

CITY OF SAN DIMAS DOWNTOWN SPECIFIC PLAN

COMMUNITY WORKSHOP #5 // JUNE 18, 2024



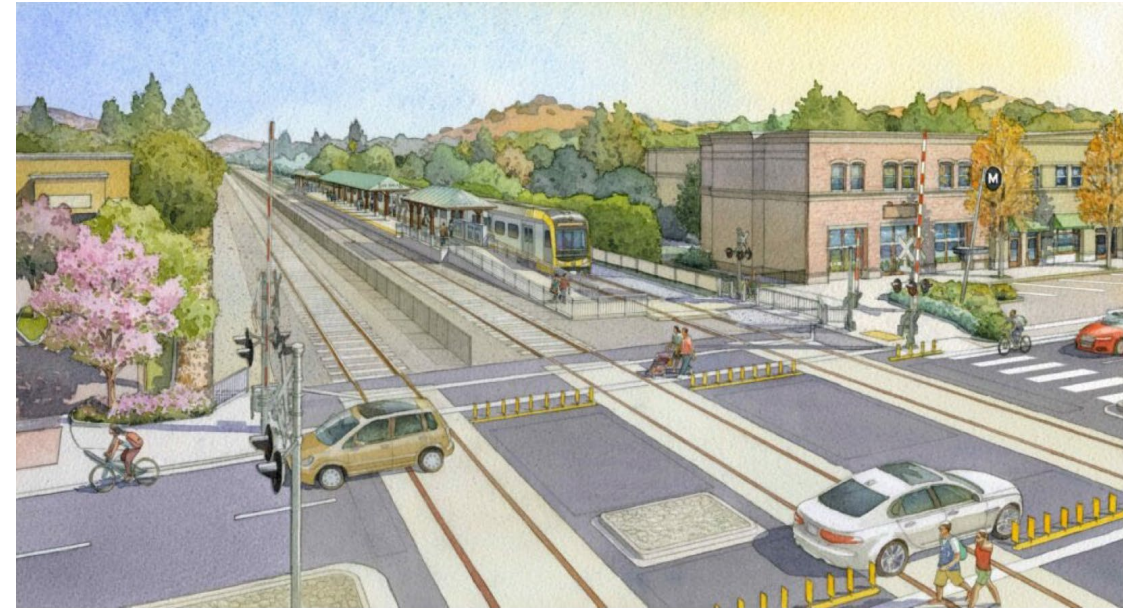
MEETING AGENDA

- I. Welcome and Update
- II. Specific Plan Overview
- III. Timeline
- IV. Document Overview
- V. Next Steps
- VI. Questions and Answers



SPECIFIC PLAN OVERVIEW

- ➔ Provides a vision for Downtown San Dimas over the next 20 years
- ➔ Creates a lively destination to support the current and future economic base
- ➔ Capitalizes on the new transit station opening in 2025
- ➔ Creates an in-town and regional destination for San Dimas



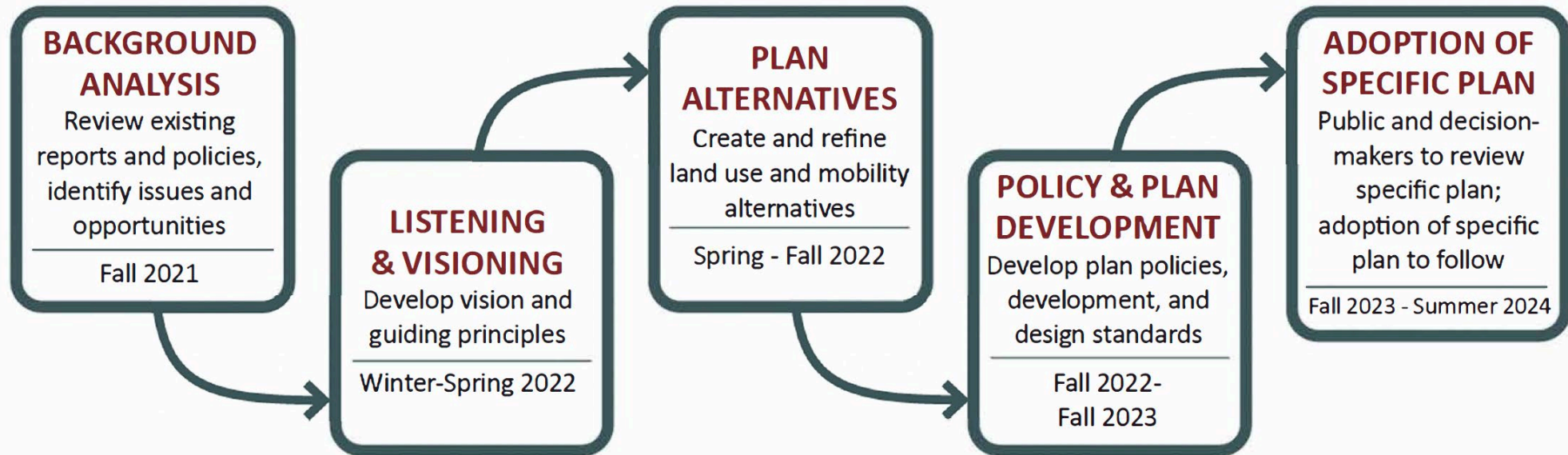
SPECIFIC PLAN OVERVIEW

- ➔ Establishes new zoning regulations for downtown (permitted uses, building form, heights, setbacks, site design, etc.)
- ➔ Enacts design standards to ensure quality architecture, landscape design, and site/building design
- ➔ Ensures streets are safe and user- friendly for all modes of travel



SPECIFIC PLAN TIMELINE

TIMELINE OF SAN DIMAS DOWNTOWN SPECIFIC PLAN COMPLETION:



DOCUMENT OVERVIEW

- ➔ Chapter 1: Introduction
- ➔ Chapter 2: Vision, Downtown Framework, and Strategies
- ➔ Chapter 3: Zoning and Land Use
- ➔ Chapter 4: Development Standards
- ➔ Chapter 5: Design Standards and Guidelines
- ➔ Chapter 6: Mobility
- ➔ Chapter 7: Infrastructure
- ➔ Chapter 8: Administration
- ➔ Chapter 9: Implementation
- ➔ Chapter 10: Glossary



CHAPTER 1

Public Participation To-Date

- ➔ MindMixer Website
- ➔ 4 Community Workshops Previously Held
 - ➔ February 2022
 - ➔ May 2022
 - ➔ August 2022
 - ➔ March 2023
- ➔ Planning Commission
 - ➔ November 2023
- ➔ City Council
 - ➔ December 2023
 - ➔ January 2023
 - ➔ February 2024
 - ➔ May 2024



CHAPTER 2

Vision Statement

Downtown is the heart of the City of San Dimas- a walkable and vibrant activity center which celebrates and preserves its human-scale character for people of all ages, and provides a diversity of retail, restaurant, entertainment, cultural, and civic uses, a variety of housing options, and creates local employment opportunities which breathe life and activity into the historic commercial center of the City.



CHAPTER 3

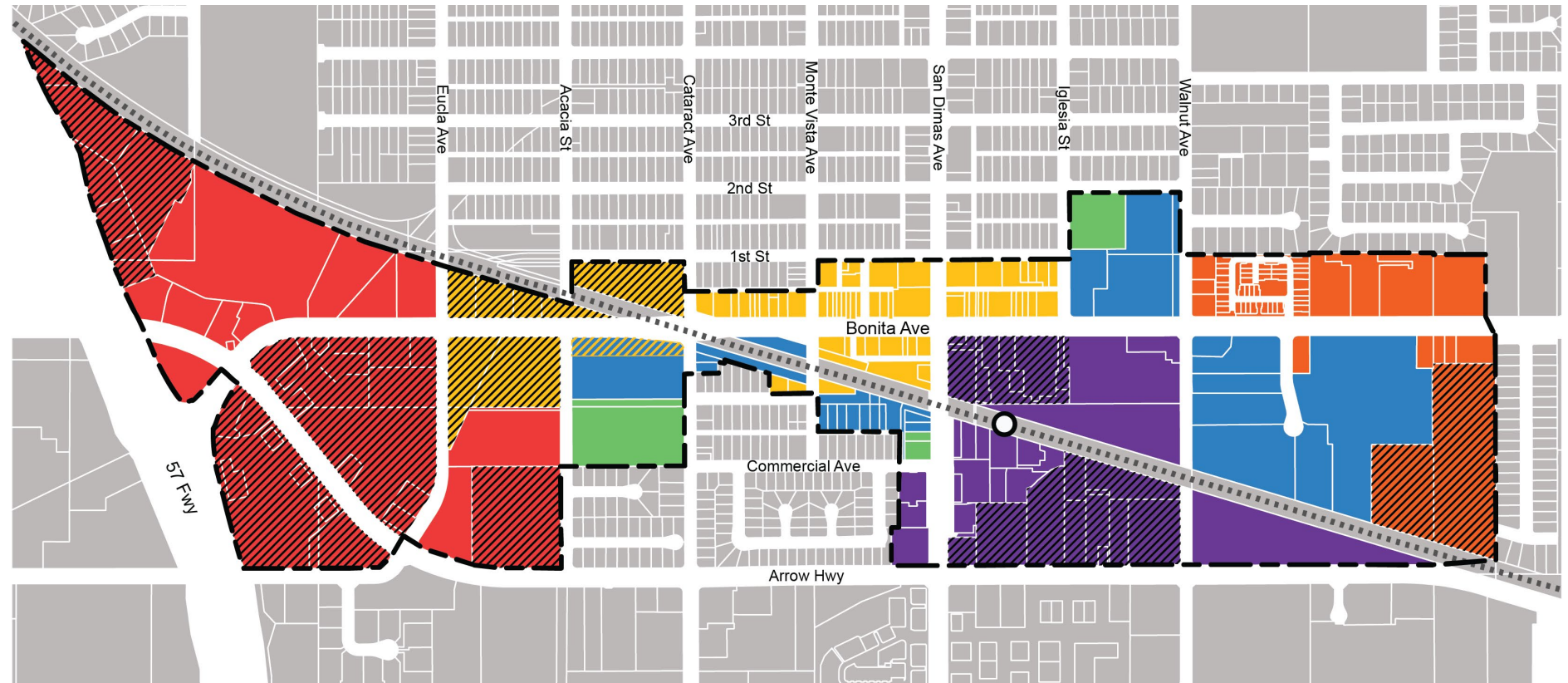
Zoning and Land Use

- ➔ Six zones
- ➔ Each zone to have unique character, allowable land uses, and development standards
- ➔ Housing Element Sites Overlay

PLAN AREAS

- Gateway Village West
- Gateway Village East
- Transit Village
- Town Core
- Town Core Commercial Overlay
- Public/Semi-Public
- Open Space
- Housing Element Sites Overlay

- Specific Plan Area Boundary
- Transit Station
- "A Line" Light Rail



CHAPTER 3

Excerpt of Land Use Table

Allowable Land Uses							
Land Use Types	Gateway Village West	Transit Village	Gateway Village East	Town Core	Public/Semi-Public	Open Space	Notes
Residential Uses							
Multi-Family Residential	P(2/NKSF)	P(2/NKSF)	P	P(2/NKSF)	-	-	
Residential Care/Assisted Living Facilities	-	-	CUP	-	-	-	
Single-Room Occupancy Units	CUP	CUP	CUP	CUP	-	-	<i>Permitted on upper floors only</i>
Transitional and Supportive Housing	P	P	P	P	-	-	
See SDMC for ADUs/JADUs and Residential Home Care Facilities							
Commercial Uses							
Retail and Service							
Alcohol Sales for Off-Site Consumption when accessory to a permitted retail use of a minimum of 10,000 square feet of floor area	CUP	CUP	CUP	CUP	-	-	
Bar, Lounge, or Night Club	CUP	CUP	-	CUP	-	-	
Food Halls and Markets with a minimum of 75% of floor area dedicated to food-related uses	MCUP	MCUP	-	MCUP	-	-	<i>Up to 25% of floor area may be used for retail sales of goods.</i>
Grocery Stores	P	P	P	P	-	-	

CHAPTER 4

Development Standards

Development standards will regulate:

- ➔ Residential density
- ➔ Building massing / floor area ratios
- ➔ Number of stories and building heights
- ➔ Required building setbacks from streets and surrounding lots
- ➔ Upper floor building stepbacks
- ➔ Vehicular and bicycle parking space requirements
- ➔ Open space and landscaping requirements



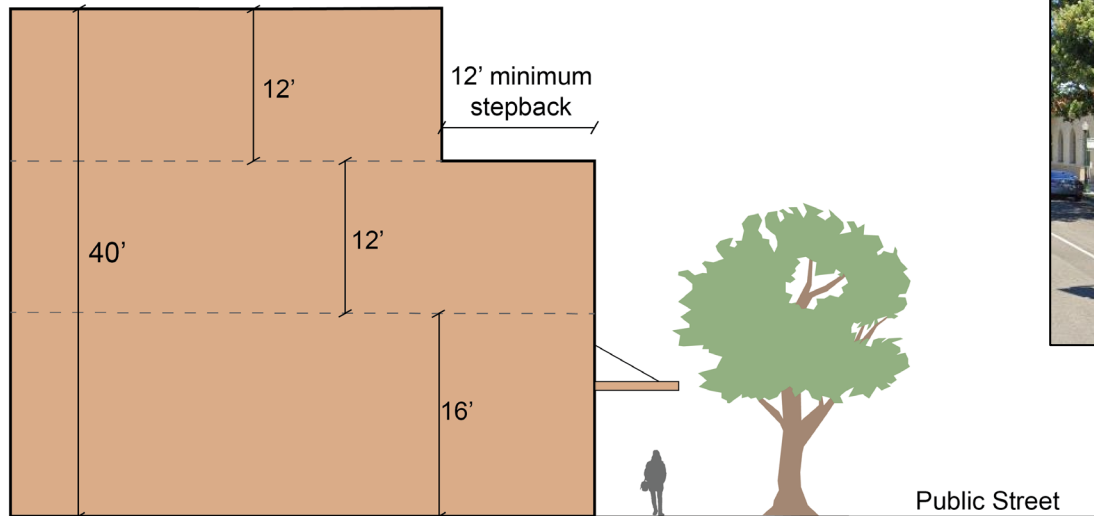
CHAPTER 4

Excerpt of Development Standards Table

Standard	Gateway Village West	Transit Village	Gateway Village East	Town Core
Scale				
Allowable Density				
Maximum Dwelling Units per Acre	45	40	35	30
<p>Note: With the exception of Sites 7 & 9 in Appendix B-1 of the Housing Element, which have a maximum density of 35 DUA, minimum and maximum densities for sites within the Housing Element Sites Overlay shall be consistent with the ranges specified in Appendix B-1. Density on these sites may exceed the maximum allowable density of the base underlying zone.</p>				
Allowable Intensity				
Maximum Floor Area Ratio	2.0	1.75	1.75	1.5
<p>Note: FAR includes residential and commercial building floor area but excludes structured parking areas</p>				
Maximum Number of Stories Above Grade				
Mixed Use (Commercial Ground Floor)	4 stories	4 stories	3 stories	3 stories
Multi-Family Residential (Residential Ground Floor)	4 stories	4 stories	3 stories	3 stories
Commercial/Office	3 stories	3 stories	2 stories	2 stories
Hotels	4 stories	4 stories	N/A	N/A

CHAPTER 4

Stepback Example – 3 Stories Next to Public Street



CHAPTER 5

Design Standards and Guidelines

- ➔ Establish the design for new buildings or adaptive reuse of existing buildings
- ➔ Design standards are mandatory requirements that must be satisfied in project design
- ➔ Objective design standards included to meet recent state law for eligible housing
- ➔ Design guidelines will also be included for design objectives City wants to see, but not mandatory



CHAPTER 6

Mobility

- ➔ **Strategy 1:** Design a network of complete streets that facilitates safe, comfortable, and accessible connections between destinations while maintaining the small-town character of Downtown.
- ➔ **Strategy 2:** Improve connectivity to transit through the provision of high-quality bicycle and pedestrian infrastructure, streetscape improvements, wayfinding signage, etc.
- ➔ **Strategy 3:** Design bicycle and pedestrian networks that are connected and prioritize the safety of all users.
- ➔ **Strategy 4:** Develop and incorporate parking management strategies that encourage efficient use of parking resources and support initiatives that can reduce parking demand needs.
- ➔ **Strategy 5:** Support transit-oriented land use development.



CHAPTER 7

Infrastructure

- ➔ Existing conditions and proposed improvements to serve the Downtown Specific Plan area
 - ➔ Sewer
 - ➔ Water
 - ➔ Storm Drain Systems
 - ➔ Electrical Services
 - ➔ Natural Gas
 - ➔ Telecommunications and Cable

CHAPTER 8

Administration

- ➔ This Administration Section sets forth the administrative processes to review proposed land uses and development
- ➔ Provides efficient entitlement processing guidance for future development and build-out of the Specific Plan
- ➔ Streamlined review of multi-unit and mixed-use residential projects under new state laws



CHAPTER 9

Implementation

- ➔ Area Specific Fees, Dedications, and Exactions
- ➔ Special Districts (i.e. EIFD's, Special Assessment Districts, Business Improvement Districts)
- ➔ Federal and State Grants
- ➔ Implementation and Phasing

NEXT STEPS

- ➔ Draft Environmental Impact Report (EIR) Currently Out for Public Review and Comments
- ➔ Comment period ends July 22, 2024
- ➔ Adoption Hearings Anticipated to Begin in August 2024
- ➔ Planning Commission – Tentative August 2024
- ➔ City Council – Tentative September 2024

QUESTIONS AND ANSWERS





THANK YOU

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