Community Development offers informational brochures on the following topics:

Artificial Turf Guidelines
Banners and Temporary Signs
CEQA and Environmental Review
Classification of Use
Conditional Use Permits
Development Agreements
Development Plan Review Board
Fees and Charges
For Sale/For Lease Signs
General Plan
Lot Line Adjustments
Mills Act
Municipal Code Text Amendments
Outdoor Dining Policy
Outdoor Displays of Merchandise
Permanent Signs
Permit Streaming Act
Planning Commission
Portable Signs
Property Information
Public Notice Requirements
Residential Care Facilities
RV & Trailer Parking
Signs in the Historic Downtown Area
Site Plan Requirements
Specific Plans
Storage Structures
Subdivisions
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.

Zone Changes

Community Development Department
Planning Division
City Hall, 245 East Bonita Avenue
San Dimas, California 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

ZONE CHANGE

The zoning ordinance establishes land use districts, or zones to preserve the general health, safety, and welfare of the public and to promote the orderly growth of the City. Similar land uses are grouped together to protect them from other incompatible or detrimental land uses.

A property's zoning must be in conformance with the general plan. A brochure is available that explains the general plan.

From time to time, it may be necessary to change the zoning designation on a property. To achieve this end, the zone change process has been created.

There are various zones within the City of San Dimas that allow for various uses and that set forth standards for development. A more detailed description of local zoning districts may be found in the "Zoning Descriptions" brochure.

APPLICATION PROCEDURE

Zone changes may be either initiated by the City or initiated by a potential developer of a property. If you wish to apply for a change in zoning, we suggest that you meet with a city planner to discuss the proposed project. In this pre-application meeting, the planner will explain pertinent city zoning regulations and provide application processing information. The employees of the Development Services Department will be happy to help you in any way possible to better understand the process and to ensure a complete application.

DECISION PROCESS

The Planning Commission reviews changes in zoning designations and recommends action to the City Council. Because it is a legislative action, a zone change can only be adopted by the City Council. To approve a zone change, 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.

The City Council will review the proposed Zone Change during a public hearing; if approved, the proposed Zone Change will be placed on the consent calendar for a second reading. The zone change will go into effect 30 days after the final passage. A determination will be made at a public hearing held before City Council.

Subsequently, once approved, an amendment to the Zoning Ordinance and the Official Zoning Map will be made incorporating the new zoning regulations.

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.