



City Council Study Session
September 14, 2021

City of San Dimas
6th Cycle Housing Element Update
Site Selection



Background

- This is the 6th cycle of the Housing Element process (2021-2029)
- The Housing Element is currently updated every eight years.
- The Housing Element is one of the seven required elements of the San Dimas General Plan
- Provides goals, policies, programs, and objectives related to housing in the community and provides a framework for future development.



Background

- The City of San Dimas has been allocated 1,248 housing units through the RHNA allocation process.
 - These units are assigned by income level. San Dimas must provide:
 - 384 Very Low income units
 - 220 Low income units
 - 206 Moderate income units
 - 438 Above Moderate units
- The Housing Element process is not optional. The City of San Dimas must plan for the 1,248 units allocated to the City through the RHNA process. There are substantial penalties that can occur if the Housing Element is not certified by HCD.
 - These penalties can include loss of local land use control, vulnerability to lawsuits and loss of state grant funding.



Site Selection Process

- Staff performed a citywide inventory of possible Housing Element sites.
- Staff and the City's consultant performed an in-depth analysis of sites and narrowed the list to 15 sites.
 - Staff was guided in the site selection process by:
 - An HCD Technical Memorandum
 - Direct conversations with HCD
 - The City's Housing Element consultant
 - Vacant sites were prioritized.
 - Additional sites were considered and prioritized due to:
 - Proximity to mass transit
 - Ability to revitalize Downtown
 - Underutilized or aging structures / land value ratio
 - Having appropriate infrastructure



Site Selection Process

- Staff presented the sites to the Housing Element Update Subcommittee.
 - The Subcommittee added the Via Verde site to the list of 15.
- At the August 12, 2021 Planning Commission Study Session, staff presented the 16 proposed sites to the Planning Commission and the public.
 - By unanimous vote, the Planning Commission voted to remove the Via Verde site from the 16 sites proposed in the draft Housing Element.
 - By unanimous vote, the Planning Commission recommended the remaining 15 sites be included in the draft Housing Element.



Additional Sites

- Accessory Dwelling Units (ADUs) are expected to supply 350 units over the Housing Element cycle. These units will provide (using SCAG assumptions):
 - 84 Very Low income units
 - 158 Low Income units
 - 7 Moderate Income units
 - 102 Above Moderate Income units
- Individual vacant single-family residential lots will provide for 167 units.
 - All SFR units are considered Above Moderate Income units.
 - 96 units are from projects which are under development or have been proposed.
- Number of units which remain after ADUs and SFRs – 731 units to comply with the required RHNA allocation.



Potential Sites



Site No. 1

Site Size: 3.20 Acres

Existing Uses: Storage Yard / LA Signal

Location: 155 N. Eucla Ave.





Site No. 2

Site Size: 3.10 Acres

Existing Uses: Light Industrial

Location: 127-159 N. Acacia St.





Site No. 3

Site Size: 2.87 Acres

Existing Uses: Storage Yard

Location: 115 N. Cataract Ave.



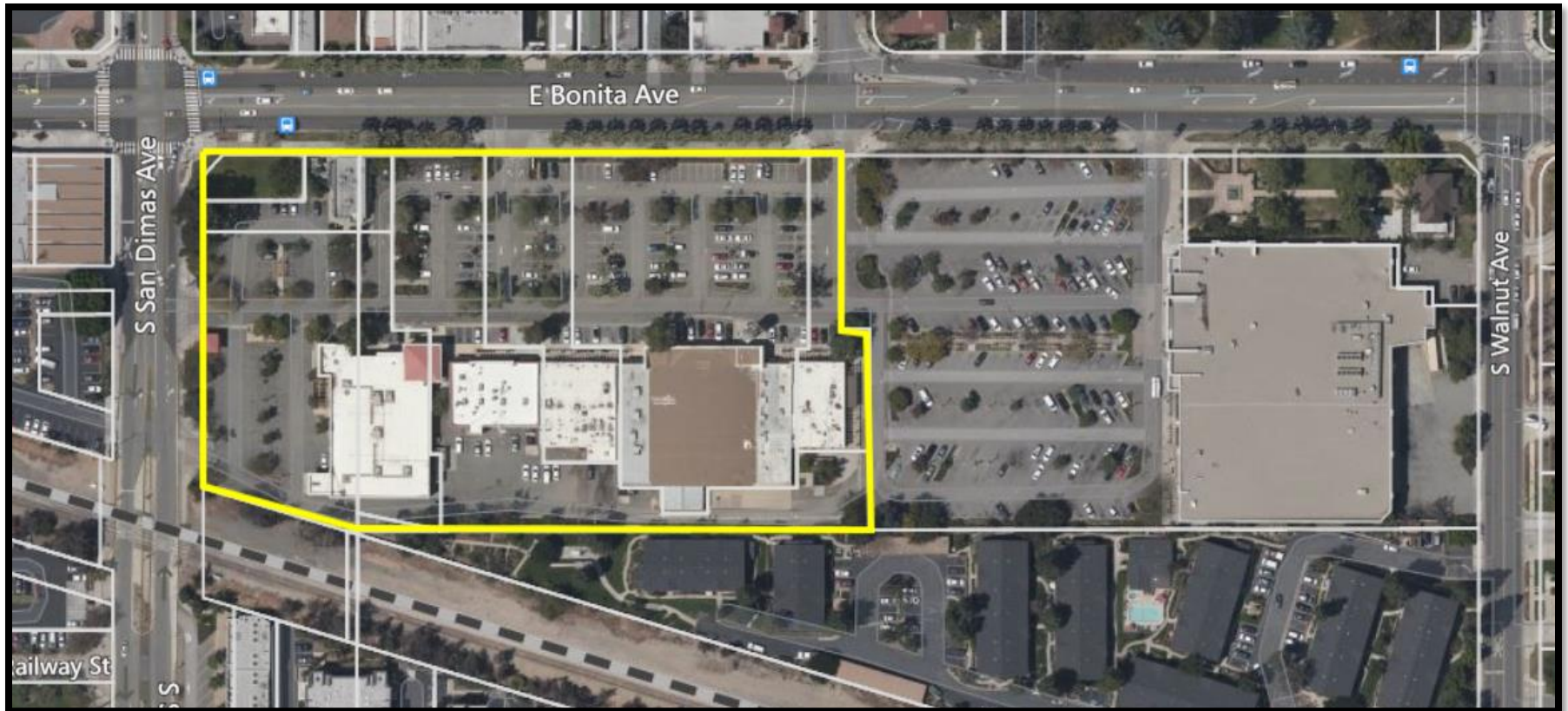


Site No. 4

Site Size: 5.2 Acres

Existing Uses: Commercial Center / CVS

Location: S/E corner of S. San Dimas Ave. and E. Bonita Ave.
114-168 E. Bonita Ave.





Site No. 5

Site Size: 11.50 Acres

Existing Uses: Office, Self Storage, City Yard, Light Industrial

Location: North Side of Arrow Hwy. from S. Walnut Ave. to San Dimas Ave.

109-279 E. Arrow Hwy.





Site No. 6

Site Size: 4.44 Acres

Existing Uses: Vacant /SPQ Future Site

Location: 344 W. Bonita Ave.





Site No. 7

Site Size: 5.60 acres

Existing Uses: Commercial / Vacant

Location: 400-442 W. Bonita Ave.



Bowling Alley Property 157,820 sq. ft.

F & A Property 88,693 sq. ft.



Site No. 8

Site Size: 5.80 Acres

Existing Uses: Warehouse / Production – Organic Milling

Location: N/W Corner of W. Arrow Hwy. & S. Acacia St.

305 S. Acacia Ave.





Site No. 9

Site Size: 2.80 Acres

Existing Uses: Commercial / Office

Location: N/E corner of N. Eucla Ave. & W. Bonita Ave.
329-451 W. Bonita Ave.





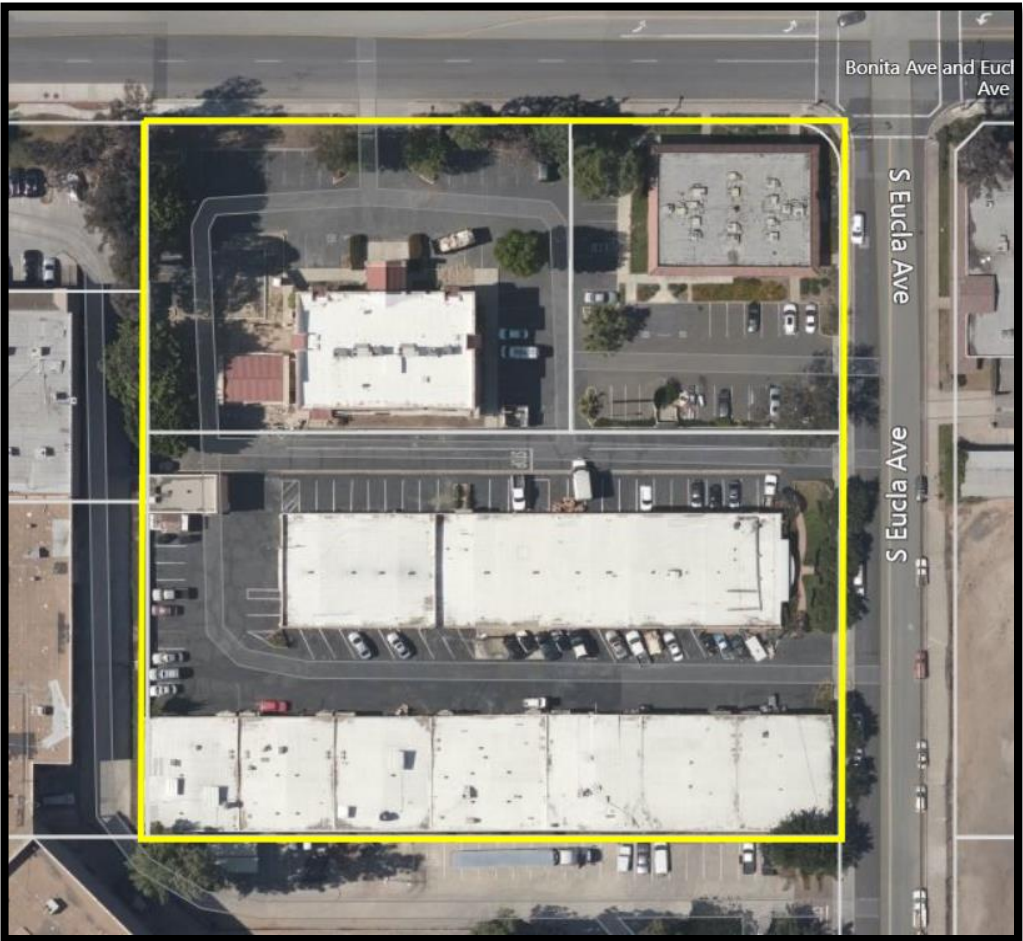
Site No. 10

Site Size: 3.1 Acres

Existing Uses: Office / Light Industrial

Location: S/W corner of Bonita Ave. & S. Eucla Ave.

500-530 W. Bonita & 133 S. Eucla Ave.





Site No. 11

Site Size: 12.4 Acres

Existing Uses: Commercial Center / San Dimas Station North

Location: N/W corner of W. Arrow Hwy. and W. Cienega Ave. East of the 57 Freeway
501-677 W. Arrow Hwy., 630 W Bonita Ave.





Site No. 12

Site Size: 11.3 Acres

Existing Uses: Commercial Center / San Dimas Station South

Location S/W corner of W. Arrow Hwy. and W. Cienega Ave. East of the 57 Freeway
502-698 W. Arrow Hwy.





Site No. 13

Site Size: 9.0 Acres

Existing Uses: Commercial / Red Roof Inn

Location: Village Court & Arrow Hwy. East of the 57 Freeway

125-204 Village Court



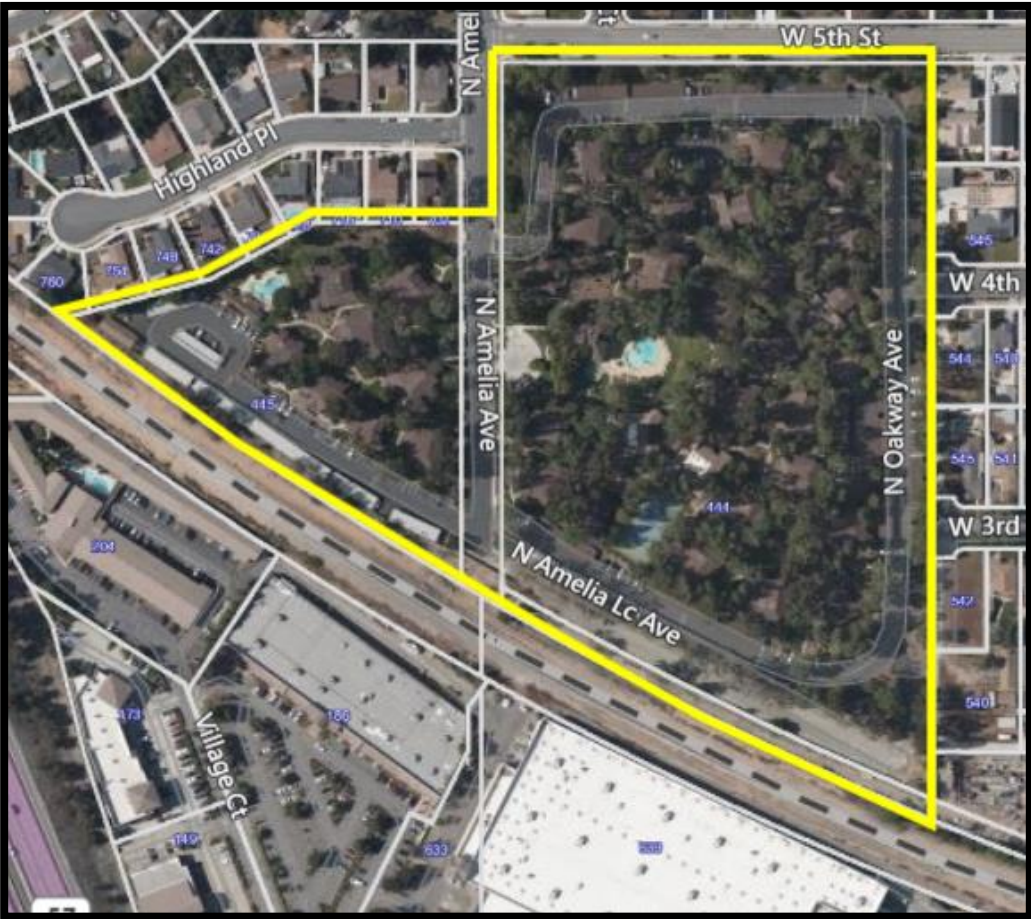


Site No. 14

Site Size: 17.3 Acres

Existing Uses: Apartments

Location: 444 N. Amelia Ave.





Site No. 15

Site Size: 8.3 Acres

Existing Uses: USDA Forestry Site / Vacant

Location: 444 E. Bonita Ave.





Recommendation

Staff recommends that the City Council discuss the potential sites, provide comments and a recommendation of the sites to be included in the draft Housing Element which will be sent to HCD for comments.

