**Community Development offers informational brochures on the following topics:**

CEQA and Environmental Review
Conditional Use Permits
Development Agreements
Development Plan Review
Drought Tolerant Landscape Standards
Fees and Charges
For Sale/For Lease Banners
Front Drought Tolerant Landscape Standards
General Plan Amendment
Lot Line Adjustments
Municipal Code Text Amendments
Outdoor Dining in Commercial Zones
Outdoor Displays of Merchandise
Permanent Signs
Planning Commission
Portable Signs
Property Information Inquiry
Residential Artificial Turf Standards
Residential Care Facilities
RV & Trailer Parking
Site Plan Requirements
Specific Plans
Storage Sheds in Residential Zones
Subdivisions
Temporary Signs and Banners
Temporary Use Permits
Trash Enclosure Standards
Tree Preservation
Variances
Window Replacement – Town Core
Window Signs
Zone Changes
Zoning Descriptions

**These brochures are generally intended to assist in the processing of application material. It does not necessarily provide every detail regarding Municipal Code regulations.*

**To view additional brochures, scan the QR Code below.**

# Specific Plans


**Community Development Department**
Planning Division
245 E. Bonita Avenue
San Dimas, CA 91773
(909) 394-6250
planning@sandimasca.gov

Mon-Thurs 7:30 a.m. - 5:30 p.m.
Fridays 7:30 a.m. - 4:30 p.m.

www.sandimasca.gov

## WHAT IS A SPECIFIC PLAN?

A specific plan is a zoning document that sets forth standards to implement the City's general plan. It provides development guidelines and polices to be utilized by landowners, developers and public agencies when considering development plans for an area.

Specific plans are a substitute for standard zoning on a property and are used to address the unique qualities of a property. If a property is in a specific plan area it does not have some other zoning designation other than "Specific Plan."

The purpose of specific plans is to promote amenities beyond those expected under a conventional development, to achieve greater flexibility in design, and to provide for appropriate use of land.

San Dimas has adopted over 20 specific plan areas. These specific plan areas have been used to: allow mixed use developments; to allow clustering of housing that promotes larger areas of open space; to encourage consolidation of properties; and to promote other progressive land use principles.

## HOW IS A SPECIFIC PLAN ADOPTED?

As with zoning districts, a specific plan must be in conformance with the general plan. The Planning Commission reviews a specific plan and recommends action to the City Council. Because it is a legislative action, a specific plan can only be adopted by the City Council. To approve a specific plan, the City Council must make the following findings:

- The proposed change of zone will not adversely affect the adjoining property as to value, precedent, or detriment and would be in accordance with the principles of good land use by promoting sound development.

- The change of zone will not adversely affect the public health, safety, and general welfare.

- That the proposed zone change is consistent with the General Plan.

A final determination will be made at a public hearing held before City Council. Once approved, an amendment to the Zoning Ordinance will be made incorporating the new specific plan. There is a thirty (30) day appeal period before the amendment becomes effective.

## APPLICATION PROCEDURE

Specific Plans may be either initiated by the City or initiated by a potential developer of a property. If you wish to apply for a specific plan, we suggest that you meet with a city planner to discuss the proposed project. The planner will explain pertinent city zoning regulations and provide application processing information.

## DECISION PROCESS

After the item is reviewed by Planning Division staff, the approval process is as follows:

1. **Staff recommendation:** Staff recommends that the Planning Commission deny the proposed MCTA.

2. **Planning Commission hearing:** The Commission holds a public hearing and recommends approval or denial to the City Council for the proposed MCTA.

3. **City Council hearing:** The City Council holds a public hearing and votes to approve or deny the proposed MCTA.

- **If denied:** The decision is subject to a 14-day appeal period under Chapter 18.212.

- **If approved:** The request proceeds to a second reading at a later Council meeting as a consent item.

4. **City Council second reading:** For second reading, the item is scheduled as a consent item. The Council may approve the consent item, deny it, or continue it to a future meeting. The final decision is subject to a 14-day appeal period under Chapter 18.212.

**This is the typical process and does not cover circumstances when the item is continued for further review.*

## SUBMITTAL REQUIREMENTS

For a comprehensive list of submittal requirements and application forms, please visit the Planning Division Applications and Forms webpage at https://cms8.revize.com/revize/cityofsandimasca/departments/community_development/planning_division/applications.php or scan the QR Code below.

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