

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 15 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.¹

¹ 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.

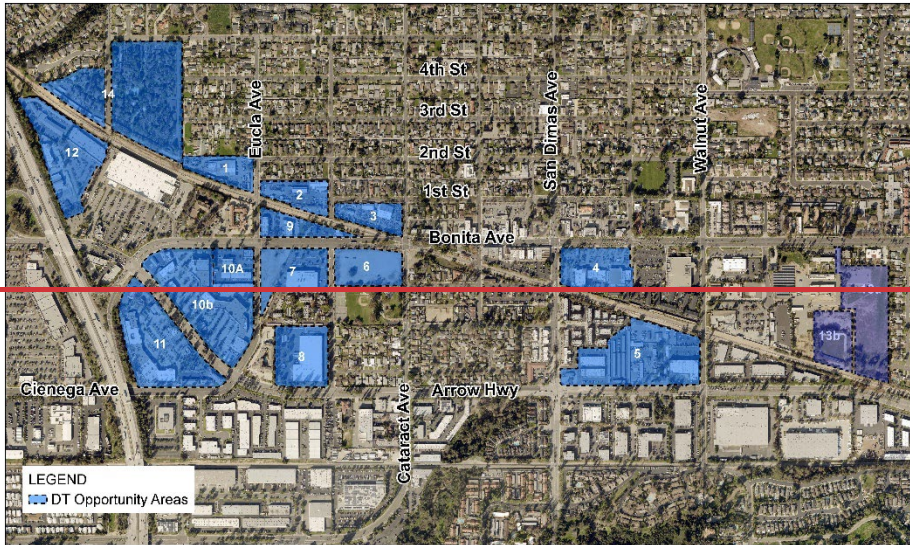


Figure HE-4.2 Housing Element Sites

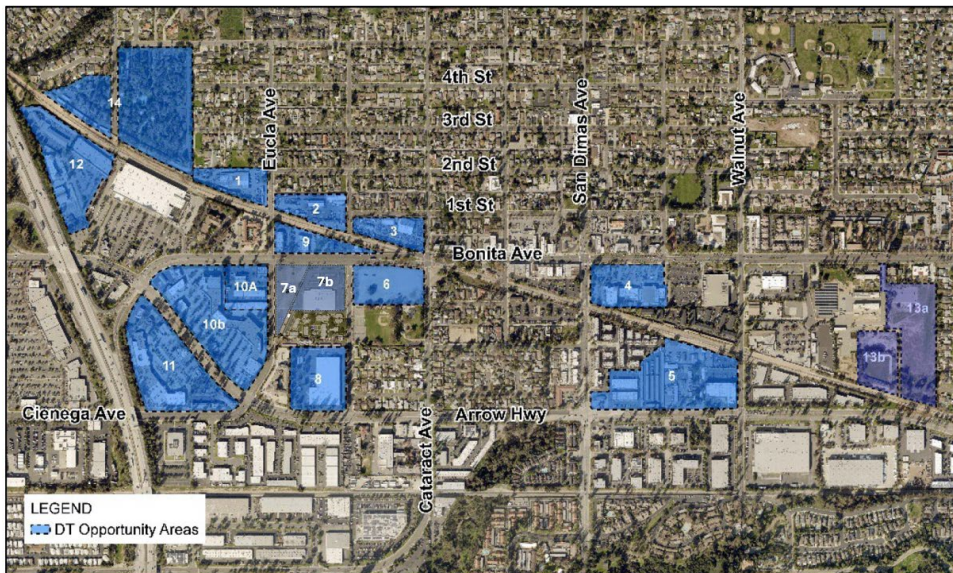


Figure HE-4.2 Housing Element Sites

Table HE-4.4 Housing Site List

Site	Site Name	Address	Acres	Current GPLU	Current Use
1	SP-23a	155 N. Eucla	3.2	Industrial/ Mixed- Use	Construction yard
2	SP-23b	159 N Acacia	2.9	Industrial/ Mixed- Use	Pump company; truck dispatch
3	SP-23c	115 N Cataract	2.9	DTSP	Contractor storage/sales
4	Town Center	110-170 E. Bonita	5.2	DTSP	Mixed strip commercial
5	Walnut Arrow	105-279 Arrow	11.5	DTSP	Office, storage, gas station,
6	Bonita/Cataract	344 W. Bonita	4.4	DTSP	Vacant Site
7a	Olson Site	442 W. Bonita & 204 S. Eucla	2.0	DTSP	Vacant Site
7b	Bowling Alley	400 W. Bonita	5.5 3.6	DTSP	Bowling Alley + vacant site
8	Warehouse	305 S Acacia	5.8	DTSP	Older Tilt-up warehouse
9	Bonita North	341-451 Bonita	2.8	DTSP	Offices, restaurant, misc.
10a	Bonita/Eucla	502/530 W. Bonita; 133 S. Eucla	3.1	DTSP	Office bldgs., light industrial
10b	Station North	501-678 W. Arrow Hwy	12.4	DTSP	Mixed strip commercial
11	Station South		11.3	DTSP	Mixed strip commercial
12	Red Roof Inn	204 N Village Ct	9.0	DTSP	Hotel; mix of singular uses
13a	USDA Forestry	APN 8390-016- 008	9.19	DTSP	Vacant Site
13b	GSWC	APN: 8390-016- 007	3.31	DTSP	Vacant Site
14	The Trails	444 N. Amelia	4.0	Residenti al High II (16.1-25)	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.

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
1	SP-23a 155 N. Eucla	3.2 gross	Industrial/Mixed-Use SP-23	5 parcels 1 owner	Construction yard	Proposed 12-16 du/ac Assumed 12 du/ac	Condos 100% Res	> Mostly Vacant > Only one owner > Underused: I/LV<1% > Developer interest > Meets site criteria	0	6	25	31
2	SP-23b 159 N Acacia	2.9 gross 2.3 net for 1 owner	Industrial/Mixed-Use SP-23	10 parcels 3 owners	General pump company and truck dispatch	Proposed 12-16 du/ac Assumed 12 du/ac	Condos 100% Res	> Mostly Vacant > Only one owner > Underused I/LV 44% > Developer interest > Meets site criteria	0	4	18	22
3	SP-23c 115 N Cataract	2.9 gross	DTSP Town Core	2 parcels 1 owner	Contractor storage and sales yard	Proposed 25-35 du/ac Assumed 25 du/ac	Mixed Use 50% resid. 50% com	> Mostly Vacant > Only one owner > Underused I/LV 13% > Developer interest > Meets site criteria	6	23	--	29
4	San Dimas Town Center	5.2 gross	DTSP Transit Village	10 parcels 5 owners	Mixed strip commercial	Proposed: 35-45 du/ac Assumed 35 du/ac	Mixed Use 75% resid. 25% com.	> Half site is parking > Underused I/LV 58% > Developer interest > Anchor lease expiring > Meets site criteria	32	34	44	110
5	Walnut Arrow 105-279 E Arrow Hwy	12.1 gross	DTSP; Transit Village	8 parcels 8 owners	Mixed – office storage, gas station, etc.	Proposed: 35-45 du/ac Assumed 35 du/ac	Mixed Use 75% resid. 25% com.	> City owns 20% site > Metro interest in TOD project onsite > Older buildings > Adjacent-mixed use	48	97	73	242
6	Bonita/Cataract 344 W. Bonita	4.4 gross	DTSP Public/Semi-Public – Commercial Overlay	1 parcel 1 owner	Vacant Site	Proposed: Based on Final ENA	Mixed Use Based on final ENA	> Vacant site > Developer ENA > Developer interest > Meets site criteria	0	0	97	97

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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
7a	442 W. Bonita & 204 S. Eucla	2.0 gross	DTSP Town Core	2 parcels 1 owner	Vacant site	Proposed 25-35 du/ac Assumed 28 du/ac	100% Res + Live-Work	> Vacant > Developer interest > Meets site criteria	0	6	52	58
7b	Bowling Alley 400 W. Bonita	5-53.6 gross	DTSP Town Core	3 -1 parcels 1 2 owners	Bowling Alley + vacant site	Proposed 35-45 du/ac Assumed 35 du/ac	Mixed Use 75% Res 25% Comrc	> Mostly Vacant > Underused I/LV 60 % > Significant interest from both owners > Meets site criteria	33 16	36 30	4630	115 76
8	Warehse 305 S Acacia	5.8 gross	DTSP Gateway Village West	1 parcel 1 owner	Older Tilt-up warehouse	Proposed 25-35 du/ac Assumed 25 du/ac	MFR, likely apartments 100% Res	> One Owner > Underused I/LV 42 % > Meets site criteria	23	93	0	116
9	Bonita North 341-451 Bonita	2.8 gross	DTSP Town Core	4 parcels 3 owners*	Offices, former dry cleaners; restaurant com.	Proposed 35-45 du/ac Assumed 35 du/ac	Multiple-Family 100% Res	> Underused I/LV 42 % > Meets site criteria > Some developer interest	26	53	0	79
10a	SW Corner Bonita/Eucla	3.1 gross	DTSP Gateway Village West	3 parcels 3 owners	Office bldgs., light industrial	Proposed 35-45 du/ac Assumed 35 du/ac	Multiple-Family 100% Res	> Half site is parking > 1 owner owns 50% site > Meets site criteria	17	69	0	86
10b	Station North	12.4 gross	DTSP Gateway Village West	9 parcels 7 owners	Mixed strip commercial	Proposed: 35-45 du/ac Assumed 35 du/ac	Mixed Use 75% Res 25% Cmrc	> Half site is parking > 1 owner owns half site > Developer interest > 15-20% Vacancy rate > Code Enf. Cases	76	80	104	260
11	Station South	11.3 gross	DTSP Gateway Village West	10 parcels 9 owners	Mixed strip commercial	Proposed: 45-55 du/ac Assumed 45 du/ac	Mixed Use 75% Res 25% Cmrc	> Half site is parking > 1 owner owns 50% site > Some develop. interest > 25% Vacancy rate > Code Enf. Cases	86	83	108	277

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
12	Red Roof Inn 204 N Village Court	9.0 gross	DTSP Gateway Village West	6 parcels 5 owners	Hotel; mix of smaller uses in commercial strip center	Proposed: 45-55 du/ac Assumed 45 du/ac	MFR, Most likely apartments 100% Res	<ul style="list-style-type: none"> > Half site is parking > 1 owner owns 30% site > Owner interested in developing parcels > Dilapidated motel with code enf. cases and high service call 	123	201	0	324
13a	USDA Forestry Site 444 Bonita	9.19 gross	DTSP Gateway Village East	1 parcel 1 owner	Vacant Site	Proposed: 16-25 du/ac Assumed 16 du/ac	MFR, Apartments 100% Res	<ul style="list-style-type: none"> > The site is vacant > 1 owner owns the site > Densities for this site assume approval of General Plan Amendment request submitted by the owner of this site. > One of the last vacant residential parcels 	0	17	147	164
13b	GSWC 401 S. San Dimas Canyon Rd	3.31 gross	DTSP Gateway Village East	1 parcel 1 owner	Vacant Site	Proposed: 45-55 du/ac Assumed 55 du/ac	Apartments 100% Res	<ul style="list-style-type: none"> > The site is vacant > 1 owner owns the site > One of the last vacant residential parcels 	64	55	0	119
14	The Trails 444 E. Bonita	17.3 gross 2 acres where new units would be built	Residential Medium MF-25	2 parcels 2 owners	Vacant Site and Apartments	Proposed: 16-25 du/ac Assumed 16 du/ac	Apartments 100% Res	<ul style="list-style-type: none"> > The site is vacant > 1 owner owns the site > Owner has contacted City about developing it > Owner working with adjacent property to purchase additional land > Owner waiting for new GPLU for the site 	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.

4. HOUSING RESOURCES

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	593 576	866	660 696	2,149138

4. HOUSING RESOURCES

Total	729 712	870	877 913	2,476495
Surplus/(Deficit)	425 108	664	439 475	1,228247
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 #7a: SE Bonita/Eucla

Site #7a consists of a vacant 2.0 acre site. The site is directly north of an apartment complex, and west of Site 7b, which is developed with a bowling alley. The site is ripe for development as the site is vacant and due to proximity to the A-Line, high land value, and significant interest from the property owner to develop the site. There are no environmental or infrastructure constraints to development and the City has suggested lot consolidation with the adjacent vacant site to the east (Site 7b) to achieve the largest and most cohesive development although the site could be developed independently. Site #7a has been rezoned DTSP-Town Core under the recently approved Downtown Specific Plan to accommodate multiple-family/mixed uses. City Staff is currently processing an application for the development of 58 townhomes, which will include 6 units sold to moderate income households. The developer has requested a Housing Element amendment to reduce the density from 35-45 units per acre to 25-35 units per acre to accommodate the proposed development. **This site also matches the 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: Downtown Specific Plan	Building constructed: N/A
Current Zoning: DTSP-Town Core	Building/Lot Ratio: N/A
Assess. Parcel: 8386-017-043 & -044	Assessed Imp/Land Ratio: N/A
Parcel Acreage: 2.0 total	Developer Interest: High
Ownership: 1 owners	Anticipated Use: MF/Apartments
Current Uses: Vacant	Proposed Density: 25-35 du/acre

APPENDIX C. DETAILED SITE INVENTORY



Figure A-7a SE Bonita/Eucla

Site #7b: Bowling Alley

Site #7b consists of a 5.6 acre site developed with a bowling alley. ~~contains two parcels, one vacant and one developed with a bowling alley. Both sites together comprise 5.6 acres.~~ The site is directly north of an apartment complex, and west of a vacant site ~~proposed for a mixed use development.~~ ~~These~~ ~~The sites~~ ~~is~~ ~~are~~ ripe for development due to proximity to the ~~Gold-A-Line~~, high land value, and significant interest from ~~both the~~ property owners to develop the site. There are no environmental or infrastructure constraints to development and the City has suggested lot consolidation ~~with the adjacent vacant site to the west (Site 7a) to property owners~~ to achieve the largest and most cohesive development although ~~each the site parcel~~ could be developed independently. Site #7b ~~will be~~ ~~has been~~ ~~redesignated-rezoned DTSP-Town Core~~ under the ~~proposed-recently approved Downtown Specific Plan DTSP~~ to accommodate multiple-family/mixed uses at 35-45 units per acre, and accommodate ~~115 up to 76~~ units. **This site also matches the 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: Commercial <u>Downtown Specific Plan</u>	Building constructed: 1989
Current Zoning: CG-2 <u>DTSP-Town Core</u>	Building/Lot Ratio: 24 <u>33</u> %
Assess. Parcel: 8386-017-028 & -029, 8386-017-043 & -044	Assessed Imp/Land Ratio: <0.6
Parcel Acreage: 3 <u>5.6</u> total	Developer Interest: High
Ownership: 2-1 <u>owners</u>	Anticipated Use: Apts/Mixed Use
Current Uses: Vacant + b <u>Bowling alley</u>	Proposed Density: 35-45 du/acre



APPENDIX C. DETAILED SITE INVENTORY



Figure A-7b Bowling Alley

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	RES/IND	SP-23	3.20	80%	12-16	12	100%		6	25	31
2	SP-23b	RES/IND	SP-23	2.30	80%	12-16	12	100%		4	18	22
3	SP-23c	DTSP	DTSP (TC)	2.88	80%	25-35	25	50%	6	23		29
4	San Dimas Town Center	DTSP	DTSP (TC)	5.20	80%	35-45	35	75%	32	34	44	110
5	Walnut/Arrow	DTSP	DTSP (TV)	11.54	80%	35-45	35	75%	97	72	73	242
6	Bonita/Cataract	DTSP	DTSP (TC)	4.40	80%	25-35	25	75%			97	97
7a	<u>Vacant site</u>	<u>COM</u>	<u>DTSP (TC)</u>	<u>2.0</u>	<u>100%</u>	<u>25-35</u>	<u>28</u>	<u>100%</u>	<u>0</u>	<u>6</u>	<u>52</u>	<u>58</u>
7b	Bowling Alley	DTSP	DTSP (TC)	5.50 <u>3.6</u>	80%	35-45	35	75%	3316	3630	4630 <u>11576</u>	11576
8	Warehouse	DTSP	DTSP (GVW)	5.81	80%	25-35	25	100%	23	93		116
9	Bonita North	DTSP	DTSP (TC)	2.82	80%	35-45	35	100%	26	53		79
10A	Bonita/Eucla	DTSP	DTSP (GVW)	3.10	80%	35-45	35	100%	17	69		86
10b	San Dimas Station	DTSP	DTSP (GVW)	12.37	80%	35-45	35	75%	76	80	104	260
11	San Dimas Station	DTSP	DTSP (GVW)	11.26	80%	45-55	45	75%	86	83	108	277
12	Red Roof Inn	DTSP	DTSP (GVW)	9.00	80%	45-55	45	100%	123	201		324
13a	USDA Forestry	DTSP	DTSP (GVE)	9.19	100%	15-20	17.5	100%		16	145	161
13b	GSWC	DTSP	DTSP (GVE)	3.31	80%	45-55	45	100%	64	55		119
14	The Trails	RES	MF-15	2.50	80%	16-25	16	100%	10	41		51

	Low	Mod	Above	Total
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RHNA	604	206	438	1,248
ADUs	136	4	60	200
Vacant Infill + Projects			157	157
Sites	593 <u>576</u>	866 <u>866</u>	660 <u>696</u>	2,119 <u>138</u>
Total CI Grand Total	729 <u>712</u>	870 <u>870</u>	877 <u>913</u>	2,476 <u>495</u>
Surplus/(Deficit)	125 <u>108</u>	664 <u>664</u>	439 <u>475</u>	1,228 <u>247</u>