

## B. Sites Inventory

The housing site inventory represents the sites that will be available to address the City's share of the region's need for housing. San Dimas lacks vacant and underutilized sites available with multiple family and mixed use zoning, density, and development standards in place to accommodate the 2021-2029 RHNA as the RHNA is three times higher the goal of any prior housing element. However, the City has the opportunity to leverage its location and access to future rail transit to encourage and facilitate the development of housing to address its RHNA.

While the City has significant undeveloped property in its northern reaches, this is located in mountainous area and, due to terrain and fire hazards, is unsuitable for development. Therefore, the City has made a diligent effort to select those sites that are most ripe for redevelopment. As discussed later, the City also contacted residential developers with direct experience in working with infill sites so the City can understand the underlying conditions affecting the feasibility of development and the programs necessary to address and mitigate any potential constraints.

Housing sites were selected that could meet the following minimum criteria:

- The site(s) must be free of environmental hazards and have ready access to water, sewer, road, drainage, and dry utility infrastructure; in other words, significant new infrastructure is not required to serve the project.
- The site(s) must have, are suitable for, and will have general plan land use designations and zoning in place, adequate density, and by right permitting consistent with state density thresholds.
- Any site included must have received inquiries/interest from property owners, realtors, builders, or have conditions (e.g., excess vacancies, code enforcement/property conditions) that affect financial viability.
- The sites do not require the demolition of existing residential uses that would raise displacement concerns or fundamentally affect or alter existing residential neighborhoods.
- Multiple-family sites must be located generally closer to downtown where sites are located near available retail, commercial, and public services and future rail transit along the Gold Line extension.

Based on the above criteria, the City has identified ~~14~~<sup>15</sup> potential sites for redesignation to residential and mixed uses within the central business district of San Dimas which can accommodate the requisite types, density, and affordability mix of housing commensurate with the 2021-2029 RHNA. While there are smaller infill sites in established and predominantly lower density residential neighborhoods, most sites are located within the proposed DTSP.<sup>1</sup>

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<sup>1</sup> [Subsequent to adoption of this 2021-2029 Housing Element, the San Dimas City Council voted to approve the DTSP on September 24, 2024.](#)

## Housing Sites for the RHNA

Figure HE-4.2 displays the location of the 14 sites that are anticipated to develop with housing during the 2021-2029 planning period. Table HE-4.4 that follows the map lists each site and general existing site characteristics.

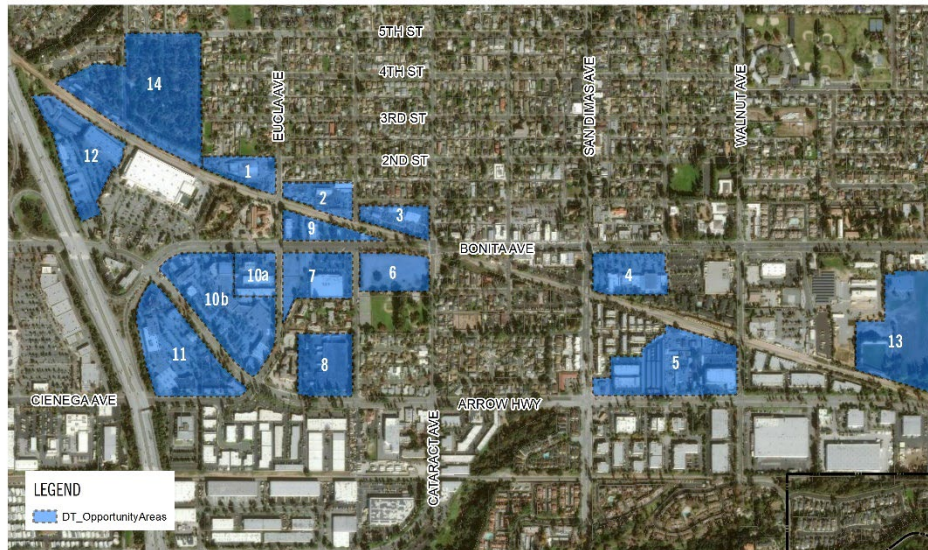


Figure HE-4.2 Housing Element Sites

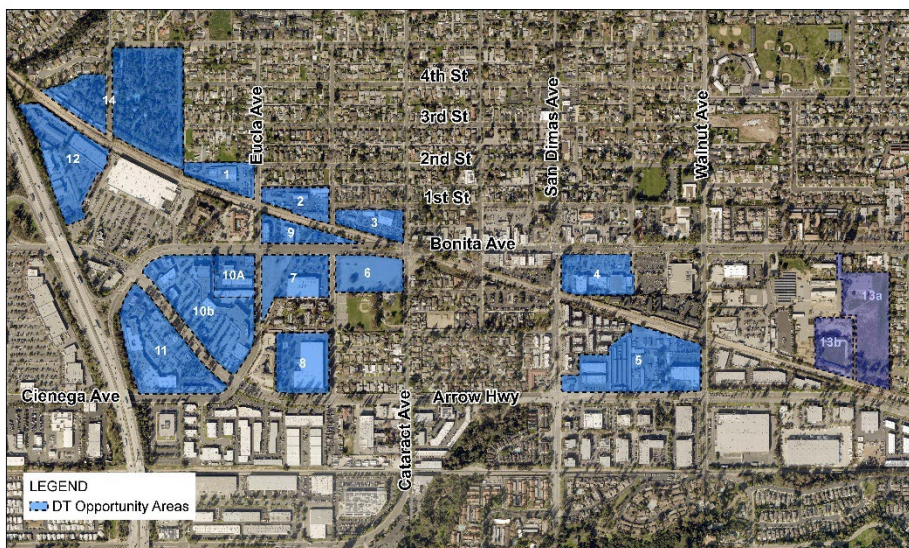


Figure HE-4.2 Housing Element Sites

Table HE-4.4 Housing Site List

| Site                                 | Site Name            | Address   | Acres                                   | Current GPLU  | Current Use                     |
|--------------------------------------|----------------------|---|---|---|---------------------------------|
| 1                                    | SP-23a               | 155 N. Eucla  | 3.2                                     | <del>SP-23</del><br><a href="#">Industrial/Mixed-Use</a>          | Construction yard               |
| 2                                    | SP-23b               | 159 N Acacia  | 2.9                                     | <del>Industrial/Mixed-Use</del><br><del>SP-23</del>               | Pump company; truck dispatch    |
| 3                                    | SP-23c               | 115 N Cataract  | 2.9                                     | <del>SP-23</del><br><a href="#">DTSP</a>                          | Contractor storage/sales        |
| 4                                    | Town Center          | 110-170 E. Bonita   | 5.2                                     | <del>DTSP</del><br><del>CG-2</del>                                | Mixed strip commercial          |
| 5                                    | Walnut Arrow         | 105-279 Arrow   | 11.5                                    | <del>DTSP</del><br><del>M-1; P/SP</del>                           | Office, storage, gas station,   |
| 6                                    | Bonita/Cataract      | 344 W. Bonita   | 4.4                                     | <del>DTSP</del><br><del>CG-2</del>                                | Vacant Site                     |
| 7                                    | Bowling Alley        | 400 W. Bonita   | 5.5 t                                   | <del>DTSP</del><br><del>CG-2</del>                                | Bowling Alley + vacant site     |
| 8                                    | Warehouse            | 305 S Acacia  | 5.8                                     | <del>DTSP</del><br><del>M-1</del>                                 | Older Tilt-up warehouse         |
| 9                                    | Bonita North         | 341-451 Bonita  | 2.8                                     | <del>DTSP</del><br><del>CG-2</del>                                | Offices, restaurant, misc.      |
| 10a                                  | Bonita/Eucla         | 502/530 W. Bonita;<br>133 S. Eucla                            | 3.1                                     | <del>DTSP</del><br><del>CG-4</del>                                | Office bldgs., light industrial |
| 10b                                  | Station North        | 501-678 W. Arrow Hwy  | 12.4                                    | <del>DTSP</del><br><del>CG-4</del>                                | Mixed strip commercial          |
| 11                                   | Station South        |   | 11.3                                    | <del>DTSP</del><br><del>CG-4</del>                                | Mixed strip commercial          |
| 12                                   | Red Roof Inn         | 204 N Village Ct  | 9.0                                     | <del>DTSP</del><br><del>CG-4</del>                                | Hotel; mix of singular uses     |
| <del>13</del><br><a href="#">13a</a> | USDA Forestry        | <del>444 E. Bonita</del><br><a href="#">APN: 8390-016-008</a> | <del>12.5</del><br><a href="#">9.19</a> | <del>PSP</del><br><a href="#">DTS</a><br><a href="#">P</a>        | Vacant Site                     |
| <a href="#">13b</a>                  | <a href="#">GSWC</a> | <a href="#">APN: 8390-016-007</a>                             | <a href="#">3.31</a>                    | <del>PSP</del><br><a href="#">DTS</a><br><a href="#">P</a>        | <a href="#">Vacant Site</a>     |
| 14                                   | The Trails           | 444 N. Amelia   | 4.0                                     | <del>MF-46</del><br><a href="#">Residential High II (16.1-25)</a> | Apartments + vacant land        |

Note: Subsequent to the adoption of the Housing Element, the City rezoned and amended the General Plan designation of the Housing sites to accommodate the RHNA allocation.



## Downtown Specific Plan

San Dimas' efforts to address the 2021-2029 RHNA requires an understanding of the drafting of the Downtown Specific Plan (DTSP)—its origin, historic investments, and future opportunities. The DTSP is the culmination of decades of urban planning and reflects the City's desire to leverage regional transit plans (e.g., Gold Line Foothill extension), local economic revitalization efforts, and its various housing and land use policy together to create a vibrant downtown for the community.



San Dimas' downtown dates to the early 20<sup>th</sup> century, well before the city was incorporated. At that time, the downtown had developed around the local citrus industry and the Southern Pacific Railroad, which allowed the transport of goods throughout the state and the nation. Residential neighborhoods in a traditional "grid pattern" were built nearby. With the demise of citrus in the 1960s, the downtown eventually fell into disrepair. The City began its efforts to redevelop the downtown with housing, infrastructure, and business attraction strategies.

Gold Line construction began in 2000 and started in the west San Gabriel Valley. As described later, Metro began investing billions of dollars to install new light rail along former railroad right-of-way. As rail was installed, cities in the west valley began to draft downtown specific plans that could leverage housing, transportation and economic development—yielding benefits to their cities. The Foothill extension, approved in 2017, included San Dimas and offered a similar opportunity for the City. As a result, the City initiated a groundbreaking DTSP, described later in this chapter and in the Housing Plan.



### Gold Line Extension and Impact on Housing Demand

For more than a decade, the Metro has been building the Gold Line. The 12.6 mile Gold Line from Pasadena to Azusa was finished in 2015. In 2016, Metro found that the Gold Line generated \$6.7 billion in investment, translating into 12,500 new housing units, 1,400 hotel rooms, and 3.6 msf of commercial space. In short, the Gold Line has been shown to fundamentally change the local economy and demand for housing in communities, particularly near the station locations.

The Gold Line Foothill Extension is under construction and will extend through the remainder of the east San Gabriel Valley, with stations at: Glendora, San Dimas, La Verne, and Pomona with connections to Claremont and Montclair Transcenter. The Metro's Gold Line extension is projected to spur around \$9 billion of investment, including 17,000 residential dwelling units, 10 msf of commercial space, and approximately 250 hotel rooms.<sup>42</sup> Rail and supporting infrastructure is presently under construction in San Dimas' downtown.



**Figure HE-4.3 Gold Line Foothill Extension**

Foothill Corridor cities (e.g., Pasadena, Arcadia, Monrovia, Azusa, and Duarte) have been able to capture the financial benefits from rail construction. As noted in "Urbanize Los Angeles", local government specific plans have resulted in extensive residential, mixed use, and commercial development near the stations.<sup>43</sup> As stated earlier, San Dimas is embarking on a Downtown Specific Plan with the express intent to leverage the demand for housing, mixed uses, and commercial development that has resulted from the Gold Line extension in adjacent cities.

<sup>42</sup> <https://foothillgoldline.org/default/transit-oriented-development-past-and-present/>

<sup>43</sup> See <https://la.urbanize.city/tags/foothill-gold-line>

### Adaptive Reuse Opportunities

The City has been experiencing property owner interest in adaptive reuse of historic structures to incorporate mixed uses in the downtown. In 2021, the City Council adopted a municipal code text amendment (MCTA) to allow the adaptive reuse of historic structures with a conditional use permit in the Creative Growth District of downtown. Prior and potential projects are listed below.

The City's history of adaptive reuse dates back 25 years. Built in 1997, the City facilitated development of Monte Vista Place, a 12-unit senior rental project. The City worked with the owner to rebuild the structure and add second story units. The City provided RDA set-aside funds, and the units are deed restricted as lower income units until 2048. This is the first successful mixed use project in downtown San Dimas.



The Johnston building once included at-grade commercial uses with second story housing, until the units were removed many years ago. However, the property owner has approached the City about exploring options for an adaptive reuse project. Upon completion, 18 smaller rental units are anticipated. These units are expected to be smaller efficiency units, most likely affordable to low and moderate income households.



The Fischer Store building was also once a mixed use project. The property owner financed a MCTA to conditionally permit previous mixed uses in the Creative Growth District. While an application has not been submitted, the City anticipates the conversion of the upper story into rental units affordable to low income residents. An application for mixed use is anticipated in the future.





### Other Downtown Mixed Use Projects

In addition to adaptive reuse of historic structures, the City has approved three modern mixed use projects in both horizontal and vertical formats during the prior 15 years (2009–2017). Each represents a different type of mixed use that is built to its surrounding context and individual site dimensions.

Built in 2009, the Grove Station is a 75-unit mixed use project in downtown. To facilitate the project, the City granted a conditional use permit, on-site parking reduction, fee deferral, and other incentives. The project is 100 percent occupied. The project was built at 13 du/ac. The project is affordable to above moderate income households, with 10 units restricted as affordable to moderate income households.



Built in 2014, Avalon Bay occupies a former shopping center lot and is an example of horizontal mixed use. This Class A project has a high level of amenities and surrounds a market and retail and services businesses. The former RDA contributed \$2.6 million to buydown rents on 24 units, ensuring affordability to low-mod incomes. The City also granted a parking reduction and fee deferral. The affordability restriction covers 55 years and will expire in 2069.



In 2017, the Johnstone Station was completed as a vertical mixed use building on San Dimas Avenue. The product has 19 units, including 6 townhomes, 5 single-family homes, and 8 live-work residences. All of the homes and commercial uses are fully occupied and leased. The townhome units are all affordable to above moderate income households. The density of development is 11 du/ac.



### Downtown Concept

San Dimas is embarking on creating its first Downtown Specific Plan (DTSP). The DTSP will establish a planning and zoning framework for encouraging innovative, transit-oriented development, and mixed uses in the downtown while preserving the character and charm of the historic commercial district. To provide a catalyst for the DTSP, the City is exploring options for a signature mixed use concept (e.g., residential, hotel, and commercial uses) that will anchor San Dimas's downtown and serve as a catalyst for mixed uses envisioned throughout the downtown. This type of mixed use development is consistent with Metro studies of the impact of the Gold Line extension and significant demand for new housing near the station.



Illustration of San Dimas Pioneer Square (Concept for Discussion)

The DTSP is on a two-year planning process. The City is drafting a Vision Statement and Goals to guide the DTSP. Extensive community involvement is underway with surveys, community workshops, and a community advisory committee (CAC). In an effort to provide different avenues for engaging and hearing from the public, the City created an interactive website. The MindMixer website allows community members to comment and provide input through interactive means.

The City has also setup a webpage for the DTSP, which can be accessed at: [www.sandimasca.gov/departments/community\\_development/planning\\_division/downtown\\_specific\\_plan.php](http://www.sandimasca.gov/departments/community_development/planning_division/downtown_specific_plan.php). The DTSP is schedule for completion in 2023. The Housing Plan, Program #7, identifies the land use designations, densities and acreage of land that will be established to address the City's 2021-2029 RHNA.



## Development Feasibility

While San Dimas has a history of mixed use development in downtown, the City recognizes that proactive programs are required to facilitate development. Experienced residential developers who understand the financials of the building industry can share insights on the feasibility of sites to be redeveloped for housing. As such, the City asked residential developers, with decades of experience in the San Gabriel Valley, to review and assess the City's plans for housing.

Specifically, City planners sought to determine whether the future housing sites identified for the downtown specific plan and housing element were feasible for development. In addition, these developers were also asked about policies and programs that the City could adopt to encourage the development of housing. Three general questions were posed (with a synopsis of the answer below):

- *Given that the majority of sites have existing commercial and industrial uses that would need to be recycled, would any of the uses not be expected to turnover to accommodate residential or mixed uses?*

**Response:** Due to the high demand for housing, along with the proximity of the parcels to the Gold Line, we do not see the existing commercial/residential uses as being a barrier to the redevelopment of the selected properties.

- *What will be the impact of the Gold Line Extension for San Dimas?*

**Response:** With the planned Metro Gold Line Station opening in San Dimas in 2025, we see the potential for the sites located near the future station to redevelop into multiple-family and/or mixed use housing like Pasadena, Monrovia, Duarte, Azusa, and Glendora.

- *What selection criteria do you look for when judging the suitability of a site for purchase and development with residential and/or mixed uses?*

**Response:** The developers cited various criteria, including

- **Site size of 0.75 acre or larger**
- **Density of at least 30 du/ac**
- **Heights-three stories or 38' for 30- du/ac**
- **Reduced and shared parking (1 space per unit)**
- Reduced open space/setbacks for multi-family residential
- Flexibility in development standards
- Sites that are not historic or have environmental constraints
- Streamlined entitlement and permitting process

The sites selected for the land inventory are consistent with these criteria.

### *Development Assumptions*

San Dimas' downtown is built out; and therefore, new mixed use projects that will be introduced into the downtown will need to be tailored to the specific site. The

City is creating design guidelines that will help to clarify these assumptions. Affordability assumptions for each new project are also based on the anticipated product type, density, size, and tenure. Until the design guidelines preparation process is complete, however, the City is relying on conservative assumptions, especially considering that the Pioneer Square project will be highly tailored.

Key development assumptions are as follows:

- **Density Range.** The City is relying on the minimum density of each proposed general plan land use classification and associated density range multiplied by the number of developable acres to estimate development capacity for each site. Where the site is mixed use, the City has a general performance standard (e.g., 50% or 75%) that will govern the percentage of the lot that will be devoted to housing. This performance standard may be adjusted as needed to ensure no net loss and provide flexibility needed to encourage new housing. The assumed density for capacity purposes is the minimum of the proposed range in each zoning district.
- **Usable Lot Area.** Downtown sites are fully served by infrastructure and have utilities, sidewalks, and other street and drainage infrastructure. The City does not anticipate that improvements to infrastructure would require land dedications that might reduce achievable densities. For example, the Pioneer Square project is an example proposed to be built that is achieving close to the maximum developable area (100%) of the residential portion of the lot. However, to ensure that development capacity is realistic, the inventory assumes 20 percent dedication of land for improvements.
- **Housing Affordability.** The Housing Plan proposes reviewing options for inclusionary housing that approximate requirements common in similar cities. In addition, the affordability of the housing product will vary by tenure, with housing costs assumed to be affordable to moderate income households for rentals and above moderate income for ownership/some mixed use. The City has assigned a 20%-30% affordability targets for each site. Should affordability levels differ than original estimates, the Housing Plan contains a program to adjust the inventory assumptions per State law.
- **Site Size.** Per State law, sites smaller than half an acre in size or larger than 10 acres are not considered adequate to accommodate lower income housing need unless sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing. No housing sites are smaller than ½ acre nor require consolidation of multiple lots to achieve a one-half acre size. While larger sites can be challenging, the City developed the 9-acre Avalon mixed use apartment project in the 5th element period.

Table HE-4.5 Housing Site Inventory

| No. | Site Characteristics                |                                     |   |                        |   | Future Uses   |                                     |  | Affordability              |                            |                         |     |
|-----|-------------------------------------|-------------------------------------|---|------------------------|---|---|-------------------------------------|--|----------------------------|----------------------------|-------------------------|-----|
|     | Address/                            | Size                                | GPLU & Zoning   | Parcels   Owners       | Current Use                               | Proposed + Assumed Density                          | Proposed Use/Performance Standard   | Summary of Factors Supporting Recycling  | LOW                        | MOD                        | AMOD                    | SUM |
| 1   | SP-23a<br>155 N. Eucla              | 3.2 gross                           | Industrial/ <del>Mixed-Use</del><br>SP-23   | 5 parcels<br>1 owner   | Construction yard                         | Proposed<br>12-16 du/ac<br><br>Assumed<br>12 du/ac  | Condos<br>100% Res                  | > Mostly Vacant<br>> Only one owner<br>> Underused: I/LV<1%<br>> Developer interest<br>> Meets site criteria               | 0                          | 6                          | 25                      | 31  |
| 2   | SP-23b<br>159 N Acacia              | 2.9 gross<br>2.3 net<br>for 1 owner | Industrial/ <del>Mixed-Use</del><br>SP-23   | 10 parcels<br>3 owners | General pump company and truck dispatch   | Proposed<br>12-16 du/ac<br><br>Assumed<br>12 du/ac  | Condos<br>100% Res                  | > Mostly Vacant<br>> Only one owner<br>> Underused I/LV 44%<br>> Developer interest<br>> Meets site criteria               | 0                          | 4                          | 18                      | 22  |
| 3   | SP-23c<br>115 N Cataract            | 2.9 gross                           | <del>Industrial</del><br><del>DTSP</del><br><del>SP-23</del><br>Town Core                                   | 2 parcels<br>1 owner   | Contractor storage and sales yard         | Proposed<br>25-35 du/ac<br><br>Assumed<br>25 du/ac  | Mixed Use<br>50% resid.<br>50% com  | > Mostly Vacant<br>> Only one owner<br>> Underused I/LV 13%<br>> Developer interest<br>> Meets site criteria               | 6                          | 23                         | --                      | 29  |
| 4   | San Dimas Town Center               | 5.2 gross                           | <del>DTSP</del><br><del>Commercial</del><br><del>CG-2</del><br>Transit Village                              | 10 parcels<br>5 owners | Mixed strip commercial                    | Proposed:<br>35-45 du/ac<br><br>Assumed<br>35 du/ac | Mixed Use<br>75% resid.<br>25% com. | > Half site is parking<br>> Underused I/LV 58%<br>> Developer interest<br>> Anchor lease expiring<br>> Meets site criteria | <del>22</del><br><u>32</u> | <del>44</del><br><u>34</u> | 44                      | 110 |
| 5   | Walnut Arrow<br>105-279 E Arrow Hwy | 12.1 gross                          | <del>DTSP</del><br><del>Commercial</del><br><del>Transit Village</del><br><del>M-1</del><br><del>P/SP</del> | 8 parcels<br>8 owners  | Mixed – office storage, gas station, etc. | Proposed:<br>35-45 du/ac<br><br>Assumed<br>35 du/ac | Mixed Use<br>75% resid.<br>25% com. | > City owns 20% site<br>> Metro interest in TOD project onsite<br>> Older buildings<br>> Adjacent-mixed use                | <del>48</del><br><u>97</u> | <del>97</del><br><u>72</u> | <del>97</del> <u>73</u> | 242 |



Table HE-4.5 Housing Site Inventory

| No. | Site Characteristics             |            |  |                        |   | Future Uses                               |                                    |   | Affordability                       |                                      |      |     |
|-----|----------------------------------|------------|--|------------------------|---|---|------------------------------------|---|-------------------------------------|--------------------------------------|------|-----|
|     | Address/                         | Size       | GPLU & Zoning  | Parcels   Owners       | Current Use                                   | Proposed + Assumed Density                | Proposed Use/Performance Standard  | Summary of Factors Supporting Recycling   | LO W                                | MO D                                 | AMOD | SUM |
| 6   | Bonita/Cataract<br>344 W. Bonita | 4.4 gross  | <a href="#">DTSP</a><br><del>Commercial</del><br><del>CG-2</del> <a href="#">Public/Semi-Public – Commercial Overlay</a> | 1 parcel<br>1 owner    | Vacant Site                                   | Proposed:<br>Based on Final ENA           | Mixed Use<br>Based on final ENA    | <ul style="list-style-type: none"> <li>&gt; Vacant site</li> <li>&gt; Developer ENA</li> <li>&gt; Developer interest</li> <li>&gt; Meets site criteria</li> </ul>   | 0                                   | 0                                    | 97   | 97  |
| 7   | Bowling Alley<br>400 W. Bonita   | 5.5 gross  | <a href="#">DTSP</a><br><del>Commercial</del><br><del>CG-2</del> <a href="#">Town Core</a>                               | 3 parcels<br>2 owners  | Bowling Alley + vacant site                   | Proposed 35-45 du/ac<br>Assumed 35 du/ac  | Mixed Use<br>75% Res<br>25% Comrc  | <ul style="list-style-type: none"> <li>&gt; Mostly Vacant</li> <li>&gt; Underused I/LV 60 %</li> <li>&gt; Significant interest from both owners</li> <li>&gt; Meets site criteria</li> </ul>                      | <del>23</del><br><a href="#">33</a> | <del>46</del><br><a href="#">36</a>  | 46   | 115 |
| 8   | Warehouse<br>305 S Acacia        | 5.8 gross  | <a href="#">DTSP</a><br><del>Industrial</del><br><del>M-1</del> <a href="#">Gateway Village West</a>                     | 1 parcel<br>1 owner    | Older Tilt-up warehouse                       | Proposed 25-35 du/ac<br>Assumed 25 du/ac  | MFR, likely apartments<br>100% Res | <ul style="list-style-type: none"> <li>&gt; One Owner</li> <li>&gt; Underused I/LV 42 %</li> <li>&gt; Meets site criteria</li> </ul>  | 23                                  | 93                                   | 0    | 116 |
| 9   | Bonita North<br>341-451 Bonita   | 2.8 gross  | <a href="#">DTSP</a><br><del>Commercial</del><br><del>CG-2</del> <a href="#">Town Core</a>                               | 4 parcels<br>3 owners* | Offices, former dry cleaners; restaurant com. | Proposed 35-45 du/ac<br>Assumed 35 du/ac  | Multiple-Family<br>100% Res        | <ul style="list-style-type: none"> <li>&gt; Underused I/LV 42 %</li> <li>&gt; Meets site criteria</li> <li>&gt; Some developer interest</li> </ul>  | <del>46</del><br><a href="#">26</a> | <del>63</del><br><a href="#">53</a>  | 0    | 79  |
| 10a | SW Corner Bonita/Eucaly          | 3.1 gross  | <a href="#">DTSP</a><br><del>Commercial</del><br><a href="#">Gateway Village West</a> <del>CG-1</del>                    | 3 parcels<br>3 owners  | Office bldgs., light industrial               | Proposed 35-45 du/ac<br>Assumed 35 du/ac  | Multiple-Family<br>100% Res        | <ul style="list-style-type: none"> <li>&gt; Half site is parking</li> <li>&gt; 1 owner owns 50% site</li> <li>&gt; Meets site criteria</li> </ul>   | 17                                  | 69                                   | 0    | 86  |
| 10b | Station North                    | 12.4 gross | <a href="#">DTSP</a><br><del>Commercial</del><br><a href="#">Gateway Village West</a> <del>CG-1</del>                    | 9 parcels<br>7 owners  | Mixed strip commercial                        | Proposed: 35-45 du/ac<br>Assumed 35 du/ac | Mixed Use<br>75% Res<br>25% Comrc  | <ul style="list-style-type: none"> <li>&gt; Half site is parking</li> <li>&gt; 1 owner owns half site</li> <li>&gt; Developer interest</li> <li>&gt; 15-20% Vacancy rate</li> <li>&gt; Code Enf. Cases</li> </ul> | <del>52</del><br><a href="#">76</a> | <del>104</del><br><a href="#">80</a> | 104  | 260 |

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| No.                                  | Site Characteristics                            |  |  |                                  |   | Future Uses  |  |   | Affordability                        |                                       |                                     |                                       |
|--------------------------------------|---|--|--|----------------------------------|---|--|--|---|--------------------------------------|---------------------------------------|-------------------------------------|---------------------------------------|
|                                      | Address/  | Size   | GPLU & Zoning  | Parcels   Owners                 | Current Use   | Proposed + Assumed Density   | Proposed Use/Performance Standard          | Summary of Factors Supporting Recycling   | LO W                                 | MO D                                  | AMOD                                | SUM                                   |
| 11                                   | Station South                                   | 11.3 gross                                     | <a href="#">DTSP Commercial Gateway Village West</a> <del>CG-1</del> | 10 parcels<br>9 owners           | Mixed strip commercial                                | Proposed: 45-55 du/ac<br>Assumed 45 du/ac  | Mixed Use<br>75% Res<br>25% Cmrc           | <ul style="list-style-type: none"> <li>&gt; Half site is parking</li> <li>&gt; 1 owner owns 50% site</li> <li>&gt; Some develop. interest</li> <li>&gt; 25% Vacancy rate</li> <li>&gt; Code Enf. Cases</li> </ul>   | <del>64</del><br><a href="#">86</a>  | <del>408</del><br><a href="#">83</a>  | 108                                 | 277                                   |
| 12                                   | Red Roof Inn<br>204 N Village Court             | 9.0 gross                                      | <a href="#">DTSP Commercial Gateway Village West</a> <del>CG-1</del> | 6 parcels<br>5 owners            | Hotel; mix of smaller uses in commercial strip center | Proposed: 45-55 du/ac<br>Assumed 45 du/ac  | MFR,<br>Most likely apartments<br>100% Res | <ul style="list-style-type: none"> <li>&gt; Half site is parking</li> <li>&gt; 1 owner owns 30% site</li> <li>&gt; Owner interested in developing parcels</li> <li>&gt; Dilapidated motel with code enf. cases and high service call</li> </ul>   | <del>65</del><br><a href="#">123</a> | <del>259</del><br><a href="#">201</a> | 0                                   | <del>324</del><br><a href="#">324</a> |
| <del>13</del><br><a href="#">13a</a> | USDA Forestry Site 444 Bonita                   | <del>42.6</del><br><a href="#">49.19</a> gross | <a href="#">DTSP Public/Semi Public; same Gateway Village East</a>   | 1 parcel<br>1 owner              | Vacant Site   | Proposed: <del>45-55</del><br><a href="#">15-20</a> du/ac<br>Assumed <del>45</del><br><a href="#">17.5</a> du/ac | <del>MFR.</del><br>Apartments<br>100% Res  | <ul style="list-style-type: none"> <li>&gt; The site is vacant</li> <li>&gt; 1 owner owns the site</li> <li>&gt; <del>Owner (USFS) has contacted City about intent to sell site to a residential developer</del></li> <li>&gt; <a href="#">Densities for this site assume approval of General Plan Amendment request submitted by the owner of this site.</a></li> <li>&gt; One of the last vacant residential parcels</li> </ul> | <del>435</del><br><a href="#">0</a>  | <del>345</del><br><a href="#">16</a>  | <del>0</del><br><a href="#">145</a> | <del>450</del><br><a href="#">161</a> |
| <a href="#">13b</a>                  | <a href="#">GSWC 401 S. San Dimas Canyon Rd</a> | <a href="#">3.31 gross</a>                     | <a href="#">DTSP Public/Semi Public; same Gateway Village East</a>   | <a href="#">1 parcel 1 owner</a> | <a href="#">Vacant Site</a>                           | Proposed: <a href="#">45-55 du/ac</a><br>Assumed <a href="#">55 du/ac</a>  | <a href="#">Apartments 100% Res</a>        | <ul style="list-style-type: none"> <li>&gt; <a href="#">The site is vacant</a></li> <li>&gt; <a href="#">1 owner owns the site</a></li> <li>&gt; <a href="#">One of the last vacant residential parcels</a></li> </ul>  | <a href="#">64</a>                   | <a href="#">55</a>                    | <a href="#">0</a>                   | <a href="#">119</a>                   |

Table HE-4.5 Housing Site Inventory

| No. | Site Characteristics           |  |  |                       |                               | Future Uses                                     |                                   |   | Affordability |      |      |     |
|-----|--------------------------------|--|--|-----------------------|-------------------------------|---|-----------------------------------|---|---------------|------|------|-----|
|     | Address/                       | Size   | GPLU & Zoning  | Parcels   Owners      | Current Use                   | Proposed + Assumed Density                      | Proposed Use/Performance Standard | Summary of Factors Supporting Recycling   | LO W          | MO D | AMOD | SUM |
| 14  | The Trails<br>444 E.<br>Bonita | 17.3 gross<br>2 acres<br>where new<br>units<br>would be<br>built | <del>Commercial</del><br><del>Residential</del><br>Medium<br>MF-4625 | 2 parcels<br>2 owners | Vacant Site and<br>Apartments | Proposed:<br>16-25 du/ac<br>Assumed<br>16 du/ac | Apartments<br>100% Res            | <ul style="list-style-type: none"> <li>&gt; The site is vacant</li> <li>&gt; 1 owner owns the site</li> <li>&gt; Owner has contacted City about developing it</li> <li>&gt; Owner working with adjacent property to purchase additional land</li> <li>&gt; Owner waiting for new GPLU for the site</li> </ul> | 10            | 41   | 0    | 51  |

Source: City of San Dimas, 2020

Note: Subsequent to the adoption of the Housing Element, the City rezoned and amended the General Plan designation of the Housing sites to accommodate the RHNA allocation.

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### Market Feasibility

Metro’s Gold Line extension studies predicted that the introduction of light rail, in conjunction with local planning, would result in significant economic benefits. City staff reviewed three housing elements of local communities along the Gold Line Foothill extension to identify a range of mixed use and residential projects. This limited review concluded that the market is strong in the San Gabriel Valley for apartments and mixed use projects, even when extensive recycling was required.

As summarized in Table HE-4.6, these cities are seeing mixed use projects that range in density from 22 to 72 units per acre, that contain ownership and/or rental units, and that contain some level of mixed uses. All of the sites required both recycling of existing uses and lot consolidation. In addition, residential uses were the primary land use, with ancillary commercial (nonresidential) uses. In comparison, San Dimas’ plan for mixed use and residential projects in downtown range from 25-45 du/ac and most involve some type of recycling of existing uses.

**Table HE-4.6 Market Demand for Mixed Uses**

| City    | Project Type                 | Status          | Year | Existing Use  | Lot Consol. | Density + Project Size  |
|---------|------------------------------|-----------------|------|---|-------------|-------------------------|
| Azusa   | The Orchard – Mixed Use      | Under Const.    | 2021 | City owned Parking Lot                              | Yes         | 72 du/acre<br>163 units |
| Azusa   | 573-577 Arrow Mixed Use      | Plan Check      | 2021 | 1960s commercial bldg, sports bar                   | Yes         | 23 du/acre<br>10 units  |
| Duarte  | Town Center Mixed Use        | Under Const.    | 2022 | Auto repair shop, vacant lot                        | Yes         | 55 du/acre<br>161 units |
| Duarte  | Residence (Apts) at Duarte   | Building Permit | 2022 | 115,000 sf industrial building built in the 1960s   | Yes         | 79 du/acre<br>344 units |
| Arcadia | Huntington Mixed Use Village | Plan Review     | 2021 | Five commercial bldgs. and City-owned parking lot   | Yes         | 22 du/acre<br>248 units |
| Arcadia | Santa Anita Mixed Use        | Under Const.    | 2022 | Commercial strip, gas station, multi-tenant parcels | Yes         | 41 du/acre<br>157 units |

Source: Housing Elements, Azusa, Duarte, Arcadia, 2021-2029

Furthermore, as discussed in the following section, the City’s Housing Element includes specific implementation programs to develop a package of incentives to further incentivize residential and mixed use development. Given that the City’s sites are similar to those in cities along the Gold Line and that density and development standards would allow for projects within the “sweet spot” range allowed in other communities, it can be concluded that San Dimas’ plans for redesignation of sites should be sufficient to result in new developments.

### Development Incentives

To leverage the economic benefits of the Gold Line, the City will be adopting a Specific Plan (Program #7) to guide the revitalization of Downtown. The Housing Element also includes programs to address the site criteria cited by developers to ensure that housing is feasible. Key incentives are as follows:

### Enhanced Density

The City assigns various affordability to the sites based on density. As noted in the Housing Plan, the City proposes a rezoning program that will apply a mixed use and/or multiple-family residential designation on selected sites. Government Code 65583.2c(3)(B) allows local governments to use “default” density standards that are deemed adequate to meet the “appropriate zoning”, so that no further analysis is required to establish the adequacy of the density standard. The rezoning proposed for the majority of sites equals or exceeds 30 du/ac. Therefore, most of the sites can accommodate housing affordable to low income households.

### Residential by Right

While residential and mixed use zoning is not currently in place, the City proposes a program to redesignate and rezone the identified properties, some for housing only (e.g., Sites 1-2, 8-10a, and 12-14) and the remainder as mixed uses. Apartments, condominiums, and other multiple family uses will be an allowed use by right in all residential zones. Mixed uses in a vertical or horizontal format will be allowed in other zones. Properties fronting Bonita Avenue may have vertical mixed use at street level, with standalone residential behind the frontage. In any case, the SDMC will permit such uses by right without a discretionary permit.

### Housing Incentives

Based on and in response to the developer input received, the City proposes to draft and adopt development incentives to stimulate and facilitate the production of housing, including mixed uses downtown and citywide. Among others, specific incentives to be drafted following adoption of the housing element are:

- Objective Development/Design Guidelines (Program #8)
- Density Bonus Ordinance Update (Program #9)
- MF-30 revised Development Standards (Program #10)
- Lot Consolidation Incentives (Program #11)
- Minor Modification Process (Program #12)
- Streamlined Permitting (Program #13)
- Development Permit Review Audit (Program #13)
- Inclusionary Housing (Program #18)

### *Infrastructure and Environmental Concerns*

State law requires that the sites identified for the 2021-2029 RHNA have sufficient existing or planned water, sewer, or other dry utilities, including the availability of and access to distribution facilities to accommodate the RHNA. In addition, such sites cannot be subject to known environmental constraints.

### Infrastructure Concerns

Future development in the city would require increased domestic water service, including water supplies, stormwater system, and wastewater treatment capacity, or individual wells and septic systems. According to the IS/ND prepared for the housing element, the residential sites identified in the proposed project are in the city and currently have stormwater drainage, electric power, natural gas, and telecommunications facilities. All future development must comply with the California Building Code, City’s Standard

Specifications for Public Works Construction, and payment of development impact fees prior to connection.

With respect to water and sewer, the Urban Water Management Plan (UWMP) uses the same population growth estimates from SCAG that the City relies upon for future planning. The UWMP concludes that the Golden State Water Company “...can meet water demands during normal years, single dry years, and a five consecutive year drought periods over the next 25 years” (GSWC 2021). The City evaluates the capacity of utilities and service systems regularly. According to the SDMC, Chapter 14 impact fees are paid at the time of building permit issuance. As these requirements are unaffected by the proposed project, the project would have no impact to the relocation, construction, or expansion of utilities facilities.

### Environmental Concerns

Environmental hazards could preclude the timely development of a housing site. All the 14 sites identified in the housing element land inventory were analyzed to determine whether any site(s) was included on the “Cortese” list per Gov’t Code §65962.5. Based on the Cortese list, Geotracker, and Envirostor databases, only two sites showed past activities. Site #2 showed an inactive cleanup as of 2015 with no further information or records available to suggest an issue still remained. Site #6 had past contamination due to a metal plating business that was remediated through a voluntary cleanup agreement with the City in 1994.

All the housing element sites were evaluated for environmental conditions—including wildfire, flooding, inundation, geological and seismic threats, and others. According to the CALOES, California DOC, California DWR, and CALFIRE, none of the sites are in the 100 or 500-year Floodplain, Alquist-Priolo Zone, Dam Inundation Zone, Landslide Zone, Liquefaction Zone, or High or Very High Fire Severity Zone. Only a small portion of Site #5 is in a Liquefaction Zone. However, the site is already developed with structures and any hazard would have been addressed prior to building structures. Therefore, development on the identified sites for the RHNA is not constrained by environmental features.

### Summary of RHNA Compliance

Based on the strategies presented earlier in this chapter, the City of San Dimas can fully meet its 2021-2029 RHNA. The strategy is largely developed around three broader initiatives: 1) accessory dwelling units; 2) redesignation of sites for housing; and 3) incentives to encourage the production of housing. Table HE-4.7 summarizes the units proposed under each strategy by affordability category. City strategies also provide for a buffer of additional capacity beyond the RHNA requirement to accommodate no-net loss provisions and developer decisions.

| Table HE-4.7 Summary of RHNA Compliance     |                           |                             |                           |                               |
|---|---------------------------|-----------------------------|---------------------------|-------------------------------|
| Affordability Category                      | Affordability Level       |                             |                           | Total                         |
|   | Lower                     | Moderate                    | Above Mode.               |                               |
| RHNA Required Units                         | 604                       | 206                         | 438                       | 1,248                         |
| Units Planned for 2021-2029 Planning Period |                           |                             |                           |                               |
| Projects                                    | 0                         | 0                           | 96                        | 96                            |
| ADUs  | 136                       | 4                           | 60                        | 200                           |
| Vacant Lots*                                | 0                         | 0                           | 61                        | 61                            |
| Housing Sites                               | <del>479</del> <u>593</u> | <del>1,273</del> <u>866</u> | <del>538</del> <u>660</u> | <del>2,290</del> <u>2,119</u> |



#### 4. HOUSING RESOURCES

|                   |                           |                             |                           |                               |
|-------------------|---------------------------|-----------------------------|---------------------------|-------------------------------|
| Total             | <del>645</del> <u>729</u> | <del>1,277</del> <u>870</u> | <del>755</del> <u>877</u> | <del>2,647</del> <u>2,476</u> |
| Surplus/(Deficit) | <del>44</del> <u>125</u>  | <del>1,074</del> <u>664</u> | <del>347</del> <u>439</u> | <del>1,399</del> <u>1,228</u> |
| Status            | RHNA Met                  | RHNA Met                    | RHNA Met                  | RHNA Met                      |

Source: 2021-2029 Adopted Regional Housing Needs Assessment, City credits

\* These sites (Appendix Table HE-A.1) are infill parcels in existing residential neighborhoods. Although these sites were included in the 2014-2021 Housing Element, the sites are not needed to address the 2021-2029 RHNA but are included in the table as development capacity to better reflect potential development that could occur within the community.

The City's strategy for complying with the RHNA is largely dependent on three sets of programs. Housing Program #5 commits the City to address its RHNA in accordance with statutory requirements and "no net loss" provisions. Since the proposed housing sites are not currently "designated" and adequate for housing, Program #7 commits the City to redesignate and rezone the sites as part of the downtown specific plan within three years after adoption of the housing element. Program #6 commits the City to promoting, facilitating and incentivizing the production of accessory dwelling units and monitoring the process to ensure that development targets are achieved. Programs #8 through #13 outline programs to remove potential constraints to the development of housing. Programs #18-#20 set forth programs to assist in the development of affordable housing.

## Site #13-13a: USDA Forestry Site

The USDA site is located at 444 East Bonita Avenue in San Dimas. The owner of the site is owned by purchased a portion of the property from the USDA Forest Service, after a parcel map was processed to subdivide the property. The newly created 9.19 acre site is vacant and therefore does not have an address but is identified as Assessor Parcel Number 8390-016-008. ~~contains a solar farm, unused basin owned by Southern California Water Company, and USDA regional offices.~~ Lot consolidation is not needed given the site size and independent access to the site. The vacant portion is 12.5 acres. In 2022, USDA notified City staff of their interest to sell the site to a residential developer. This site is appropriate for housing given its adjacency to housing and its ability to anchor the eastern portion of the DTSP area. No environmental constraints exist based on City site records. However, the site would require extension of infrastructure from Bonita Avenue to serve the project. To facilitate development, Site #13a ~~would~~ has been be redesignated to allow multiple-family uses. The owner has requested a General Plan Amendment to reduce the at a density of from 45-55 du/ac to 15-20 du/ac to accommodate up to 183 units, and accommodate 450 units. This site matches site criteria cited during the City's interviews with residential developers and, upon sale, is expected to develop during the planning period.

| Site Specifics  | Property Specifics                            |
|---|---|
| <u>General Plan:</u> <u>Downtown Specific Plan</u>                                    | <u>Building constructed:</u> <u>none</u>      |
| <u>Current Zoning:</u> <u>DTSP - Gateway Village East</u>                             | <u>Building/Lot Ratio:</u> <u>0%</u>          |
| <u>Assess. Parcel:</u> <u>8390-016-008</u>  | <u>Assessed Imp/Land Ratio:</u> <u>Vacant</u> |
| <u>Assess. Parcel:</u> <u>8390-016-008</u> <u>Assess. Parcel:</u> <u>8390-016-008</u> | <u>Developer Interest:</u> <u>High</u>        |
| <u>Ownership:</u> <u>1 owner</u>  | <u>Anticipated Use:</u> <u>MF/Apartments</u>  |
| <u>Current Uses:</u> <u>Vacant</u>  | <u>Proposed Density:</u> <u>15-20 du/acre</u> |

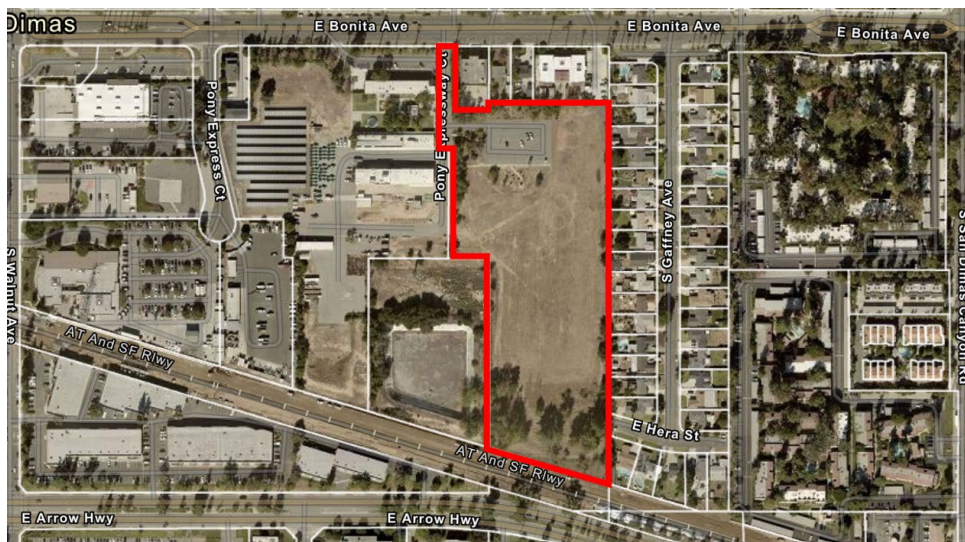


Figure A-13a USDA Forestry Site





## Site #13b: GSWC Site

The GSWC site is owned by the Golden State Water Company. The site is vacant and therefore does not have an address but is identified as Assessor Parcel Number 8390-016-007. The site contains an unused basin. Lot consolidation is not needed given the site size. The site is 3.31 acres. This site is appropriate for housing given its adjacency to housing and its ability to contribute to the anchoring of the eastern portion of the DTSP area. No environmental constraints exist based on City site records. However, the site would require extension of infrastructure from Bonita Avenue to serve the project. To facilitate development, Site #13b has been redesignated to allow multiple-family uses at a density of 45–55 du/ac, and accommodate up to 182 units. This site matches site criteria cited during the City’s interviews with residential developers and is expected to develop during the planning period.

| Site Specifics  | Property Specifics              |
|---|---------------------------------|
| General Plan: <a href="#">Public/Semi-Public Downtown Specific Plan</a> | Building constructed: none      |
| Current Zoning: <a href="#">same DTSP – Gateway Village East</a>        | Building/Lot Ratio: 0%          |
| Assess. Parcel: <a href="#">8390-016-006-8390-016-007</a>               | Assessed Imp/Land Ratio: Vacant |
| Parcel Acreage: <a href="#">42.5-3.31</a> acres                         | Developer Interest: High        |
| Ownership: 1 owner  | Anticipated Use: Apartments     |
| Current Uses: Vacant  | Proposed Density: 45-55 du/acre |



Figure A-13**b** USDA Forestry Site

## CITY OF SAN DIMAS

## INVENTORY OF RHNA SITES, 2021-2029

| Site                     | Site Name          | General Plan LU Design | Current Zone | Lot Size                     | Percent Use                | Range of Density              | Realistic density         | MX-Mult.    | Low                        | Mod                           | Above                       | Total Units                     |
|--------------------------|--------------------|------------------------|--------------|------------------------------|----------------------------|-------------------------------|---------------------------|-------------|----------------------------|-------------------------------|-----------------------------|---------------------------------|
| 1                        | SP-23a             | IND                    | SP-23        | 3.20                         | 80%                        | 12-16                         | 12                        | 100%        |                            | 6                             | 25                          | 31                              |
| 2                        | SP-23b             | IND                    | SP-23        | 2.30                         | 80%                        | 12-16                         | 12                        | 100%        |                            | 4                             | 18                          | 22                              |
| 3                        | SP-23c             | IND                    | SP-23        | 2.88                         | 80%                        | 25-35                         | 25                        | 50%         | 6                          | 23                            |                             | 29                              |
| 4                        | San Dimas Town r   | COM                    | CG-2         | 5.20                         | 80%                        | 35-45                         | 35                        | 75%         | <del>22</del> <u>32</u>    | <del>44</del> <u>34</u>       | 44                          | 110                             |
| 5                        | Walnut/Arrow       | COM/PSQ                | M-1/ PSP     | 11.54                        | 80%                        | 35-45                         | 35                        | 75%         | <del>48</del> <u>97</u>    | <del>97</del> <u>72</u>       | <del>97</del> <u>73</u>     | 242                             |
| 6                        | Bonita/Cataract    | COM                    | CG-2         | 4.40                         | 80%                        | 25-35                         | 25                        | 75%         |                            |                               | 97                          | 97                              |
| 7                        | Bowling Alley      | COM                    | CG-2         | 5.50                         | 80%                        | 35-45                         | 35                        | 75%         | <del>23</del> <u>33</u>    | <del>46</del> <u>36</u>       | 46                          | 115                             |
| 8                        | Warehouse Site     | IND                    | M-1          | 5.81                         | 80%                        | 25-35                         | 25                        | 100%        | 23                         | 93                            |                             | 116                             |
| 9                        | Bonita North       | COM                    | CG-2         | 2.82                         | 80%                        | 35-45                         | 35                        | 100%        | <del>16</del> <u>26</u>    | <del>63</del> <u>53</u>       |                             | 79                              |
| 10A                      | Bonita/Eucla       | COM                    | CG-1         | 3.10                         | 80%                        | 35-45                         | 35                        | 100%        | 17                         | 69                            |                             | 86                              |
| 10b                      | San Dimas Stator   | COM                    | CG-1         | 12.37                        | 80%                        | 35-45                         | 35                        | 75%         | <del>52</del> <u>76</u>    | <del>104</del> <u>80</u>      | 104                         | 260                             |
| 11                       | San Dimas Stator   | COM                    | CG-1         | 11.26                        | 80%                        | 45-55                         | 45                        | 75%         | <del>61</del> <u>86</u>    | <del>108</del> <u>83</u>      | 108                         | 277                             |
| 12                       | Red Roof Inn Site  | COM                    | CG-1         | 9.00                         | 80%                        | 45-55                         | 45                        | 100%        | <del>65</del> <u>123</u>   | <del>259</del> <u>201</u>     |                             | <del>324</del> <u>324</u>       |
| <del>13</del> <u>13a</u> | USDA Forestry Site | P/SP                   | P/SP         | <del>12.50</del> <u>9.19</u> | <del>80%</del> <u>100%</u> | <del>45-55</del> <u>15-20</u> | <del>45</del> <u>17.5</u> | 100%        | <del>135</del> <u>315</u>  | <del>15</del> <u>16</u>       | <del>145</del> <u>145</u>   | <del>450</del> <u>161</u>       |
| <u>13b</u>               | <u>GSWC Site</u>   | <u>P/SP</u>            | <u>P/SP</u>  | <u>3.31</u>                  | <u>80%</u>                 | <u>45-55</u>                  | <u>45</u>                 | <u>100%</u> | <u>64</u>                  | <u>55</u>                     |                             | <u>119</u>                      |
| 14                       | The Trails         | RES                    | MF-16        | 2.50                         | 80%                        | 16-25                         | 16                        | 100%        | 10                         | 41                            |                             | 51                              |
|                          |                    |                        |              |                              |                            |                               |                           |             | Low                        | Mod                           | Above                       | Total                           |
| RHNA                     |                    |                        |              |                              |                            |                               |                           |             | 604                        | 206                           | 438                         | 1,248                           |
| ADUs                     |                    |                        |              |                              |                            |                               |                           |             | 136                        | 4                             | 60                          | 200                             |
| Vacant Infill + Projects |                    |                        |              |                              |                            |                               |                           |             |                            |                               |                             | 157                             |
| Sites                    |                    |                        |              |                              |                            |                               |                           |             | <del>479</del> <u>593</u>  | <del>1,273</del> <u>866</u>   | <del>538</del> <u>660</u>   | <del>2,290</del> <u>2,119</u>   |
| Total CI                 |                    |                        |              |                              |                            |                               |                           |             | <del>615</del> <u>729</u>  | <del>1,277</del> <u>870</u>   | <del>755</del> <u>877</u>   | <del>2,646</del> <u>2,476</u>   |
| Surplus/ (Deficit)       |                    |                        |              |                              |                            |                               |                           |             | <del>(11)</del> <u>125</u> | <del>(1,071)</del> <u>664</u> | <del>(317)</del> <u>439</u> | <del>(1,398)</del> <u>1,228</u> |