

SAN DIMAS

DOWNTOWN SPECIFIC PLAN

Description of Proposed Land Use Concept Plan Zones

We want your feedback! Below is a summary of each of the proposed zones for the Land Use Concept Plan. A draft description, list of anticipated land uses, notes on expected building mass and number of stories, and photos of the types of developments that could occur in each zone are included for reference. Please provide your feedback to city planning staff and the consultant team through one or more of many channels- through the attached comment card, online through the project MindMixer site - sandimasdowntownplan.mindmixer.com/, or via email to anguyen@sandimasca.gov. Thank you for your participation in shaping the future of downtown San Dimas!

Gateway Village West

The Gateway Village West zone is envisioned as a prime redevelopment zone that would help bring more activity and vibrancy to downtown. Buildings are likely to be horizontally mixed/blended uses allowing for different building types and forms. This would allow for flexibility and creativity in integrating residential and commercial uses within projects. Commercial and open space amenities would be required in new residential developments to serve the future residents and the community at large.

Examples of allowed land uses could include: Hotel, multi-family residential, retail, restaurant, bar, brewery, entertainment, museums, art galleries, and similar; music studios, health and fitness studios, personal services (hair and nail salon, dry cleaners, shipping center, office and medical; etc.).

Anticipated building mass: Buildings are anticipated to be a maximum of 2-3 stories in height along street frontages and a maximum of 5 stories in height when set back from the street and stepped back from lower floors.



Gateway Village East

The Gateway Village East zone is anticipated to mark the eastern entrance into the downtown area- a transitional zone that contains both established uses, undeveloped land, and underutilized sites which present valuable development and redevelopment opportunities. As this zone abuts established residential uses to the north and east, thoughtful and anticipatory development standards and design guidelines will need to be created to ensure that new development is compatible with existing surrounding uses.

Examples of allowed uses could include: Multi-family residential, retail, restaurant, music studios, health and fitness studios, personal services (hair and nail salon, dry cleaners, shipping center, office and medical; etc.).

Anticipated building mass: Buildings are anticipated to be a maximum of 2-3 stories in height along street frontages and a maximum of 4 stories in height when set back from the street and stepped back from lower floors.



Transit Village

The Transit Village zone would be a special zone focused on station-adjacent parcels and blocks. The Transit Village concept should build upon the success of the existing Grove Station project, and new development/redevelopment is encouraged to incorporate similar site design, building form, and architectural elements. Development standards within the zone will allow for higher density than the Town Core zone to capitalize on the proximity to the future station.

Examples of allowed uses could include:

1. Ground floor on street frontages- retail, restaurant, bar, brewery, entertainment, museums, art galleries, and similar, personal services, health and fitness studios.
2. Ground floor not on street frontages, and upper floors- all uses allowed above, as well as residential and office/medical office uses.

Anticipated building mass: Buildings are anticipated to be a maximum of 2-3 stories in height along street frontages and a maximum of 4 stories in height when set back from the street and stepped back from lower floors.



Town Core

The Town Core zone marks the traditional, historic downtown segment of the specific plan area. New development and redevelopment projects should be required to retain and reflect the historic feel and scale of the buildings along Bonita Avenue in the historic heart of downtown, generally from Cataract Avenue to San Dimas Avenue. Preservation, rehabilitation, and adaptive re-use of historic buildings would be strongly encouraged. Pedestrian-oriented uses could be required on ground floor street frontages. Building form and site design should match the historic town core. New development or redevelopment within the Town Core should be architecturally compatible with the existing historic buildings within the zone.

Examples of allowed uses could include:

1. Ground floor, pedestrian-oriented uses on street frontages (Bonita Ave. and San Dimas Ave.) - retail, restaurant, bar, brewery, entertainment, museums, art galleries, and similar, music studios, health and fitness studios, personal services (hair and nail salon, dry cleaners, shopping center, etc.)
2. Ground floor not on street frontages, and upper floors – all uses allowed above, as well as multi-family residential and office/medical office uses.

Anticipated building mass: Buildings are anticipated to be a maximum of 2-3 stories in height.



Housing Opportunity Sites

The Housing Element Opportunity Sites represent the sites that the City has identified in the Draft Housing Element Update to be available to meet the City's share of the region's need for housing. Upon approval of the Draft Housing Element Update, each of these sites will be rezoned to accommodate the requisite types of development (multi-family or mixed-use), density, and affordability mix of housing to meet the City's housing need for the 2021 – 2029 planning period.

Public/Semi-Public

The Public/Semi-Public zone distinguishes sites designated for public and semi-public uses for the growth and general welfare of the city as a whole. The zone allows for joint use and joint development opportunities between public, semipublic, and private uses.

Examples of allowed uses could include: Civic center- City Hall/Senior Center/Community Center, Library, Post Office, Fire Station, Sheriff Station, other governmental, civic, and related uses

Anticipated building mass: No residential development would be permitted. Buildings are anticipated to be 1-2 stories in height and a maximum of 3 stories in height.



Open Space

The Open Space zone designates sites to promote, protect, and preserve for open space and the preservation of natural resources, for outdoor recreation and education, and for public health and safety.

Examples of allowed uses could include: Active and passive parks and outdoor plazas.

Anticipated building mass: No residential development would be permitted. Any supporting or accessory structures would be dependent on their use and utility.



Please provide us your thoughts and suggestions on the land use plan and linkages plan.

1. Would you like to see certain parcels change from one land use category to another?

2. What land use activities would you include or exclude from the districts?

3. What types of amenities would be important in these areas (e.g. community gathering spaces, public art, outdoor dining areas along sidewalks, etc.)?

4. Do you agree with the areas identified as primary and secondary gateways and streetscape connections? If not, how would you show them differently?

5. How would you prioritize improvements for mobility and where would you like to see them occur? This may include street trees, sidewalk amenities, bike lanes, pedestrian crossings, traffic measures, etc.

If you have any additional comments, please provide them here:
