installed to prevent glare onto, or direct illumination of, any residential property or use, or impact to the safety of the traveling public. Use of glass within the public right-of-way is not permitted.
 - o. Any equipment associated with the outdoor dining area shall be hardwired and be an outdoor approved type. Equipment UL listing may be required at the discretion of the Director of Community Development or Public Works Director.
 - p. Furniture material shall be of a color and design, which is complimentary to the character of the main structure and shall consist of durable material such as wood or metal.
 - q. Parking. See Chapter 18.156 Vehicle Parking and Storage
 - r. The outdoor dining and seating area shall comply with all applicable Building, Fire and City codes.
 - s. The Director of Community Development or Director of Public Works may place additional conditions upon the issuance of the permit to ensure the protection of the public walkway, the rights of all adjoining property owners, and the health, safety, and welfare of the public.
2. Conversion of existing parking on private property. With the exception of parking standards, the standards in 18.142.020.C.1 shall apply to the conversion of existing private parking spaces into outdoor dining and seating areas. The following standards shall also apply when converting existing private parking spaces:
- a. Parking. See Chapter 18.156 Vehicle Parking and Storage.
 - b. Required ADA parking spaces may not be converted into an outdoor dining and seating area.
 - c. Parking spaces to be converted shall be limited to those located within the width of the frontage of the establishment.
 - d. The dining area floor shall be comprised of decking or other raised foundation that is ADA compliant and differentiates the dining area from the surrounding parking lot.
 - e. Establishments that have existing outdoor dining areas that provide for up to 20 seats, shall not be allowed to convert parking into an outdoor dining and seating area.
3. Communal outdoor dining and seating areas. Commercial centers with two or more restaurants, cafés or other food service businesses may provide shared outdoor dining and seating areas. With the exception of parking standards, the standards in 18.142.020.C.1 shall apply the shared outdoor dining and seating areas. The following standards shall also apply to shared outdoor dining and seating areas:

- a. Parking. See Chapter 18.156 Vehicle Parking and Storage.
- b. Properties with existing circulation and parking impacts may require a parking study to the satisfaction of the Director of Community Development.
- c. Required ADA parking spaces may not be converted into an outdoor dining and seating area.
- d. When parking spaces are converted, the dining area floor shall be comprised of decking or other raised foundation that is ADA compliant and differentiates the dining area from the surrounding parking lot.

D. Operational standards

1. The business owner shall be responsible for maintaining all chairs, tables, fencing, paving, ground surfaces, landscaping and other improvements associated with outdoor dining in a safe, sound, and visually attractive condition.
2. Tables shall be placed only in the locations shown on the approved site plan.
3. Movable furniture must be secured or moved inside at closing time.
4. Outdoor dining areas shall be operated in a manner that meets all requirements of the health department and all other applicable regulations such as noise, laws, city ordinances, or standards.
5. Outdoor dining areas shall contain waste receptacles for use by patrons, unless table service is provided.
6. Cleaning of the outdoor dining area is the responsibility of the associated restaurants and must comply with National Pollutant Discharge Elimination System standards.
7. Alcoholic beverages may be served in an outdoor dining area, provided approvals are obtained from the City and the Department of Alcoholic Beverage Control (ABC).
8. The size of a permitted outdoor dining area shall not be increased or the arrangement substantially altered, unless the Director of Community Development has reviewed and approved a new application under this Section.
9. The hours of operation for outdoor dining and seating areas shall be limited to the hours of operation for the associated establishment; however, the Director of Community Development may restrict the hours of the outdoor dining and seating area due to noise and safety concerns.

E. Post permit approval procedures

1. Temporary Suspension. Any permit for a dining or seating area, whether located on public or private property may be temporarily suspended, pursuant to written notice, when, in the discretion of the Director of Community Development or Director of Public Works, such use may interfere with the rights, health, welfare, or safety of the neighboring property owners and the others using the area.

2. Expiration. If the outdoor dining and seating area, whether located on public or private property, is discontinued, unused or abandoned for a period of one year, the permit shall automatically become null and void. A new application pursuant to the requirements of this Section shall be required for any outdoor dining and seating area that has been, in part or whole, expired, revoked, or terminated.
3. Revocation.
 - a. Outdoor dining and seating areas on public property. The use of a public sidewalk or any other public right-of-way under this Section is on a temporary and nonpermanent basis. Any outdoor dining and seating area in the public right-of-way may be revoked by the Director of Public Works if it is determined that any portion of the approved encroachment permit has been violated.
 - b. Outdoor dining and seating areas on private property. Any outdoor dining and seating area approved pursuant to this Section may be revoked by the Director of Community Development after at least five days' written notice to the permittee if it is determined that any portion of this Section has been violated. Pursuant to the written notice, the permittee shall have the opportunity to remedy the violation to the satisfaction of the Director of Community Development.
4. Appeal. Any decision made pursuant to this section is final, unless appealed to the Planning Commission within 14 days after the date the decision is made. Any appeal shall be submitted on forms provided by the City along with application fees pursuant to the adopted fee resolution schedule. Any appeal of the Planning Commission's decision shall be governed by the provisions of Chapter 18.212. [\[To be effective upon approval of Municipal Code Text Amendment 24-03 and adoption of Ordinance No. XXX.\]](#)

18.142.030 Employee housing

- A. Purpose. This Section establishes where employee housing uses, as defined in Chapter 18.08 Definitions as "Employee housing," are allowed, and what if any permit type is required in compliance with California Health and Safety Code Section 17021.5, subdivision (b):
1. Employee housing with a permit from the statutory enforcement agency to serve six or fewer employees is considered a single-family residential structure.
 2. No use permit, site development permit, variance, or other zoning clearance is required for employee housing serving six or fewer employees unless the same is required for a family dwelling of the same type in the same zone. In zones or specific plan areas where residential uses are permitted only in part of the area, employee housing shall only be permitted where residential uses are allowed in said zone or specific plan.

18.142.040 Low barrier navigation centers

- A. Purpose. This Section provides standards for the location and operation of low barrier navigation centers in compliance with Government Code Section 65660 – 65668.
- B. Low barrier navigation center defined. For purposes of this Section, “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:
1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
 2. Pets.
 3. The storage of possessions.
 4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.
- C. Where allowed. Low barrier navigation centers shall be permitted in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, if they meet the requirements of Government Code Section 65662 and this Section. In zones or specific plan areas where mixed-use or multifamily uses are permitted only in part of the area, low barrier navigation centers shall only be permitted where mixed-use or multifamily uses are allowed in said zone or specific plan.
- D. Separation requirements
1. The center shall be a minimum 300 feet from any existing low barrier navigation center or emergency shelter.
 2. The center shall be a minimum 300 feet from any public recreation facility, public or private K-12 school, public or private preschool and child daycare center.
- E. Operational standards
1. It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 2. It is linked to a coordinated entry system, so that staff in the interim facility or staff who colocate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
 3. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

4. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
 5. Management plan. The application for a center shall be accompanied by a management plan, which should incorporate the following: hours of operation, staffing levels and training procedures, maximum length of stay, size and location of exterior and interior on-site waiting and intake areas, admittance and discharge procedures, provisions for on-site or off-site supportive services, house rules regarding use of alcohol and drugs, on-site and off-site security procedures and protocols for communications with local law enforcement agencies and surrounding property owners.
 6. Low Barrier Best Practices. The center shall incorporate best practices to reduce barriers for clients. This may include, but is not limited to, the presence of partners (if it is not a population-specific site, such as for survivors of domestic violence), accommodate persons with a disability, presence of pets, storage areas for personal possessions and privacy screening around beds that are in a dormitory setting.
- F. Parking. On-site parking shall be provided at a rate of one parking space per employee in the largest shift.
- G. Sunset
1. Subject to Subsection (G)(2) below, this Section shall remain in effect until January 1, 2027, and as of that date is repealed.
 2. If the Legislature amends Government Code Section 65668 to extend the effective date of Government Code Section 65660 et seq., then this Section shall remain in effect until the date on which Government Code Section 65660 et seq. is repealed.

18.142.050 Single room occupancy

- A. Purpose. This Section provides standards for the location and operation of single room occupancy housing uses, as defined in Chapter 18.08 Definitions,” and specifies applicable requirements.
- B. Where allowed. Single-room occupancy (SRO) facilities shall be allowed in all MF zones subject to approval of a conditional use permit by the Planning Commission.
- C. Parking. See Chapter 18.156 Vehicle Parking and Storage.
- D. Development standards.
 1. Unit size. The minimum size of an SRO unit shall be 150 square feet and the maximum size shall be 400 square feet which may include kitchen and/or bathroom facilities.
 2. Common indoor/outdoor recreation areas. A minimum of 300 square feet of common indoor and/or outdoor recreation area must be provided per project for projects with 10 units or less, and a minimum of 300 square feet of common indoor and/or outdoor recreation area per project, plus 15 square feet per unit for projects larger than 10 units. Recreation areas

include, but are not limited to: recreation rooms, rooftop terraces, courtyards, pools, sports courts, playgrounds with play equipment, picnic areas with barbeques, tables, and seats. Common areas can be divided into multiple usable areas. Shared kitchen and bathroom facilities shall not be considered as common areas.

3. Cooking facilities. Cooking facilities must be provided either in individual units or in a community kitchen. Where cooking is in individual units, each unit must have a sink with hot and cold water; a counter with dedicated electrical outlets and a microwave oven or a properly engineered cook top unit pursuant to Building Code requirements; at minimum a small refrigerator; and cabinets for storage.
4. Bathroom facilities. For each SRO unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
5. Closet. Each unit must have a separate closet.

E. Operational standards.

1. Rental duration. The rental of any SRO unit must be for a period of 30 days or longer.
2. An on-site, 24 hour manager is required in every SRO project. In addition, a single manager's unit shall be provided which shall be designed as a complete residential unit, and be a minimum of 225 square feet in size.
3. Management Plan. A management plan must be submitted with the permit application for an SRO Housing for review by the Review Authority. At minimum, the management plan must include the following:
 - a. Security/Safety. Proposed security and safety features such as lighting, security cameras, access, and natural surveillance through design that maximizes visibility of spaces;
 - b. Management Policies. Management policies, including desk service, visitation rights, occupancy restrictions, and use of cooking appliances;
 - c. Rental Procedures. All rental procedures, including the monthly tenancy requirement;
 - d. Staffing and Services. Information regarding all support services, such as job referral and social programs; and
 - e. Maintenance. Maintenance provisions, including sidewalk cleaning and litter control, recycling programs, general upkeep, and the use of durable materials.

18.142.060 Transitional and supportive housing

- A. Purpose. This Section establishes where transitional and supportive housing uses, as defined in Chapter 18.08 Definitions as “Transitional housing” and “Supportive housing” are allowed.
- B. Transitional Housing. In accordance with Government Code Section 65583(c)(3), transitional housing is considered a residential use of property and is subject to those restrictions and requirements that apply to other residential dwellings of the same type in the same zone. In zones or specific plan areas where residential uses are permitted only in part of the area, transitional housing shall only be permitted where residential uses are allowed in said zones or specific plans.
- C. Supportive Housing.
 - 1. Generally. In accordance with Government Code Section 65583(c)(3), supportive housing is considered a residential use of property and is subject to those restrictions and requirements that apply to other residential dwellings of the same type in the same zone. In zones or specific plan areas where residential uses are permitted only in part of the area, supportive housing shall only be permitted where residential uses are allowed in said zones or specific plans.
 - 2. In Zones Allowing Multifamily. Supportive housing that complies with the requirements of California Government Code Section 65650 et seq. is considered a use by right in all zones where multifamily uses are permitted, including mixed-use zones. In accordance with Government Code Section 65651(b)(1), a supportive housing development must comply with all objective development standards, requirements and policies that apply to other multifamily developments within the same zone.

18.142.070 Home care facilities [Chapter moved from 18.186 and modified to allow large community care facility]

- A. Definitions.
 - a. "Alcoholism or drug abuse recovery facility" means any facility, place or building which provides twenty-four hour residential nonmedical services in a group setting to adults, which may include, but need not be limited to, mothers over eighteen years of age and their children, and emancipated minors, which may include, but need not be limited to, mother under eighteen years of age and their children, who are recovering from alcohol, drug, or drug and alcohol misuse and are currently capable of meeting their life-support needs independently, but who temporarily need guidance, counseling, or other alcohol or drug recovery services.
 - b. "Community care facility" means any facility, place or building which is maintained and operated to provide nonmedical residential care, day treatment or adult day care, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children, and includes:

- i. "Residential facility" means any family home, group care facility or similar facility, for twenty-four hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.
 - ii. "Residential care facility for the elderly" means a housing arrangement chosen voluntarily by persons sixty years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care or health-related services are provided, based upon the person's varying needs, as determined in order to be admitted and to remain in the facility.
 - c. Community care facility shall not include any alcoholism or drug abuse recovery facility, which is defined separately in this code.
 - d. "Family day care home" means a home which regularly provides care, protection and supervision of fourteen or fewer children, in the provider's own home, for periods of less than twenty-four hours per day, while the parents or guardians are away.
 - e. "Home care facility" means a family day care home, community care facility or alcoholism/drug abuse recovery facility established within a residential dwelling.
 - f. "Integral facilities" means any combination of two (2) or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one (1) operation shall be referred to as integral facilities and shall be considered one (1) facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one (1) facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities; or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one (1) licensed or unlicensed facility.
 - g. "Integral uses" mean any two (2) or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two (2) or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one (1) use for purposes of applying federal, state and local laws to its operation.
- B. Family day care homes. The use of a single-family or multifamily residence as a family day care home shall be considered a residential use of property and shall be permitted in all residential zones and specific plans which allow residential uses.
- C. Community care facilities.

- a. The use of a single-family or multifamily residence as a community care facility serving six or fewer persons shall be considered a residential use of property and shall be permitted in all residential zones, including specific plans which allow residential uses.
- b. The use of a single-family or multifamily residence as a community care facility serving seven (7) to ten (10) persons ("large community care facility") shall be considered a residential use of property and shall be permitted in all residential zones, including specific plans which allow residential uses. No person shall open a community care facility or begin employment with a community care facility until the applicant complies with all the following requirements. The applicant shall be responsible for updating any of the submitted information to keep it current:
 - i. The facility must be on a lot that is greater than 25,000 square feet in size.
 - ii. If located within a single-family residence it shall comply with the following:
 1. 2,500 square feet minimum of habitable space;
 2. One bedroom for every two patron/patient;
 3. Three full bathrooms;
 4. One communal room, excluding the kitchen; and
 5. Enclosed two-car garage, minimum interior dimension of 20' x 20'.
 - iii. If located in a multi-family development not more than one facility is allowed per development.
 - iv. An application for a large community care facility is submitted to the Director of Community Development by the owner/operator of the facility. The application shall provide the following:
 1. The name, address, phone number and driver's license number of the owner/operator;
 2. If the applicant and/or operator is a partnership, corporation, firm or association, then the applicant/operator shall provide the additional names and addresses as follows and such persons shall also sign the application:
 - a. Every general partner of the partnership,
 - b. Every owner with a controlling interest in the corporation,
 - c. The person designated by the officers of a corporation as set forth in a resolution of the corporation that is to be designated as the permit holder;
 3. The license and permit history of the applicant, including whether such applicant, in previously operating a similar use in this or another city, county, or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefor;
 4. The name, address, phone number and driver's license number of the house manager;
 5. A copy of the facility rules and regulations;
 6. Written intake procedures;
 7. The relapse policy;

8. Blank copies of all forms that all residents and potential residents are required to complete.
- v. The facility shall not be located in an accessory secondary unit unless the primary dwelling unit is used for the same purpose.
- vi. The facility has a house manager who resides at the facility or any multiple of persons acting as a house manager who are present at the facility on a twenty-four (24) hour basis and who are responsible for the facility's day-to-day operation.
- vii. All garage and driveway spaces associated with the facility shall, at all times, be available for the parking of vehicles. Residents and the house manager may each only store or park a single vehicle at the dwelling unit. The vehicle must be operable and currently used as a primary form of transportation for a resident or the house manager.
- viii. If the facility operator is not the property owner, written approval from the property owner to operate a large community care facility at the property.
- ix. The property must be fully in compliance with all building codes, municipal code, and zoning.
- x. At least forty-eight (48) hours prior to an occupant's eviction from or involuntary termination of residency in a facility, the operator thereof shall:
 1. Notify the person designated as the occupant's emergency contact or contact of record that the occupant will no longer be a resident at the facility;
 2. Make available to the occupant transportation to the address listed on the occupant's driver license, state-issued identification card, or the permanent address identified in the occupant's application or referral to the facility;
 3. Provided, however, that should the occupant decline transportation to their permanent address or otherwise has no permanent address, then the operator shall make available to the occupant transportation to another facility that has agreed to accept the occupant.
- xi. All drivers of vehicles picking up or dropping off persons at a facility shall comply with all applicable provisions of this code and the Vehicle Code, including, but not limited to, those provisions regulating licensure and parking, standing and stopping.
- xii. Occupants must not require and operators must not provide "care and supervision" as those terms are defined by Health and Safety Code section 1503.5 and section 80001(c)(3) of Title 22, California Code of Regulations.
- xiii. Integral group home facilities are not permitted. Applicants shall declare, under penalty of perjury, that the group home does not operate as an integral use/facility.
- xiv. An applicant may seek relief from the strict application of this section by submitting a request to the director setting forth specific reasons as to why accommodation over and above this section is necessary under state and federal laws, pursuant to section 13-200.62.

- c. Large community care facilities that are in existence upon the effective date of this chapter shall have one (1) year from the effective date of this chapter to comply with its provisions.
 - d. Existing large community care facilities obligated by a written lease exceeding one (1) year from the effective date of the ordinance, or whose activity involves investment of money in leasehold or improvements such that a longer compliance period is necessary to prevent undue financial hardship, are eligible for up to one (1) additional year subject to planning division approval, which approval shall not be unreasonably withheld.
 - e. Should any section, subsection, clause, or provision of this chapter for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, approved and ratified irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional. This chapter shall be prospective in application from its effective date.
- D. Alcoholism or drug abuse recovery facilities. The use of a single-family residence as an alcoholism or drug abuse recovery facility serving six or fewer persons shall be considered a residential use of property and shall be permitted in all single-family zones, including specific plans which allow for single-family uses.
- E. Licensing. All home care facilities shall comply with Title 5 of the municipal code regarding business licenses.

Chapter 18.42 Multiple-Family (MF) Zone

18.42.030. Uses permitted by conditional use permit.

The following uses shall be permitted pursuant to the provisions of Chapter 18.200:

- A. Apartments, condominiums, townhouses and similar multiple-family developments.
- B. Churches.
 - 1. Day care centers, day nurseries, and nursery schools as an accessory use only.
- C. Convents.
- D. Rectories.
- E. Public utility substations.
- F. Senior citizen housing projects.
- ~~G. Transitional and supportive housing~~

Chapter 18.44 Multiple-Family Thirty Units Per Acre (MF-30) Zone

18.44.020 Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses. All uses shall be subject to the property development standards set forth in this chapter.

A. Primary Uses.

1. Apartments, condominiums, townhouses and similar multiple-family developments;
2. Senior citizen housing projects;
3. ~~Transitional and supportive housing.~~

Chapter 18.156 Vehicle Parking and Storage

18.156.050

C. Residential uses

9. Emergency shelters and year-round emergency shelters - One space for every ~~five residents in addition to one space for every~~ employee on the maximum shift, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. ~~Shelters within 1,000 feet of public transportation may reduce the overall parking requirement by 25 percent~~
11. Single room occupancy (SRO) – One parking space for every two units, plus one space for each employee on the maximum shift.

Chapter 18.08 Definitions

Sections:

18.08.210 ~~Flag-Lot~~ Emergency shelter

18.08.215 ~~Emergency shelter~~ Employee housing

18.08.220 ~~Floor area ratio~~ Flag lot

18.08.221 Floor area ratio

18.08.215 Employee housing

“Employee housing” means qualified employee housing providing accommodations of six or fewer employees pursuant to Health and Safety Code Section 17021.5(b) and which satisfies the qualification requirements of Health and Safety Code Section 17021.5(a). Qualified employee housing shall be deemed a single-family dwelling and is allowed in all zones allowing single-family homes. Qualified employee housing is subject to all Municipal Codes, regulations, requirements and other standards generally applicable to other residential dwellings of the same type in the same zone.

Chapter 18.22 Density Bonus [Entire chapter struck and replaced with new text]

Sections:

~~18.22.010 — Purpose.~~

~~18.22.020 — Definitions.~~

~~18.22.030 — Residential density bonus.~~

~~18.22.040 — Additional residential density bonus.~~

~~18.22.050 — Concession or incentive.~~

~~18.22.060 — Waiver or reduction of development standards.~~

~~18.22.070 — Parking standards.~~

~~18.22.080 — Child care facility bonus.~~

~~18.22.090 — Condominium conversion incentives.~~

~~18.22.010 — Purpose.~~

~~———— This chapter is established to set forth standards providing for incentives or concessions for lower income housing units and child care facilities when an applicant seeks a density bonus. This chapter is intended to implement and comply with Government Code Section 65915. (Ord. 1214 § 2, 2013)~~

~~18.22.020 — Definitions.~~

~~———— As used in this chapter the following definitions are provided:~~

~~———— A. ——— “Child care facility” means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

~~———— B. ——— “Concession or incentive” means any of the following:~~

~~———— 1. ——— A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.~~

~~———— 2. ——— Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.~~

~~———— 3. ——— Other regulatory incentives or concessions proposed by the developer or the city, that result in identifiable, financially sufficient, and actual cost reductions.~~

~~———— C. ——— “Development standard” includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an on-site open space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, or other local condition, law, policy, resolution, or regulation.~~

~~———— D. ——— “Housing development” means a development project for five or more residential units. Also includes a subdivision or common interest development, as defined in Section 1351 of the Civil Code, approved by the city, and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in Section 65863.4(d) of the Planning and Zoning Law, where the result of the rehabilitation would be a net increase in available residential units.~~

~~———— E. ——— “Maximum allowable residential density” means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.~~

~~F. “Rounding of density or parking calculations” means any density or parking calculation resulting in fractional units shall be rounded up to the next whole number.~~

~~G. “Site” means the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located. (Ord. 1214 § 2, 2013)~~

~~18.22.020~~

~~18.22.030 Residential density bonus:~~

~~A. For a housing development in any residential zone or residential specific plan providing a specified minimum percentage of the total units in the applicable specified category, the following density bonus shall be granted:~~

Percent of Total Units ¹	Categories			
	Low Income ²	Very Low Income ³	Senior Citizen ⁴	Moderate Income ⁵
5	0	20	0	0
6	0	22.5	0	0
7	0	25	0	0
8	0	27.5	0	0
9	0	30	0	0
10	20	32.5	20	5
11	21.5	35		6
12	23			7
13	24.5			8
14	26			9
15	27.5			10
16	29			11
17	30.5			12
18	32			13
19	33.5			14
20	35			15
21				16
22				17
23				18
24				19
25				20
26				21
27				22
28				23
29				24
30				25
31				26
32				27
33				28
34				29
35				30
36				31

Percent of Total Units ¹	Categories			
	Low Income ²	Very Low Income ³	Senior Citizen ⁴	Moderate Income ⁵
37				32
38				33
39				34
40				35

- ~~1. Total units does not include units added by a density bonus awarded pursuant to Section 18.22.030 of this chapter.~~
- ~~2. Lower income households as defined by Section 50079.5 of the Health and Safety Code.~~
- ~~3. Very low income households as defined by Section 50105 of the Health and Safety Code.~~
- ~~4. Senior citizen housing developments, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobile home parks that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.~~
- ~~5. A common interest subdivision as defined by Section 1351 of the Civil Code for persons and families of moderate income, as defined by Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.~~

~~B. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zoning change or other discretionary approval.~~

~~C. Continued affordability of any low and very low income units that qualified for a density bonus awarded pursuant to this section shall be ensured by appropriate recorded instruments and/or agreements for a minimum of thirty years, subject to the following additional standards, where applicable:~~

~~1. A longer time period may be required where specified by the construction or mortgage financing program, mortgage insurance program or rental subsidy program.~~

~~2. Rents for low and very low income units shall be set at an affordable rent, as defined by Section 50053 of the Health and Safety Code.~~

~~3. Owner occupied units shall be available at an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code.~~

~~D. An equity sharing agreement shall be required for any density bonus awarded in a common interest development, as defined by Section 1352 of the Civil Code, unless such an agreement is in conflict with the requirements of another public funding source or law.~~

~~1. The initial occupant of moderate income units shall be persons and families of moderate income, as defined by Section 50093 of the Health and Safety Code, and any such units shall be offered at an affordable housing cost, as that cost is defined by Section 50052.5 of the Health and Safety Code.~~

~~2. The equity sharing agreement shall comply with Section 65915(c)(2)(A) through (C) of the Planning and Zoning Law. (Ord. 1214 § 2, 2013)~~

~~18.22.030~~

~~18.22.040 Additional residential density bonus.~~

~~A. When a donation of land meeting certain specified standards is made to the city in conjunction with a tentative subdivision map, a parcel map or other residential development proposal, a fifteen percent increase above the otherwise allowable maximum residential density for the entire development as follows:~~

Percentage of Very Low Income Units	Density Bonus Percentage	Percentage of Very Low Income Units	Density Bonus Percentage
10	15	21	26
11	16	22	26
12	17	23	28
13	18	24	29
14	19	25	30
15	20	26	31
16	21	27	32
17	22	28	33
18	23	29	34
19	24	30	35
20	25		

~~_____ B. _____ This residential density bonus shall be in addition to any increase granted pursuant to Section 18.22.030 up to a maximum combined mandated density increase of thirty-five percent if a density increase is requested pursuant to both sections.~~

~~_____ C. _____ Any such additional density bonus pursuant to this section shall satisfy all of the following conditions:~~

~~_____ 1. _____ The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.~~

~~_____ 2. _____ The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than ten percent of the number of residential units of the proposed development.~~

~~_____ 3. _____ The transferred land is at least one acre in size or of sufficient size to permit development of at least forty units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in Section 65583.2(c)(3) of the Planning and Zoning Law, and is or will be served by adequate public facilities and infrastructure.~~

~~_____ 4. _____ The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the city may subject the proposed development to subsequent design review to the extent authorized by Section 65583.2(i) of the Planning and Zoning Law if the design is not reviewed by the city prior to the time of transfer.~~

~~_____ 5. _____ The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section 65583.2(c)(1) and (2) of the Planning and Zoning Law, which shall be recorded on the property at the time of the transfer.~~

~~_____ 6. _____ The land is transferred to the city or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.~~

~~_____ 7. _____ The transferred land shall be within the boundary of the proposed development or, if the city agrees, within one-quarter mile of the boundary of the proposed development.~~

~~8. A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application. (Ord. 1214 § 2, 2013)~~

~~18.22.040~~

~~18.22.050 Concession or incentive.~~

~~A. In conjunction with a density bonus granted pursuant to Section 18.22.030, concessions or incentives, as defined herein, may be requested and shall be granted as follows:~~

Number of Concessions or Incentives	Percentage of Total Units by Project Type		
	Very Low Income	Lower Income	Moderate Income
1	5	10	10
2	10	20	20
3	15	30	30

~~B. A requested concession or incentive may not be allowed only if, based upon substantial evidence, any of the following written findings are made:~~

~~1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).~~

~~2. The concession or incentive would have a specific adverse impact, as defined in Section 65589.5(d)(2) of the Planning and Zoning Law, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.~~

~~3. The concession or incentive would be contrary to state or federal law. (Ord. 1214 § 2, 2013)~~

~~18.22.060 Waiver or reduction of development standards.~~

~~A. In conjunction with a density bonus granted pursuant to Section 18.22.030 or concessions or incentives granted pursuant to Section 18.22.050, a waiver or reduction of development standards, as defined herein, may be requested and shall be granted where the development standard will have the effect of physically precluding the construction of the development.~~

~~B. A request for the waiver of a development standard pursuant to this section shall neither reduce nor increase the number of incentives or concessions allowed pursuant to Section 18.22.050.~~

~~C. A requested waiver or reduction of a development standard may not be allowed only if, based upon substantial evidence, any of the following written findings are made:~~

~~1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).~~

~~2. The concession or incentive would have a specific adverse impact, as defined in Section 65589.5(d)(2) of the Planning and Zoning Law, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to~~

satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

~~3. The concession or incentive would be contrary to state or federal law. (Ord. 1214 § 2, 2013)~~

~~18.22.060~~

~~18.22.070 — Parking standards.~~

~~A. In conjunction with a density bonus granted pursuant to Section 18.22.030, upon request, parking standards, including handicapped and guest parking, shall not exceed the following:~~

Number of Bedrooms	Maximum Number of Parking Spaces per Unit
0-1	1
2-3	2
4+	2.5

~~B. For purposes of this section, a development may provide “on-site parking” through tandem parking or uncovered parking, but not through on-street parking.~~

~~C. An applicant may request parking incentives or concessions beyond those provided in the subdivision pursuant to Section 18.22.050. (Ord. 1214 § 2, 2013)~~

~~18.22.080 — Child care facility bonus.~~

~~A. Where a child care facility, as defined herein, is located on the premises of, as part of, or adjacent to, a project which includes a density bonus granted pursuant to Section 18.22.030 either of the following shall be granted:~~

~~1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.~~

~~2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.~~

~~B. Where such a child care facility is approved, the following standards shall apply:~~

~~1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 18.22.030(C) or (D), as applicable.~~

~~2. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to Section 18.22.030(A), as applicable. (Ord. 1214 § 2, 2013)~~

~~18.22.090 — Condominium conversion incentives.~~

~~A. When an applicant for approval to convert apartments to a condominium project agrees to provide at least thirty-three percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or fifteen percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by the city, the city shall either:~~

~~1. Grant a density bonus for an increase in units of twenty-five percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion; or~~

~~2. Provide other incentives of equivalent financial value which may include the reduction or waiver of requirements which the city might otherwise apply as conditions of approval for the conversion. The city is not required to provide cash transfer payments or other monetary contributions.~~

~~B. Reasonable conditions may be placed such on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.~~

~~C. If a preliminary proposal is submitted pursuant to this section, the city shall, within ninety days of receiving a written proposal, notify in writing of the manner in which it will comply with this section.~~

~~D. Nothing in this section shall be construed to require the city to approve a proposal to convert apartments to condominiums.~~

~~E. An apartment project which was granted a density bonus pursuant to Section 18.22.030 or concessions or incentives pursuant to Section 18.22.050 is not eligible to receive a density bonus or incentives pursuant to this section. (Ord. 1214 § 2, 2013)~~

Sections:

18.22.010 Purpose.

18.22.020 Definitions.

18.22.030 Application and plan review.

18.22.040 Density bonus agreement.

18.22.050 Standards for qualifying units.

18.22.060 Childcare facility.

18.22.010 Purpose.

The provisions of this Chapter are intended to incentivize development of affordable housing, implement the goals and policies of the Housing Element of the General Plan, and ensure compliance with Density Bonus Law.

18.22.020 Definitions.

The following definitions shall apply to this chapter:

- A. "Density Bonus Law" means Government Code sections 65915 through 65918, as may be amended.
- B. "Qualifying units" means the units that allow an applicant to qualify for a density bonus, incentive or concessions, waivers or reductions of development standards, parking ratio reductions, or other benefits available under Density Bonus Law.
- C. "Childcare facility" has the meaning given in Government Code section 65915(h)(4), as may be amended.

18.22.030 Application and plan review.

- A. Application.

1. An application for a density bonus, incentives or concessions, waivers or reductions of development standards, parking ratio reductions, or other benefits available under Density Bonus Law shall be submitted at the same time as the application for the applicable development project. The application shall be on a form provided by the City and shall include applicable review fees. The application shall also include reasonable documentation to establish eligibility for the requested density bonus, incentives or concessions, waivers or reductions of development standards, parking ratio reductions, or other benefits available under Density Bonus Law, as determined by the Director, including reasonable documentation to establish that requested incentives or concessions will result in identifiable and actual cost reductions for the project.
2. Only completed applications will be considered.
3. The application will be processed concurrently with any other applications required for the development project.
4. The application and application materials will be circulated and reviewed by applicable City departments for review and comment. The applicant will be informed in writing of any incompleteness within 30 days following submittal of the application.
5. If the requested documents are not resubmitted within 90 days of the incompleteness letter date, the application shall be closed. A new application and application fee will be required.

B. Application review.

1. Applications for a density bonus, incentives or concessions, waivers or reductions of development standards, parking ratio reductions, or other benefits available under Density Bonus Law will be considered at the same time and by the same reviewing authority as the applicable development project application.
2. Applications shall be approved, conditionally approved, or denied in accordance with this chapter and the requirements of Density Bonus Law.
3. The reviewing authority's determination may be appealed pursuant SDMC chapter 18.212.

18.22.040 Density bonus agreement.

As a condition of the approval of a density bonus, incentives or concessions, waivers or reductions of development standards, parking ratio reductions, or other benefits available under Density Bonus Law, the applicant shall agree to enter into a density bonus agreement or other similar binding document with the city in a form approved by the city attorney and consistent with the requirements of Density Bonus Law and other applicable laws. The city manager is authorized to execute the density bonus agreement on behalf of the city. The executed density bonus agreement shall be recorded on the parcel or parcels designated for the construction of qualifying units, or donated for the purpose of constructing qualifying units, or any other parcel required to be restricted by Density Bonus Law. The approval and recordation shall occur prior to the recordation of any final map for the project or, where a map is not being processed,

prior to the issuance of building permits for the project. The density bonus agreement shall be binding upon all future owners and successors in interest.

18.22.050 Standards for qualifying units.

All qualifying units shall meet the following requirements:

- A. Concurrency. Qualifying units shall be built prior to or concurrently with all other units in the development unless the city and the applicant agree in writing to an alternative schedule for development. Qualifying units shall be made available to eligible tenants prior to or at the same time that the other units in the development are made available to the public.
- B. Location. Qualifying units, where feasible, shall be dispersed within the housing development and shall not be concentrated in any single portion of the development.
- C. Unit size. Where feasible, the number of bedrooms in the qualifying units shall be equivalent to the bedroom mix of the other units in the development, except that the developer may include a higher proportion of qualifying units with more bedrooms.
- D. Design. The design and appearance of the qualifying units shall match the design and appearance of the other units in the housing development.
- E. Linked sites. Circumstances may arise in which the public interest would be served by allowing some or all of the qualifying units associated with one housing development to be produced and operated at an alternative development site. If the developer and the city agree in writing to allow the production and operation of qualifying units at an alternative site, the resulting linked developments shall be considered a single housing development for the purposes of this chapter.

18.22.060 Childcare facility.

Developments seeking an additional density bonus or additional concession or incentive on the basis of including a childcare facility on the premises of, as part of, or adjacent to the project shall comply with the requirements of Government Code section 65915(h), as may be amended, and shall enter into an agreement or other appropriate document with the City, approved by the City Attorney, to ensure compliance with such requirements. Compliance with the requirements in this section 18.22.060 shall be a condition of approval of the grant of a density bonus or additional concession or incentive under this section.

Title 17 Subdivisions
Chapter 17.28 Merger of parcels

17.28.100 Lot Consolidation Incentive

To encourage development and reduce barriers to improve housing opportunities of housing sites identified in the City's Housing Element for the 2021-2029 planning period, the Director of the department of Community Development may waive the lot merger application fee. In considering the fee waiver, the Director shall consider whether the proposed development meets all of the following:

- A. Furthers the City's housing goals.
- B. Will result in a more efficient developed project.
- C. Provides affordable lower-income units.

Chapter 17.29 Lot combinations

17.29.052 Lot Combination Incentive

To encourage development and reduce barriers to improve housing opportunities of housing sites identified in the City's Housing Element for the 2021-2029 planning period, the Director of the department of Community Development may waive the Lot Combination application fee. In considering the fee waiver, the Director shall consider whether the proposed development meets all of the following:

- A. Furthers the City's housing goals.
- B. Will result in a more efficient developed project.
- C. Provides affordable lower-income units.

D. Housing Programs

Housing programs define the specific actions the City will undertake to achieve the stated goals and policies and are organized around the City's housing goals. Table HE-5.4 at the end of this section summarizes program objectives, funding sources, the agency responsible for implementation, and policy addressed.

Housing and Neighborhood Preservation

1. Housing Code Compliance

The City's Building Code, Housing Code, Property Maintenance Code, and other regulations establish minimum standards for the construction and maintenance of buildings, property, and structures. The City's Code Compliance program enforces these regulations to protect the health, safety, and welfare of the public, maintain quality neighborhoods, and improve housing security and safety for all. To encourage and facilitate code compliance, the City provides information about the ongoing grant program to address code violations. In addition to City codes, homeowners may need to comply with Codes, Covenants, and Restrictions adopted by neighborhoods that are more restrictive than city codes. CC&Rs are enforced by the respective associations and are outside the purview of City staff.

Objective(s):

- Conduct property inspections and resolve up to 200 cases annually, focusing in broader downtown
- Require adherence to local property regulations and requirements
- Inform residents of available resources to address code violations

2. Home Rehabilitation

The City's Single-Family Rehabilitation Program offers financial assistance for repairing repairs to address conditions that are detrimental to health and safety. Grants are restricted to lower income households. The maximum repair grant amount is \$7,500 under the CDBG program and \$3,000 under the Mobile Home Rehabilitation Program. Eligible use of funds includes roofing, electrical, heating/air conditioning, termite fumigation, windows and doors, and other improvement needs. Occupancy restrictions apply. This program helps to improve housing security, reduce potential displacement concerns, address disproportionate housing needs among lower income residents, and address place-based investment needs one home at a time in older areas.

Objective(s):

- Provide financial assistance for 10 home rehabilitation projects annually
- Provide financial assistance for 15 mobile home rehabilitation annually
- Provide financial assistance for 10 mobilehome chair lifts annually

3. Historic Preservation

San Dimas has a rich history that is reflected in its older downtown core area, bordered generally by Gladstone Street, Walnut Avenue, Arrow Highway, and Amelia Avenue. Approximately 300 properties were identified in a local historic resource survey in the early 1990s, and additional homes may also qualify as historic since then. The City encourages preservation of these structures through state programs; additional incentives to encourage preservation may be available. One state program, the Mills Act, enables the owner of a structure listed as historically significant by the City to agree with the City to preserve, maintain, and possibly rehabilitate the home. The benefit to the homeowner is a substantial reduction in property taxes for historic properties that qualified after Prop 13. The City implements its Town Core Design Guidelines to guide the construction and alteration of residential structures and preserve the architectural features, and character of historic homes and commercial and mixed-use areas in San Dimas.

Objective(s):

- Implement Town Core Design Guidelines; make available on the website and with brochures at the planning counter
- Encourage preservation of historic homes by marketing the Mills Act and by making available brochure on the City's website and planning counter
- Consider codifying the Mills Act into the Municipal Code to facilitate in the preservation of historic homes

4. Neighborhood Beautification

Maintaining a high quality of life in residential neighborhoods is a high priority for residents and businesses. San Dimas neighborhoods offer a high quality of life, and most of the city's housing stock is in good condition. Historically, the City provided neighborhood clean-up along with funds for minor housing repairs within targeted neighborhoods that could benefit from focused beautification work. The program, funded by federal CDBG assistance, provided an effective tool to stimulate neighborhood participation and revitalization. With changes in CDBG regulations, however, the beautification program no longer qualified for federal funding and therefore was put on hold until funding is acquired. Still, targeted efforts are needed to improve the quality of life in select neighborhoods, focusing on aging infrastructure, community facilities, and repairing older homes. Neighborhood beautification efforts and a community survey of needs will help to address the need for place-based investment one home at a time.

Objective(s):

- Consider reestablishment of the Neighborhood Beautification program
- Identify areas needing improvement through a survey
- Seek additional sources of funding to reestablish the program

Balance in Housing Types

5. Housing Sites Inventory

The City will rezone acreage shown in Program 7 to a residential and mixed use zoning, allowing density ranging from 25 to 45 units per acre by June 30, 2024. Rezoned sites will permit owner-occupied and rental multifamily uses by right per GC §65583.2 (h) and (i) for developments in which 20% or more of the units are affordable to lower income households. Sites will be selected from Appendix A and will have capacity to accommodate at least 16 units and be available for development with infrastructure in the planning period. Site capacity will incorporate density performance standards (See Program #7) and zoning will establish development standards that encourage maximum density.

Objective(s):

- Maintain an inventory and map of sites available for residential development and provide at the front counter upon request
- Rezone sites (see Program #7) within two years of adoption of the housing element or upon adoption of the DTSP, whichever is earlier
- Monitor sites to accommodate the unmet RHNA. If there are insufficient sites, rezone sites within 180 days of findings to ensure needed capacity

6. Accessory Dwellings (ADU)

In 2020, the City adopted Ord No. 1281 to facilitate production of ADUs and make its municipal code consistent with recent changes in state law, including removal of the covenant requirement. Based on current trends, 25 ADUs will receive permits annually and be built in higher resource areas, improving housing mobility and integrating affordable housing in higher resource/income neighborhoods.

Objective(s):

- Monitor and record progress in ADU production and affordability on the housing element APR by April 1 of every calendar year. Monitor and make adjustments if needed at least twice in the planning period, in 2024 and 2027
- Adopt ADU incentives (e.g., expedited review and processing, increased marketing, waive permit issuance fees, development standard modification, expanded technical assistance for applicants, and improve/expanded ADU brochure) to encourage production of ADUs per AB671
- Distribute a flier educating HOAs in north and southern San Dimas about benefits of ADUs, process for securing ADUs + incentives available. Seek to see 40% of new ADUs in those areas.
- If after 1 year ADU production and affordability is below the projected annual average, staff will market the City's ADU program in the City's newsletter for one year, or until the production exceeds the projected annual average. If the deficit persists after 2 years, the City will rezone additional sites if needed

7. Downtown Specific Plan

San Dimas envisions a downtown that provides a vibrant and pedestrian-oriented environment containing shopping, entertainment, and housing for residents. Such an opportunity would capitalize on the Gold Line extension and the economic activity that accompanies rail construction. To capitalize on these benefits, San Gabriel Valley cities have discovered that specific plans create the integrated design, regulatory, and development contexts that enable vibrant downtowns. To improve housing mobility, provide affordable housing, and improve access to transit and economic opportunity, the City is preparing a downtown specific plan, including broad outreach and engagement effort to residents, that will replace the Creative Growth Area, with completion slated by 2023.

Objective(s):

- Create general plan residential and mixed use land use/zoning designations and rezone up to 94 acres as follows:
 - > 12-16 du/ac: 5.5 acres multifamily housing
 - > 16-25 du/ac: 2.5 acres multifamily housing
 - > 25-35 du/ac: 5.8 acres multifamily housing; 7.3 acres mixed use
 - > 35-45 du/ac: 5.9 acres multifamily housing; 34.6 acres mixed use
 - > 45-55 du/ac; 21.5 acres for multifamily housing; 11.3 acres mixed use
- Assign performance standards of 50 to 75% residential uses as specified on sites shown in Appendix B that are needed to accommodate the RHNA
- As part of zoning designations, establish developments standards that encourage and facilitate achieving maximum densities.

8. Residential Design Guidelines

City staff use SMDC standards and guidelines to ensure well-designed projects. The City is drafting objective development and design standards (ODDS) to provide greater clarity regarding site planning, building location, relationships to other structures on a property, streetscapes, architectural design, and sustainable site development and design. ODD standards will provide a clear and quantifiable direction to streamline the review process by removing subjective design review processes and providing a clear entitlement path for the applicant/ developer. In addition, these standards will improve development certainty and mitigate cost impacts, as projects can be designed to these standards and not require time consuming and costly revisions. Approval and implementation of ODDS will assist in removing constraints to facilitate multi-family development.

Objective(s):

- Prepare, adopt, and approve ODDS for projects within the DTSP, and for all other multi-family and mixed-use properties citywide in 2023
- Also in 2023, modify approval findings, administrative procedures or other rules to ensure that meeting objective standards satisfies approval findings.

Market and Regulatory Constraints

9. Density Bonus Law

Last revised in 2013, Chapter 18.22 of the SDMC sets forth the City's provisions to implement State density bonus law. In summary, applicants of residential projects with five or more units may apply for a density bonus and additional incentive(s) if the project meets one of the following criteria: 1) 10 percent of units affordable to lower income households; 5 percent of units affordable to very low income households, an age-restricted senior citizen housing project or mobile home park., or 10 percent of units in a condo project for moderate income households.

The density bonus varies according to set criteria, but generally ranges from 20 to 35 percent above the General Plan density. In addition to the density bonus, eligible projects may receive one to three additional development incentives, depending on the proportion of affordable units and level of income targeting. In addition to these incentives, developers may receive parking space reductions as prescribed in state law and local regulations.

Objective(s):

- Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345).

10. MF Development Standards

In 2013, the SDMC Chapter 18.44 created a MF-30 residential zone to allow apartments, condominiums, townhomes, and senior housing by right at a minimum density of 30 du/acre. In 2014, this zone was used to facilitate the development of the Avalon Apartments. However, the frequency of its use has been limited due to standards that preclude achieving maximum project density. Specifically, the parking space requirement for studio and one-bedroom units, open space along with on-site drainage requirements, and building spacing constrains the ability of the project to achieve maximum density of the zone. Moreover, in lower density MF Zones, the development of smaller lot projects appears constrained by the open space and setback requirements. As a means to reduce barriers to housing and facilitate quality development, The City will therefore study and propose options for addressing these constraints.

Objective(s):

- Revise MF-30 parking standards (e.g., studio and 1-bedroom unit parking) and other lot standards that constrain the achievement of maximum density
- Review and revise open space and setback standards in the MF Zone that constrain the development of smaller multiple-family housing projects

11. Lot Consolidation

The housing element land inventory contains smaller lots that could be combined to make larger sites with shapes more conducive for development. This is especially the case in the downtown area, where the parcels are generally substandard in terms of width or depth. In these cases, lot consolidation offers the opportunity for property owners to develop projects that generate a higher return on investment and yield projects that have greater communitywide benefits. Lot consolidation involves merging existing parcels into fewer parcels through the elimination or modification of shared property lines to facilitate cohesive projects. To reduce barriers to improving housing opportunity and choice, the City will draft a lot consolidation ordinance, along with incentives, to encourage the assemblage of sites desired to meet the RHNA. The intent is to use this tool, along with the proposed minor modifications and density bonus ordinances (Program 9 and 12), to facilitate and encourage development of sites to achieve the 2021-2029 RHNA.

Objective(s):

- Waive lot consolidation planning fees to encourage the consolidation of lots desired to achieve the low and moderate income RHNA.
- Draft and adopt a lot consolidation ordinance that encourages the development of housing sites to address the RHNA.
- Review lot consolidation ordinance mid-term and modify or increase incentives if sufficient consolidations have not occurred.

12. Minor Modification Process

Allowing for creative designs in housing can benefit the community. The San Dimas Zoning Code (Chapter 18.24) implements a process for requesting modifications of development standards in the S-F Single Family Residential zone. The purpose is to promote residential amenities beyond those expected in a conventional development, to achieve greater flexibility in design, and to encourage well-planned neighborhoods through creative and imaginative planning. In a built-out city, offering this type of flexibility can assist in facilitating the development of housing on sites that would otherwise be infeasible to develop, and allow for creativity in housing designs without requiring a variance and the associated findings required of a variance. The community could benefit from adopting a similar process for requesting minor modifications for multiple-family housing. To reduce barriers to housing development and increasing housing opportunity, the City will draft a minor modification ordinance for multiple-family developments.

Objective(s):

- Extend Chapter 18.24 of the SDMC to include a similar process for granting minor modifications in residential or mixed use zones with either a MF-30 zoning designation or for sites within the DTSP.

13. Streamlined Permitting

Consistent with SB330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20% after the preliminary application is submitted. The developer must submit a full application for the project within 180 days of submitting the preliminary application. The City offers predevelopment meetings prior to submission of formal applications to define the information needed to review a project, shorten the review process, and facilitate communication between applicants and City departments. The City currently defers to HCD for the required application process. To improve housing opportunity and reduce barriers (and affirmatively further fair housing), the City will adopt a streamlined permitting process.

Objective(s):

- Establish a written policy or procedure to allow a streamlined approval process and standards for eligible projects, as set forth under Government Code 65913.4
- Periodically review the process and, if needed, revise features of the process to ensure that statutory timelines are met

14. General Plan Updates

The 2021-2029 Housing Element relies on the preparation of a downtown specific plan and environmental impact report clearance to redesignate housing sites that are anticipated to accommodate the RHNA. However, larger general plan updates will be required to address existing and new changes to state law. As required under Government Code 65454, no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan. The current general plan has a creative growth designation that allows for limited mixed uses. However, to implement the Downtown Specific Plan, the City will need to prepare a general plan amendment. In addition, new state law requires an update to the safety element and responsive goals to address climate change and resiliency as well as environmental justice. Upon completion of the housing element update, the City will need to commence subsequent focused updates to the general plan. These updates will ensure that the general plan is updated as required by state law and supports the City's downtown plans.

Objective(s):

- Amend the general plan, create an overlay, or other suitable tool to allow for the land uses envisioned for the downtown
- Update the safety element to address, among other topics, climate change and resiliency and environmental justice

Assist in the Provision of Affordable Housing

15. Housing Choice Voucher (Section 8 or HCV)

The federal HCV program provides rental assistance to extremely low and very low income persons. The program offers a rent “voucher” equal to the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30 percent of their income). A tenant may choose housing that costs above the 30 percent payment standard if they pay the extra rental cost. Housing vouchers can be allocated to specific projects (project-based vouchers) or allocated to renters (tenant-based voucher), who can use the voucher for any home registered with the Housing Authority. Housing vouchers are accepted at Monte Vista, Charter Oaks, and at Sunnyside. As a means for improving housing mobility and security, the City will encourage participation in and market the program to residents.

Objective(s):

- Participate in federal HCV program, maintain up to 150 vouchers contingent on continued levels of HUD funding, and take actions to obtain 25% increase
- Augment advertising by posting a web link to the LA County portal of available affordable housing, preparing a housing resource brochure advertising the program, and publicizing at City Hall and on City website
- Distribute a flier educating apartment properties, landlords, HOAs, and condo associations about source of income protection in north and south San Dimas

16. Mobile Home Preservation

San Dimas has over 900 mobile home units within its five mobile home parks. The City purchased the 186-space Charter Oaks Mobile Home Park in 1998 and offers a space rental credit program to provide affordability for lower income residents. The Housing Authority dedicates funds to make capital improvements at the park. All mobile home parks are regulated by the Mobile Home Accord, which establishes maximum rents and provides a fair method for resolving disputes. The current Accord runs from 2021 thru June 2026. In addition, City ordinances govern the conversion of mobile home parks to condominiums, establishing specific noticing and other requirements to reduce the impact of conversions on residents. As a means to prevent displacement and improve housing security, the City will continue its mobilehome preservation program with the actions below.

Objective(s):

- Continue to retain affordability of the Charter Oaks Mobile Home Park and regulate space rental credits
- Renew the Mobile Home Accord every five years to provide stability in space rents for the five mobile home parks
- Continue to make periodic capital improvements to the Charter Oaks MHP with housing authority funds

17. Preservation of Assisted Housing

San Dimas has four projects providing 133 rent-restricted units. Sunnyside Apartments will also convert the project to market rents in March 2024. To prevent displacement and improve housing security for lower income residents, the City will work toward preservation of at-risk units as follows:

- Contact property owners within one year of the affordability expiration date to discuss the City's desire to preserve the units
- Coordinate with property owners to ensure notices to tenants are sent out at 3 years, 12 months, and 6 months as required per Govt Code §65863.10
- Where property owners express an interest in preservation, conduct an economic analysis to determine the cost of buying-down rents and reach out to qualified entities who might be interested in preservation
- Coordinate technical assistance to preserve the projects long-term covenants with options for a rent buydown, rehabilitation assistance, and/or mortgage refinance in exchange for affordability controls
- Work with tenants or contact specialists to provide tenant education regarding tenant rights and conversion procedures

Objective(s):

Initiate discussions with owners of at-risk properties. Based on the outcome, the City will: 1) coordinate with owners to ensure proper noticing; 2) reach out to qualified entities for preservation options; 3) coordinate technical assistance with property owners; and 4) work with contract specialists to educate tenants.

18. Inclusionary Housing

With the enactment of SB 166 (No Net Loss) and loss of redevelopment authority, many cities have explored inclusionary housing ordinances (IHO). This is because as developers use a city's available sites, originally earmarked for low income units or market rate, cities must find additional sites to replace the sites. Typically, IHOs require 15 percent of new housing units built be available at an affordable housing cost and occupied by households of low (in the case of rental) or moderate (in the case of homeowners) income. In June 2022, the City entered into a contract with SGVCOG to complete: 1) a market evaluation and economic feasibility study; 2) recommendations for IHO programs; and 3) template IHO for the City.

Objective(s):

- Prepare market evaluation and economic feasibility study of a 15 to 20 percent inclusionary requirement for rental and ownership units
- Develop options for an in-lieu fee and expenditure policy that includes extremely low and very low income units
- If inclusionary requirements are deemed feasible, draft an ordinance for consideration and adoption by City Council

19. Collaborative Partnerships

As a means of further leveraging housing assistance for lower and moderate income households, the City will encourage partnerships with local organizations and other government agencies that offer housing-related services, such as the development of affordable housing and homeless prevention services. These partnerships, among others, will help to provide and augment the financial and administrative resources needed to implement housing programs. These organizations and agencies will include, but not be limited, to the following:

- Habitat for Humanity
- San Gabriel Valley Council of Governments
- San Gabriel Valley Regional Housing Trust (JPA)
- Regional Center of Orange County
- San Dimas Community Hospital
- Southern California Independent Living

Objective(s):

- Continue to work with current housing partners and, as needed, evaluate expanding partnership to augment administrative and financial resources
- Evaluate the feasibility of joining the San Gabriel Valley Regional Housing Trust and, if beneficial, pursue membership status

20. Extremely and Very Low Income Households

Extremely and very low income households are one of the greatest need groups given their difficulty in affording housing and services. The City addresses the needs of this group in several ways. The City publicizes the County’s housing choice voucher program that targets rental assistance to this group (Program #15). City housing rehabilitation assistance targets this group (Program #2). The City works to renew the Mobile Home Accord every five years for this group (Program #16). With respect to new housing, the City is increasing density for residential products to accommodate the lower income RHNA (Program #7) and will be evaluating, and if feasible, adopting an inclusionary ordinance (Program #18).

Objective(s):

- Implement the County of Los Angeles rental voucher program to improve housing security for extremely low income households
- Implement housing preservation (Mobile Home Accord and rehabilitation assistance) programs to improve housing security for lower income residents
- Evaluate and draft IHO program to encourage affordable housing; prioritize programs and in-lieu fees to encourage development of ELI and VLI units; offer regulatory concessions to affordable projects providing ELI and VLI units
- At least annually and ongoing basis, proactively contact affordable housing developers to identify and pursue opportunities and assist in development, including zoning for a variety of housing types, priority processing, incentives and funding (prioritizing or supporting).

Fair Housing Opportunity

21. Senior Housing

Senior citizens make up one quarter of San Dimas' households. Many seniors live in single-family homes or mobile homes. Key housing needs include income support, home accessibility, affordable rent, property maintenance, and transit. Addressing the needs of seniors requires strategies that foster independent living and provide supportive services. City ownership of the 186-space Charter Oak Mobile Home Estates and Monte Vista Place Apartments provide affordable housing for seniors. Integration of additional mixed-use housing in the Downtown within walking distance of services can also provide housing suitable for seniors. To continue improving access to opportunities and housing security, the City will continue providing housing and support services to seniors noted below.

Objective(s):

- Continue to actively pursue a range of housing options to address the diverse needs of senior citizens
- Continue to offer housing security programs (housing rehabilitation grants, mobilehome preservation, etc.)
- Continue to provide the senior center and associated health, education, transit, and other support services

22. Homelessness Plan

The City's Plan to Prevent and Combat Homelessness has five goals with supporting actions—understand the needs of San Dimas's homeless population, ensure homeless people are entered into the Regional Coordinated Entry System, expand and improve immediate housing solutions, expand opportunities for employment and workforce development, and explore options for preservation of existing affordable housing. Though the City has periodically amended the municipal code in compliance with changing state statutes to allow for emergency shelters, transitional and supportive housing, additional zoning code amendments and actions are needed to address state law requirements.

Objective(s):

- Amend municipal code to amend definitions as needed and to allow supportive housing and low barrier navigation centers by-right in all zones where multifamily and mixed uses are permitted
- Amend municipal code to amend definitions and permit transitional and supportive housing in all zones allowing residential uses like any residential use in the same zone in accordance with state law
- Retain LACDA to provide (bi)weekly street outreach, housing navigation, mental health support, case management, homelessness prevention, and support services to connect clients to health services and housing

23. Housing for People with Disabilities



Mobile home chair lift

San Dimas has a sizable population of people with disabilities: 13 percent of residents living in housing report a disability, and additional residents living in institutional settings report a disability. San Dimas currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards.
- Enforcement of requirements to improve accessibility in housing through the enforcement of building codes and ADA accessibility requirements.
- Single-family rehabilitation grants that include funding for mobile home chair lifts to allow disabled residents to access their home.

Objective(s):

- Implement housing programs to help address the diverse needs of persons living with disabilities, and work with regional service providers to publicize information on available resources for housing and services.
- Amend zoning and permit procedures to allow group homes for seven or more persons in all residential zones with objectivity to promote approval certainty.

24. Zoning for A Variety of Housing Types

State housing element law requires that local governments have municipal code provisions that zone for a variety of housing types. While virtually all cities allow for conventional types of housing, state laws have additional provisions to address the special housing needs of homeless people, agricultural workers, and people with a disability among others. Following adoption of the housing element, the City will amend the SDMC to permit, consistent with state law, the following uses.

Objective(s):

- Define and allow employee housing serving six or fewer residents in all zones allowing single-family homes accordance with Health & Safety Code § 17021.5
- Define and allow low-barrier navigation centers and supportive housing as a by right use in accordance with Gov't Code §65662 and §65650
- Amend zoning and permit procedures to allow group homes for seven or more persons in all residential zones with objectivity to promote approval certainty.
- Allow transitional and supportive housing in all zones allowing residential uses in accordance with Govt Code §65583 (a)(4)(A); amend emergency shelter parking standards in accordance with AB 139
- Define and allow single-room occupancy units (SROs) with a conditional use permit in the MF zones in accordance with Gov't Code §65583

25. Fair Housing

AB 686 requires the City to identify meaningful actions to AFH. These actions shall address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act, Government Code §65008, and any other state and federal fair housing law.

Objective(s):

Implement actions in Table HE-3.10 that are intended to address the following issues and contributing factors to fair housing. Issues include:

- Displacement due to housing insecurity (Programs #2, #15, #16, and #17)
- Barriers to multiple-family housing (Programs #6–#12)
- Barriers to special needs housing (Programs #22 and #24)
- Work with HRC or other fair housing agency to provide annual workshops and trainings on fair housing laws, tenants' rights, and responsibilities
- Develop educational materials (webpage information) on who affordable housing serves and survey residents on preferred methods of outreach
- Refer discrimination complaints and landlord tenant issues to the local fair housing provider and publish materials on the website regarding fair housing

26. Greater Downtown Place-based Program

As the oldest area in San Dimas, the Downtown area between Foothill Boulevard and Arrow Highway has the greatest concentration of housing and service needs along with diversity in income levels. In an effort to improve this area in collaboration with programs #1, #2, #4, and #7, the City will continue to make reinvestments as needed to improve and maintain this area.

Objective(s):

- Identify areas needing assistance in the broader downtown through a windshield and mail survey.
- To the extent allowed, prioritize home rehab grants and loans to the greater downtown and areas of need identified by the windshield and mail survey
- Coordinate with Habitat for Humanity, Life Pacific, and other partners to address minor housing repairs and site improvements and beautification
- Complete infrastructure improvements to the downtown including Gold Line station, parking, and road improvements (Gladstone, Bonita, and Arrow).
- Update Bike Master Plan to complement the DTSP and Gold Line transit; complete local projects that support the ESGV Sustainable Multimodal Project
- Improve local parks (Pioneer and Marchant) and the Senior Center serving downtown and the city.

27. Affordable Housing in High Opportunity Areas

While the entire City is a high resource opportunity area, the majority of the 2021-2029 RHNA will be accommodated within the downtown. This strategy is undertaken due not only to the predominant land use patterns, built out nature of the city, topography, and fire hazards present in north and south San Dimas, but also due to the recognition that residents will benefit from the nexus of public services, facilities, employment, and mass transit options in the downtown and VMT reductions and climate benefits. However, in recognition of the need to distribute affordable housing citywide, the City will take the following measures to achieve up to 200 affordable units in north and south San Dimas as follows:

Objective(s):

- Aggressively market ADUs to HOA and apartments in north/south San Dimas, offer financial and regulatory incentives, and achieve 66% of all ADUs built in both planning areas (see Program #6)
- Aggressively market HCVs to HOAs for condos and apartment owners in north and south Dimas and implement other actions set forth in Program #15 to increase HCV usage by 25%.
- Develop urban lot split and small home development ordinance consistent with SB 9/AB 803 and educational fact sheet to expand starter home supply in High Resource Opportunity areas (single-family zones)

5. HOUSING PLAN

Table HE-5.5 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
1	Housing Code Compliance	Conduct property inspections and resolve up to 200 cases annually	General Fund	San Dimas Comm. Dev	Annual	HE-1.1 HE-1.5
		Require adherence to local property regulations and requirements	Same	Same	As sites inspected	
		Inform residents of available resources to address code violations	Same	Same	Same	
2	Housing Rehabilitation	Provide financial assistance for 10 home rehabilitation projects annually	CDBG	San Dimas Comm. Dev	As appl's submitted	HE-1.2 HE-1.3
		Provide financial assistance for 15 mobile home rehabilitation annually	CDBG	Same	Same	
		Provide financial assistance for 10 mobile home chair lifts annually	Housing Funds	Same	Same	
3	Historic Preservation	Implement Town Core Design Guidelines; make available on the website and with brochures at the planning counter	General Fund	San Dimas Comm. Dev	Annually	HE-1.4
		Encourage preservation of historic homes by marketing Mills Act and providing brochure on the City's website and planning counter	Same	Same	Annually	
		Consider codifying the Mills Act to assist in the implementation of historic preservation	Same	Same	2025	
4	Neighborhood Beautification	Consider reestablishment of the Neighborhood Beautification program.	TBD	San Dimas Comm. Dev	FY 23/24	HE-1.3 HE-1.5
		Identify areas in the downtown needing improvement through a survey	Same	Same	FY 23/24	
		Seek funding and grants to reestablish the neighborhood beautification program.	Same	Same	Annual	
5	Housing Sites Inventory	Maintain an inventory and map of sites available for residential development and provide at the front counter upon request.	General Fund	San Dimas Comm. Dev	Annual	HE-2.1
		Rezone sites (Program #7) after adoption of the housing element or the DTSP, whichever is earlier.	Same	Same	Within 2 years of adopting DTSP/HE	
		Monitor sites to accommodate unmet RHNA. If there are insufficient sites, rezone sites within 180 days of findings to ensure needed capacity.	Same	Same	Annual	
6	Accessory Dwelling Units	Monitor and record progress in ADU production and affordability for the housing element APR by April 1 every year. Monitor and make adjustments at least twice in the planning period, 2024 & 2027	Same	Same	Annually; for APR; 2024+'27	HE'-2.5
		Adopt ADU incentives (e.g., expedited review and processing, increased marketing, development standard modification, waiver of permit issuance fee, expanded technical assistance, and expanded brochure to encourage ADU production per AB671	General Fund	San Dimas Comm. Dev	2023	
		Distribute a flier educating HOAs in north and southern San Dimas about benefits of ADUs, process for securing ADUs + incentives available. Seek to see 66% of new ADUs in those areas.	General Fund	San Dimas Comm. Dev	By 2023	
		If, after 1 year ADU production and affordability is below the annual goal, market ADU program in City newsletter for one year, If the deficit persists after 2 years, the City will rezone sites if needed.	Same	Same	After APR complete	

Table HE-5.5 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
7	Downtown Specific Plan	Create general plan residential and mixed use land use/zoning designations for the DTSP and rezone 94 acres as follows: <ul style="list-style-type: none"> 12-16 du/ac: 5.5 ac MFR; 16-25 du/ac: 2.5 ac MFR 25-35 du/ac: 5.8 ac MFR; 7.3 ac mixed use 35-45 du/ac: 5.9 ac MFR; 34.6 ac mixed use 45-55 du/ac; 21.5 ac MFR; 11.2 ac mixed use 	LEAP; SCS, General Fund; other	San Dimas Comm. Dev.	Prepare and adopt DTSP by 2023	HE-2.4
		Assign performance standards of 50 to 75% residential uses as specified on sites shown in Appendix B to accommodate the RHNA	General Fund	San Dimas Comm. Dev.	Upon HE adoption	
		As part of zoning designations, establish development standards that encourage and facilitate achieving maximum densities	General Fund	San Dimas Comm. Dev.	By 2023	
8	Design Guidelines	Prepare, adopt, and approve objective development and design standards for projects within the DTSP, and for all other multi-family and mixed-use properties City wide in 2023	SB 2 grant	San Dimas Comm. Dev.	Prepare + adopt by end of 2023	HE-2.3
		Modify approval findings, administrative procedures or other rules to ensure that meeting objective standards satisfies approval findings.	SB 2 grant	San Dimas Comm. Dev.	Prepare + adopt by end of 2023	
9	Density Bonus	Review and revise the City's density bonus regulations to ensure consistency with changes in state law (e.g., AB 2345).	General Fund	San Dimas Comm. Dev.	Prepare and adopt by end of 2023	HE-3.2
10	MF-30 Zone Standards	Revise MF-30 parking standards (e.g., studio and 1-bdm units) and other lot standards that constrain achievement of maximum density.	General Fund	San Dimas Comm. Dev.	Prepare and adopt by end of 2023	HE-3.1
		Review and revise open space and setback standards in the MF Zone that constrain the development of small multiple-family housing.	Same	Same	Prepare and adopt by end of 2023	
11	Lot Consolidation	Waive lot consolidation planning fees to encourage the consolidation of lots desired to achieve the low and moderate income RHNA.	General Fund	San Dimas Comm. Dev.	By mid 2023	HE-3.2
		Draft and adopt a lot consolidation ordinance that encourages the development of housing sites to address the RHNA.	Same	Same	Draft ord. by end of 2023	
		Review lot consolidation ordinance mid-term and modify or increase incentives if sufficient consolidations have not occurred.	Same	Same	Review & Evaluate by 2025	
12	Minor Modification Process	Extend SDMC Chapter 18.24 to include a similar process for granting minor modifications in residential or mixed use zones with a MF-30 zone designation or for sites in the DTSP.	General Fund	San Dimas Comm. Dev.	Prepare and adopt by end of 2023	HE-3.2
13	Streamlined Permitting	Establish a written policy or procedure to allow a streamlined approval process and standards for eligible projects, as set forth under GC 65913.4 Periodically review the process and, if needed, revise features of the process to ensure that statutory timelines are met.	General Fund	San Dimas Comm. Dev.	Prepare and adopt by end of 2023	HE-3.4

5. HOUSING PLAN

Table HE-5.5 Housing Program Summary						
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
14	General Plan updates	Amend the general plan, create an overlay, or suitable tool to allow land uses envisioned for the Downtown	General Fund; Grants	San Dimas Comm. Dev.	Adopt within 2 years	
		Update safety element to address climate change, resiliency, and environmental justice.	Same	Same	Same	
15	Housing Choice Vouchers	Participate in federal HCV program, maintain up to 150 vouchers contingent on continued levels of HUD funding, and take actions to obtain 25% increase in HCVs	HUD	San Dimas Comm. Dev.	Annual	HE-4.5
		Augment advertising by posting a web link to the LA County portal of affordable housing, preparing a housing resource brochure advertising the program, and publicizing at City Hall and City website	General Fund	San Dimas Comm. Dev.	Annual	
		Distribute a flier educating apartment properties, landlords, HOAs, and condo associations about source of income protection in north and south San Dimas	General Fund	San Dimas Comm. Dev.	Annual	
16	Mobile Home Preservation	Continue to retain affordability of the Charter Oaks Mobile Home Park and regulate space rental credits.	CDBG	San Dimas Comm. Dev.	Ongoing	HE-4.3
		Renew the Mobile Home Accord to provide stability in space rents for the five mobile home parks.	General Fund	Same	Renew every five years	
		Continue to make periodic capital improvements to the Charter Oaks MHP with housing authority funds	Housing Authority	Same	Annual as needed	
17	Preservation of Assisted Housing	Initiate discussions with property owners of at-risk properties. If the property remains at risk, the City will: 1) Coordinate with property owners to ensure proper noticing per state law; 2) Reach out to qualified entities for preservation options; 3) Coordinate technical assistance with property owners; and 4) Work with tenants or contract specialists to provide tenant education	General Fund	San Dimas Comm. Dev.	As projects become or approach at-risk status	HE-4.2
18	Inclusionary Housing	Evaluate feasibility of a 15 to 20% inclusionary requirement (incl. ELI and VLI units, for rental and ownership units. Develop options for an in-lieu fee and expenditure policy that includes extremely low and very low income units. If inclusionary requirements are feasible, draft an ordinance for consideration and adoption by City Council	General Fund	San Dimas Comm. Dev.	Evaluate and adopt within 2 years after housing element adoption	HE-4.6

Table HE-5.5 Housing Program Summary

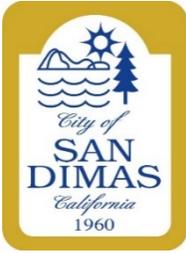
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
19	Collaborative Partnerships	Work with housing partners and, as needed, expand partners to augment administrative + financial resources. Evaluate feasibility of joining the San Gabriel Valley Regional Housing Trust and, if beneficial, pursue membership.	General Fund	San Dimas Comm. Dev.	Annual Within 1 year of housing element adoption	HE-4.4
20	Extremely Low Income Housing	Implement the County of Los Angeles rental voucher program to improve housing security for extremely low income households Implement housing preservation (MHP Accord and rehabilitation assistance) programs to improve housing security Evaluate and draft inclusionary program to encourage affordable housing; prioritize program and in-lieu fees to encourage development of ELI and VLI units; offer regulatory concessions to affordable projects that provide ELI and VLI units At least annually and ongoing basis, proactively contact affordable housing developers to identify and pursue opportunities and assist in development, including zoning for a variety of housing types, priority processing, incentives and funding (prioritizing or supporting).	HUD General Fund General Fund; Grant General Fund	San Dimas Comm. Dev. San Dimas Comm. Dev. San Dimas Comm. Dev. SGVCOG San Dimas Comm. Dev.	Annual Annual; and every five years Within 2 years of HE adoption As project proposed	HE 4-2, 2-3, 4-5, and 4-6
21	Senior Housing	Continue to actively pursue a range of housing options to address the diverse needs of senior citizens. Continue to offer housing security programs (rehab grants, MHP preservation, etc.) Continue to provide senior center and associated health, education, transit, and other support services.	General Fund General Fund General Fund	San Dimas Comm. Dev. San Dimas Comm. Dev. San Dimas Parks and Recreation	Annual Annual Annual	HE-4.3
22	Homeless Plan	Amend municipal code to amend definitions to allow supportive housing and low barrier navigation centers by-right in all zones where multifamily and mixed uses are permitted Amend municipal code to amend definitions and permit transitional + supportive housing in all zones allowing residential uses like any residential use in the same zone. Retain LACDA for street outreach, housing navigation, mental health support, case management, homelessness prevention, and support to connect clients to health services and housing.	Gen Fund; Measure H funds General Fund Grants	San Dimas Comm. Dev. San Dimas Comm. Dev. SGVCOG; LACDA	Within one year of HE adoption Within one year of HE adoption Ongoing weekly Outreach	HE-4.2
23	Housing for Disabled People	Support a variety of housing types to help address the diverse needs of persons living with disabilities, Work with regional service providers to publicize information on available resources for housing and services Amend zoning and permit procedures to allow group homes for 7 or more persons in all residential zones with objectivity to promote approval certainty.	General Fund General Fund General Fund	San Dimas Comm. Dev. San Dimas Comm. Dev. San Dimas Comm. Dev.	Ongoing Ongoing Within one year of HE Adoption	HE-4.4

5. HOUSING PLAN

Table HE-5.5 Housing Program Summary							
#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy	
24	Housing for a variety of Types	Define + allow employee housing serving six or fewer residents in all zones allowing single-family homes (HSC 17021.5)	General Fund	San Dimas Comm. Dev.	Within one year of housing element adoption	HE-4.4	
		Define and allow low-barrier navigation centers and supportive housing as a by right use (GC §65662 and §65650)	Same	Same			
		Amend zoning and permit procedures to allow group homes for 7 or more persons in all residential zones with objectivity to promote approval certainty.	Same	Same			
		Define and allow SRO units with a conditional use permit in the MF zones	Same	Same			
		Amend emergency shelter parking standards in accordance with AB 139	Same	Same			
25	Fair Housing	Implement actions in Table HE-3.10 that address the following contributing factors to fair housing. Issues include:	General Fund; Grants	San Dimas Comm. Dev.	See time-frames for each program	HE-5.1	
		Displacement due to housing insecurity (Programs #2, #15, #16, #17)					
		Barriers to multiple-family housing (Programs #6-#12)					
		Barriers to special needs housing (Programs #22 and #24)					
		Work with HRC agency to provide workshops and trainings on fair housing laws, tenants' rights, and responsibilities					General Fund
Develop educational materials (webpage) on who affordable housing serves and survey residents on preferred outreach	General Fund	Same	By end of 2023	HE-5.1			
Refer discrimination complaints and landlord tenant issues to the local fair housing provider and publish materials on the website regarding fair housing	General Fund	Same	When complaints received	HE-5.1			
26	Greater Downtown Place-based Program	Identify areas needing assistance in the downtown via windshield and mail survey.	General Funds	San Dimas Comm. Dev.	Within year of HEU adoption	HE-5.7	
		To the extent allowed, prioritize rehab grants and loans to the greater downtown and areas of need identified by the survey	CDBG/ CalHome	San Dimas Comm. Dev.			
		Coordinate with Habitat for Humanity, Life Pacific, and other to address minor housing repairs and site improvements	General Fund	San Dimas Comm. Dev.			
		Complete improvements to the downtown including Gold Line station, parking, and roads (Gladstone, Bonita, and Arrow).	Federal; SB1 fund	City and Gold Line Authority			1 to 3 years
		Update Bike Master Plan to complement the DTSP and Gold Line transit; and the ESGV Sustainable Multimodal Project	SB1 funds	San Dimas Comm. Dev.			Within year of HEU adoption
		Improve local parks (Pioneer and Marchant) and the Senior Center	General Fund; Grants	San Dimas Comm. Svcs.			2025 2028

Table HE-5.5 Housing Program Summary

#	Housing Program	2021-2029 Objective	Funding Source	Responsible Agency	Time-frame	Policy
27	Affordable Housing in High Opp. Areas	<p>Aggressively market ADUs to HOA and apartments in north/south San Dimas, offer financial and regulatory incentives, and achieve 66% distribution of ADUs in both planning areas (see Program #6)</p> <p>Aggressively market HCVs to HOAs for condos and apartments in north and south Dimas and implement other actions in Program #15 to increase HCV usage by 25%.</p> <p>Develop urban lot split and small home development ordinance consistent with SB 9/AB 803 and educational fact sheet to expand starter home supply in High Resource Opportunity and single-family zones</p>	<p>General Fund</p> <p>Same</p> <p>Same</p>	<p>San Dimas Comm. Dev.</p> <p>Same</p> <p>Same</p>	<p>Market by 2023 and monitor annually</p> <p>Metric for affordable housing in N/S. San Dimas (2021-29)</p> <p>+ 130 ADUs</p> <p>+ 30 HCVs</p> <p>+ 40 small homes</p> <p>Total of 200 homes</p>	HE-5.6



Agenda Item Staff Report

To: Honorable Chair and Members of Planning Commission
For the Meeting of July 18, 2024

From: Marco A. Espinoza, Planning Manager

Subject: A request to initiate a Municipal Code Text Amendment to modify the scenic easement line “as built” on the property located at 905 Wellington Road (APN: 8426-031-021) within Specific Plan 4, Area I.

SUMMARY

The applicant would like to initiate a Municipal Code Text Amendment (MCTA) to modify the placement of the scenic easement line on the property located at 905 Welling Road which is within Specific Plan 4, Area I. Currently the scenic easement occupies approximately about 2/3 of the lot and limits future development of the site. The proposed boundary of the scenic easement would move approximately 100 feet back into the rear yard towards the north property line. Placing the boundary in line with the existing vegetated slope conditions of the site and not on the flat unvegetated portion of the lot.

RECOMMENDATION

Staff recommends the Planning Commission deny the initiation to allow the applicant to submit a formal MCTA Application to revise the placement of the Scenic Easement line on the Concept Plan of Specific Plan 4 to be in accordance with the actual on-site conditions of the property located at 905 Wellington Road.

FISCAL IMPACT

There is no fiscal impact for the recommended action.

BACKGROUND

905 Wellington Road was developed in 1980 as part of the Oakridge Estates, a planned community by M.J. Brooks & Sons, Inc. consisting of 125 single-family residential lots. The community was developed within the mild slopes of the area creating a variety of lots with varying terrain. Some of the lots were also developed with a scenic easement and others with the possibility of equestrian uses.

The subject site is located at the northwest corner of Wellington Road and S. Valley Center Avenue and is zoned Specific Plan 4, Area I. The lot is No. 70 of Tract 35612 and measures 41,482 square feet in size and was developed in 1979-1980 with a single-story 1,652 square foot residence with an attached three-car garage. As shown below, the property is elongated with a front property line (South) dimension of approximately 76 feet with the side property lines (East and West) having dimensions of 333 and 373 linear feet and the rear property line (north) measuring 163 linear feet. The lot was also developed with a scenic easement all along the mid-rear portion of the property highlighted in yellow as shown on the approved plans (see Attachment 2). For some unknown reason, the tract fencing was placed within the delineated scenic easement shown below in red in Image No. 1 (see Images No's 2 - 3, next page).



Image No. 1 – Subject Site



Image No. 2 Looking South towards the house from the fence.



Image No. 3 Looking North towards the existing fence.

Staff became familiar with the subject site in 2010, when the previous owner, who owned the property for 31 years used the site to grow plant material for his landscape business. The plant material were within the scenic easement and on both sides of the tract fence. It was during this time that staff noticed a difference in how the site was developed to how it was represented on

the approved plans. The tract fence was not in its planned location, the tract fences on other properties are correct and was used to delineate the boundaries of the scenic easement line throughout the development. Therefore, the scenic easement delineation line was possibly in the wrong location as well. At that time the unpermitted business operation was the main concern to be corrected and since no development was proposed, the scenic easement line and fence location became a secondary concern for the time being. At a later date Larry Stevens, a previous Director of Community Development had made a determination that the site was not developed per the plans and was modified at the time of construction, to accommodate a construction staging area and finalized as so, and the scenic easement delineation line was in line with the existing tract fence location.

The new property owner purchased the property after discussing the site with staff. In February of 2024, the property owner submitted an SB-9 Development Application to develop the site with an additional residential unit and two ADUs for a total of four units. It was during this process that Staff consulted the City Attorney on the previous determination of the Director of Community Development on the placement of the scenic easement line. The City Attorney determined that since the Director's determination was never codified, an MCTA would be needed to determine if the scenic easement line could be relocated to the as-built conditions.

DISCUSSION/ANALYSIS

The subject site was used by the developer as their staging area and placed the contractor's trailer and materials on the site during construction of the tract (see Attachment No. 6 and Image No. 4 below).

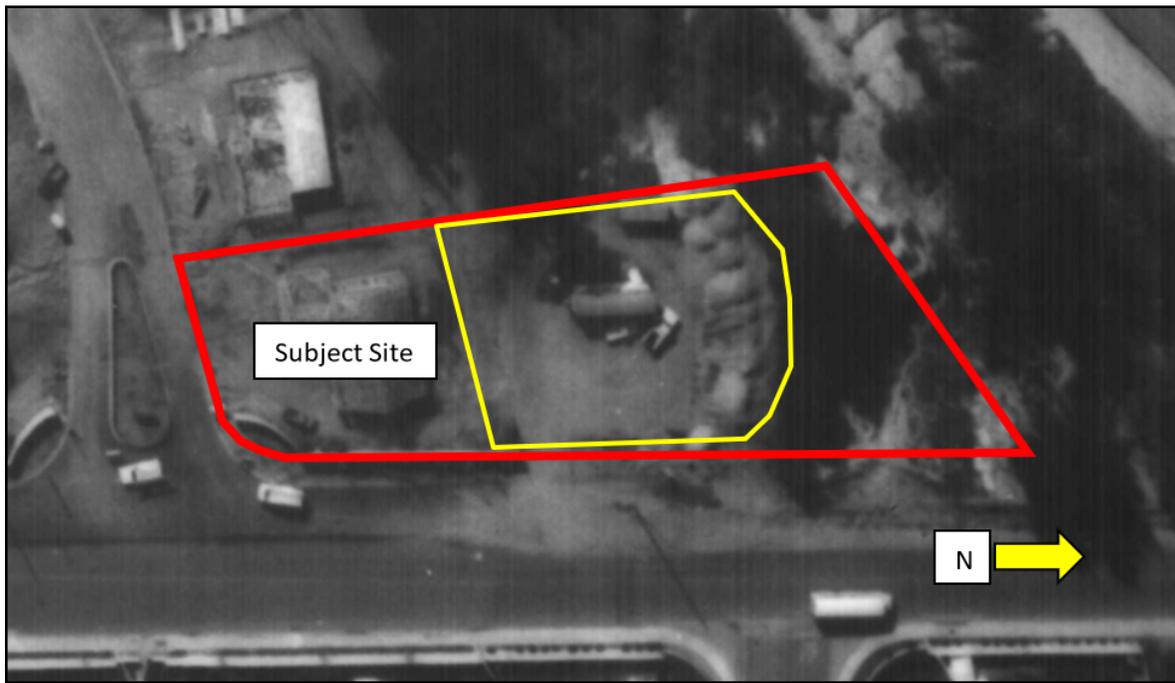


Image No. 4 Subject site 1980 during construction.

Image No. 4, helps to understand the sites condition during the construction phase as one can see that the majority of the lot is flat and barren and only about 1/3 of the rear lot had a slope that was covered with natural vegetation.

All the lots on the north side of Wellington Road also have the scenic easement, the easement is delineated within the rear yards by the original tract fencing and are as shown in the approved Concept, Fencing and Grading plans (see Attachments No's 2, 3, & 4). However, the same fence within the rear yard of the subject lot does not correspond with the approved Concept, Fencing and Grading plans as it is about 100 feet further back towards the north property line. The current on-site conditions of the scenic easement area appear to consist of only the rear 1/3 of the site verse the approved plans showing the easement area on 2/3 of the site. As mentioned, staff is unaware why the developer did not place the fence in the designated location or if the scenic easement line was also intended to be relocated to the fence line to match all the other lots in the development. It is not uncommon for changes to take place during construction due to a variety of factors and then for the developer to submit "as-built" plans for the modifications. Unfortunately staff could not find any such modified plans for this lot's modifications.

The applicant is requesting to initiate the MCTA to modify Concept Plan of Specific Plan 4 to establish the new boundaries of the scenic easement on the subject lot starting at the tract fence and go north down the slope to the rear property line that is approximately 96.5 feet on the west property line and 165.6 feet on the east property line (see Attachment No. 1). The request would not alter the grade, slope or vegetation of the lot, north of the tract fence and the fence would not be relocated from its original location. The portion of the scenic easement area in question is flat with no natural vegetation since the lot's development as seen in images No. 5 and 6. By moving the scenic easement line to the north, the lot would gain approximately 13,500 square feet of developable land.



Image No. 5



Image No. 6

Staff is not in support of the request to initiate the MCTA to adjust the scenic easement line to the location of the tract fence location as staff could not find any documentation of the developer changing the approved easement line or the intent to change it.

ALTERNATIVES

Staff is not proposing any alternatives for this request. However, the Planning Commission may approve the initiation of the applicant if the Commission believes that there is sufficient documentation that warrants the consideration for the applicant to submit a formal MCTA to revise the placement of the Scenic Easement line to be in consistent with the actual on-site conditions of the subject property.

ENVIRONMENTAL REVIEW

The proposed project is Categorically Exempt under CEQA guidelines, Title 14, Article 19 Categorical Exemptions, Section 15305. Minor Alterations in Land Project Limitations, Class 5.

Respectfully submitted,

Handwritten signature of Marco A. Espinoza.

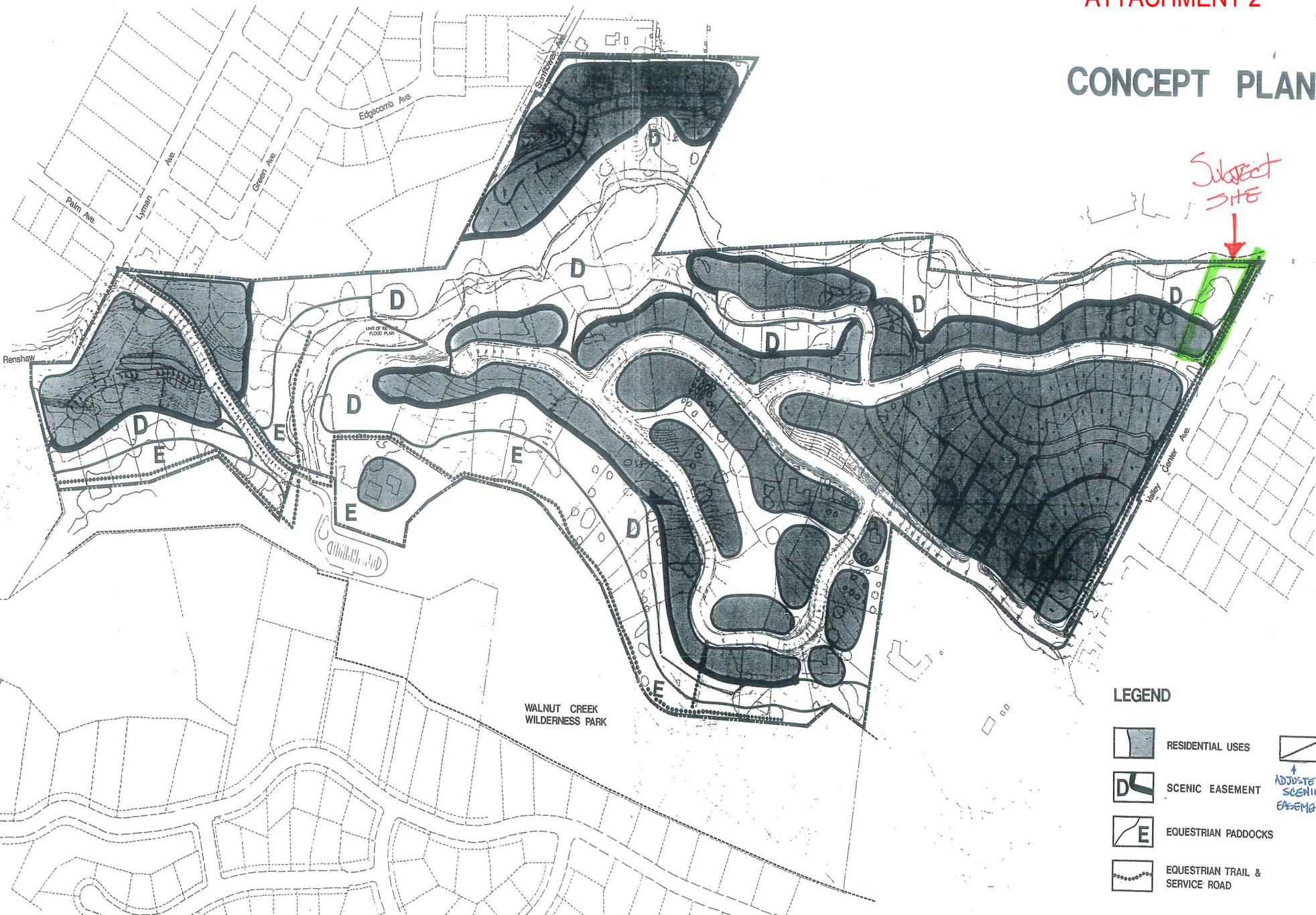
Marco A. Espinoza
Planning Manager

Attachments:

1. Applicant's site plan scenic easement proposal
2. Concept Plan
3. Landscape & Fencing Plan
4. Grading Plan
5. 1974 Aerial photo – Pre-development
6. 1980 Aerial photo
7. 2014 Aerial photo
8. 2024 Aerial photo

CONCEPT PLAN

Subject Site



LEGEND

- RESIDENTIAL USES
- SCENIC EASEMENT
- EQUESTRIAN PADDOCKS
- EQUESTRIAN TRAIL & SERVICE ROAD
- ADJUSTED SCENIC EASEMENT

DAKRIDGE ESTATES - SP "4"
PLANNED COMMUNITY BY M.J. BROCK & SONS, INC.

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2 ACRES

0 80 160 320 FEET
0 50 METERS

THE CENTER FOR PLANNING & RESEARCH
240 NEWPORT CENTER DRIVE, SUITE 208
NEWPORT BEACH, CA 92660 (714) 640-6111

REVISION: 7-17-78

CONCEPT PLAN

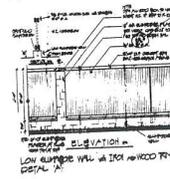
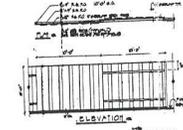
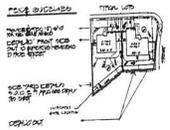
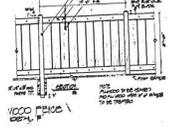
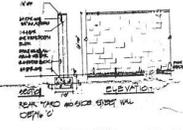
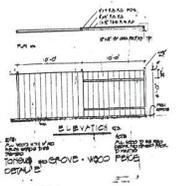
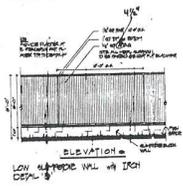


LANDSCAPE & FENCING PLAN 4-27-79

Subject Site ATTACHMENT 3

LEGEND
 --- FENCE WALL WITH 1/2" DIA. RAILS
 --- FENCE WALL WITH 1/2" DIA. RAILS AND 1/2" DIA. PICKETS
 --- FENCE WALL WITH 1/2" DIA. RAILS AND 1/2" DIA. PICKETS AND 1/2" DIA. PICKETS
 --- FENCE WALL WITH 1/2" DIA. RAILS AND 1/2" DIA. PICKETS AND 1/2" DIA. PICKETS AND 1/2" DIA. PICKETS
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GENERAL NOTES
 1. SEE PLAN SHEET FOR LOTS 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



APPROVED BY CITY OF RICHMOND
 Mark Holroyd
 Planning Director
 4-27-79



OAKRIDGE ESTATES
 A PLANNED COMMUNITY BY M.J. BROCK & SONS, INC.

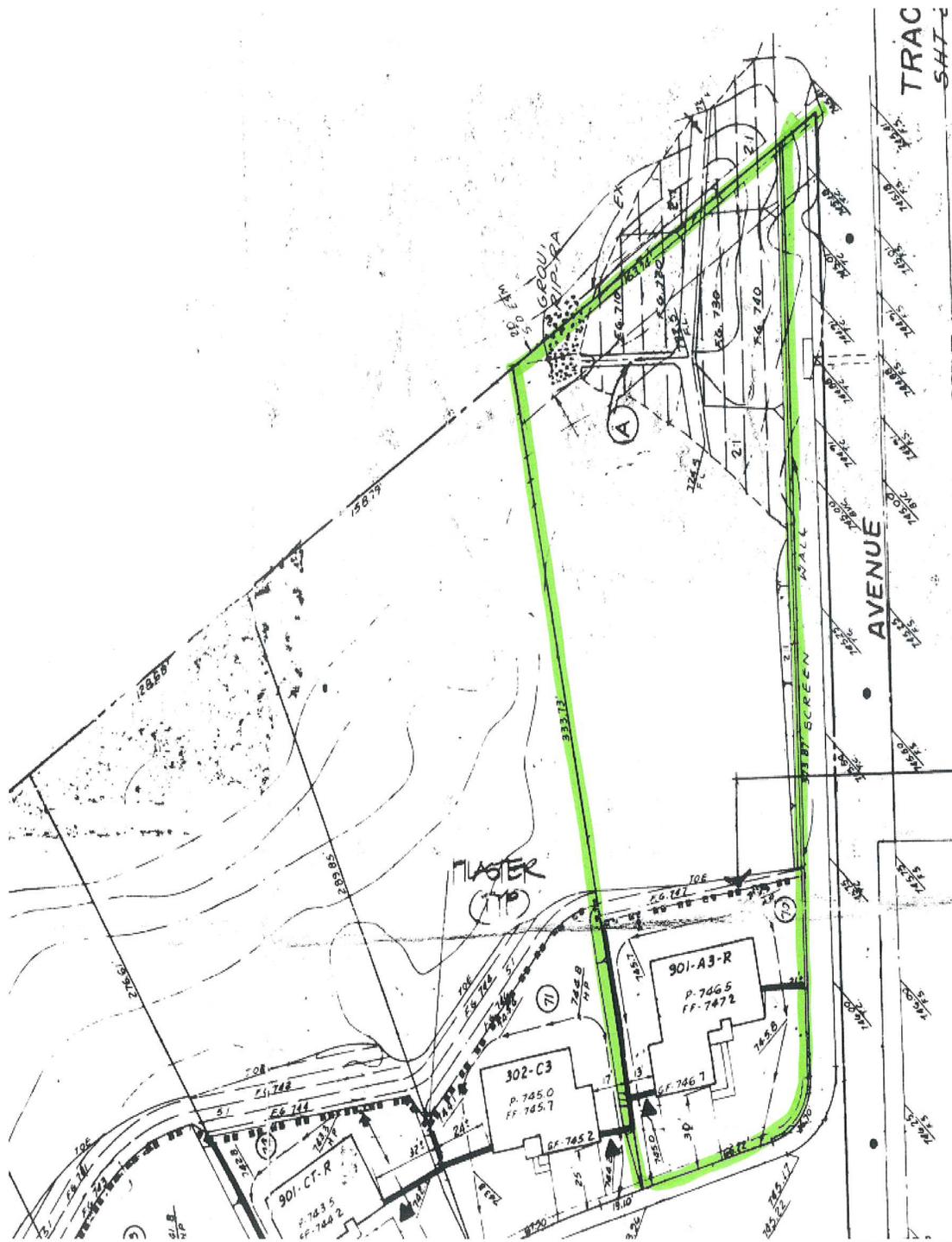
THIS PLAN COVERS THE TRACT TYPED FOR TRACT 80000 LOTS 108-207
 CITY OF RICHMOND, CA

Page 81 - 88

THE PLANNING CENTER
 200 NEWPORT CENTER DRIVE, SUITE 215
 NEWPORT BEACH, CA 92660 (714) 840-8711

0 40 80 120 FEET
 0 20 METERS

NORTH ↑



FENCE DETAIL
 B1
 PROVIDE PLASTER
 AT PL INTERSECTIONS

1974 Aerial Photo



1980 Aerial Photo



2024 Aerial Photo

