II.
LAND USE ELEMENT

INTRODUCTION

According to the State Office of Planning and Research, the land use element has the broadest scope of the seven mandatory elements. In theory, it plays the central role of correlating all land use issues into a set of coherent development policies. Its goals, objectives, policies, and programs relate directly to the other elements. In practice, it is the most visible and often used element in the local general plan. Although all general plan elements carry equal weight, the land use element is often perceived as being most representative of the "the general plan."

The intent of the Land Use Element is to establish a pattern for compatible land uses which reflect existing conditions, approved land use, open space areas, and to guide future development. By law, the element must set clear standards for the "density of population" and the "intensity of development" for each proposed land use category. The Land Use Element, which has the broadest scope of the seven required elements, provides a composite discussion of the issues which are addressed in the other elements through text, diagrams and a land use map. This element is organized as follows:

- Findings
- Development Policies
- Land Use Definitions and Intensity
- Land Use and Zoning Consistency Matrix
- Relation to Other General Plan Elements

FINDINGS

The following findings summarize land use conditions and issues. These have been identified through community attitude survey, interviews, review of existing documents, community workshops, and work sessions with the General Plan Advisory Committee (GPAC). These findings form the basis for this element's goals, objectives, plan proposals, and implementation measures.

- General Plan Development Potentials and Opportunities;
- Community Design;
- Historic Preservation;
- Community Services; and
- Regional Plans.

These findings form the basis for the goals, objectives, plan proposals, and implementation of land use policy.

General Plan Development Potentials and Opportunities

This sub-section summarizes the Land Use findings by category. They include:

- Current Land Use
- Residential
- Commercial
- Neighborhood Commercial
- Administrative Professional
- Light Industrial
- Public/Semi-Public
- Open Space
- Vacant Land and Underutilized Sites
- Redevelopment
- Specific Plans
- Transit Nodes

Current Land Use Overview

The City encompasses approximately 9,270 acres of land. Almost half, or 42% is contained in permanent open space as a part of the Angeles National Forest and County Regional Parks.

There is a significant parcel of unincorporated Los Angeles County land that includes the Pacific Coast Baptist Bible College property and adjacent residential area to the west. This parcel is approximately 276 acres. With this parcel the total acreage of the City is approximately 9,546 acres.

San Dimas' current land use conditions are presented in terms of single family and multi-family residential, commercial, administrative/professional, light industrial, public/semi-public, vacant, and open space categories.

Residential

Residential land use in San Dimas encompasses the largest single land use category. There are approximately 3217 acres devoted to single family residential uses and 217 acres devoted to multi-family uses. This represents 37 % of the current total acreage of the City.

The issues and opportunities for residential development are discussed in the following categories:

- Residential density
- Town core residential (MF-D area)
- Hillside residential development
- Equestrian/large estate development
- Mobile Homes
- Northern Foothills

Residential Densities:

After analysis of the residential densities in the City, it became apparent that an adjustment to the density categories would be required to facilitate better development within the City. Greater flexibility, especially in the low to moderate residential density categories, would be required to responsibly meet the future development needs.

Town Core Residential (MF-D):

The Town Core Residential area is basically the area north of Bonita, First Street north to Fifth Street, and west of San Dimas Avenue. These are areas currently identified in the zoning ma0p as MF-D (Multiple Family Duplex). These areas have been of concern in regards to the determination of proper density and development of second units. The issues regarding the MF-D areas focused on the development of second units on small lots, and the ability to maintain the older historic identity of some of these residences. Various options are presented in the implementation section, ranging from unrestrictive development of second units to maintaining a single family residential neighborhood.

Hillside Residential Development:

The community-wide meetings, the community attitude survey, and the General Plan Advisory Committee (GPAC) all indicated a strong desire to maintain the rural atmosphere of the City of San Dimas. The undeveloped hillsides of San Dimas were mentioned as a major element that contributes to this image. There is an opportunity to maintain these hillsides, especially in the northern portions of the City, and still have reasonable residential development occurring there.

Northern Foothills:

The steepness and visual prominence of the Northern Foothills area create a unique challenge to the management of future development and the protection of the area's sensitive environment. The steep slopes are exposed to the south, southwest, and southeast, and are highly visible throughout the City of San Dimas and beyond. Of the 33 undeveloped properties within the Northern Foothills area, only two had average slopes less than 30 percent. Even at low, rural densities, significant grading would be required for residences and access roads. Grading at a 2:1 or even 1.5:1 slope ratio will result in extended benches before a daylight line can be reached.

In the past, the adopted objectives for hillside residential areas spoke to preservation of the natural landscape, while providing for rural residential development. The problem is that a policy of preserving the natural landscape could not be literally applied to the Northern Foothills area because any development within the rugged Northern Foothills would result in loss of the natural landscape and habitat. In addition, policies that are

appropriate to other hillside areas within San Dimas cannot adequately address the unique needs and challenges of the Northern Foothills planning area. Thus, the General Plan should provide for a specific and separate policy direction for the Northern Foothills.

The guiding principle for managing environmental values and future development within the Northern Foothills area is to protect the area's natural environment and existing resources, and to ensure that the design/layout of future hillside developments (1) preserve sensitive resources in place, (2) adapt to the natural hillside topography and maximizes view opportunities ***to***, as well as ***from*** the development. Overall, the strategy emphasizes fitting projects into their hillside setting rather than altering the hillside to fit the project. Thus, although individual property rights within the Northern Foothills Area must be recognized, the priority between development and natural resource values should be given to protecting the resource.

Equestrian/Residential Development:

The concept of equestrian/residential development was given support by the GPAC. This area basically is the area north of Gladstone Street and south of the 30 Freeway. If this area is properly planned, it would enhance the City's rural image. Specific lot sizes and a comprehensive circulation plan would be required to mitigate the issues in this area.

Mobile Homes: Mobile homes in the City of San Dimas are a major affordable housing resource. There was strong support to preserve mobile homes as affordable housing stock, and to foster ownership opportunities for renters of mobile homes. There are opportunities to upgrade some

mobile home parks, especially the edge conditions visible from the public right-of-way where proper landscaping and screening would be required to visually improve the neighborhood.

Commercial

A retail analysis in the City of San Dimas was undertaken by, an economic and financial consulting firm. Their findings are summarized in the following categories:

- Demand for Neighborhood Shopping Space in San Dimas
- Existing Inventory of Neighborhood Shopping Space
- Net Demand for New Neighborhood Shopping Space
- Assessment of Puddingstone Shopping Center and Canyon Center
- Overview of Strip Commercial Re-Use Potential

Demand for Neighborhood Shopping Space in San Dimas:

In projecting demand for retail space in San Dimas, neighborhood projects, community retail, and free-standing retail space were analyzed. Based on industry standard sales

per square foot requirements, the projected the demand for retail space in San Dimas for the following categories of use are as follows:

- Apparel
- General Merchandise
- Drug
- Food
- Package Liquor
- Eating & Drinking
    - Fast Food
    - Dinner Restaurants
- Home Furnishings & Appliances
- Building Materials & Farm Implements
- Other Retail

Typically, retail projects are not built solely on the basis of maintaining healthy sales per square foot figures; rather, availability of land and funds are often more important considerations for a developer. Consequently, retail space developed in an area can often exceed market demand projects by 40%. The space gets leased, and the primary ones impacted by low sales per square foot are the tenants. Listed below are the resulting square footage figures for 1990 and 1994, referred to as "Market" and "Development":

	Market		Development	
Type of Location	1990	1994	1990	1994
Community	311,071	363,023	435,499	508,232
Neighborhood	253,052	294,042	354,273	411,659
Freestanding	238,875	283,991	334,425	397,587
TOTAL:	**802,998**	**941,056**	**1,124,197**	**1,317,478**

Source: EDCON, May 1990

Table II-1 Commercial Market & Development Analysis

Existing Inventory of Neighborhood Shopping Space in San Dimas:

There are nine (9) neighborhood shopping complexes in San Dimas, encompassing 1,321,816 square feet of land (30 acres). The gross leasable area (GLA) of building space thereon is 308,350 square feet. The occupied space is roughly 80% of the total, or 246,680 square feet. In reality, however, the new San Dimas Plaza project functions as both a neighborhood and community project. It has a Ralph's supermarket, for example, which is typical of major neighborhood centers. The San Dimas Plaza project encompasses 1,046,237 square feet of land (24 acres). The gross leasable area thereon is 219,425 square feet. The vacancy rate is about 10%, or 21, 943. The occupied space is approximately 197,482 square feet. If this is added to the occupied neighborhood space of 246,680 square feet, the combined total is 444,162 square feet.

Net Demand for New Neighborhood Shopping Space:

The inventory figures exceed the "Market" demand levels for both 1990 and 1994; also exceeded are the "Development" levels. On a "big picture" basis there is an oversupply of neighborhood retail space in San Dimas, and this condition will remain through the mid-1990's. Depending on the perspective taken, whether discussing "Market" absorption levels, or "Development" levels, the oversupply ranges from 191,110 square feet in 1990 to 32,503 square feet in 1994.

Assessment of Puddingstone Shopping Center and San Dimas Canyon Center:

Puddingstone Shopping Center occupies a 5.3 acre parcel of property, fronting on Bonita Avenue and across the street from City Hall. There is 55,500 square feet of gross leasable area in the center. Occupants include a market and a drug store. Included in the building space totals are separate buildings housing Winchell's and Taco Bell.

San Dimas Canyon Center incorporates a 8.4 acre site. The gross leasable area is 84,400 square feet. Roughly 20,000 square feet of the space is vacant. One of the major tenants is a movie theater.

Both of these centers are not needed for neighborhood retail purposes. The Puddingstone Center is more centrally located, and has some of the right retail mixes. The buildings need a face lift, however. The study recommended that San Dimas Canyon should not be redeveloped as a neighborhood center. If all of the site is to remain commercial, then, a major single-user like K-Mart should be contacted for possible occupancy. Another option would be to reduce the amount of commercial space to one (1) or two (2) acres near the corner of Bonita and San Dimas Canyon, with the remainder of the site developed as multiple-family residential.

Overview of Downtown and Strip Commercial Re-use Potential:

A part of the San Dimas character is the downtown uses along Bonita Avenue, in the Frontier Village. While attractive visually, and appealing from a character perspective, these types of theme developments are difficult to make work. One needs to provide smaller store spaces, and be willing to have an ongoing rental program underway. The critical mass is important: What is the purpose of the area; then, who are the tenants that will help promote that theme? In other areas of the community such as Foothill Boulevard, redevelopment of strip commercial should concentrate on office use. With the development of major areas in the community like the San Dimas Corporate Center, demand for smaller office spaces also increase.

Neighborhood Commercial

The City has debated the appropriateness of smaller neighborhood commercial establishments, "Mom & Pop shops", to service the existing neighborhoods within the City of San Dimas. There is strong support to maintain these existing neighborhood facilities, within walking distance, in existing neighborhoods to provide small goods and services to the nearby residents.

Administrative/Professional

The City has approximately 39 acres of administrative/professional land uses. These parcels are spread throughout the City and not concentrated in any one area.

There was confirmation by the community workshops and the GPAC that administrative/professional uses would be appropriate for the Foothill Boulevard corridor, thereby upgrading the general image of this area. These administrative/professional uses would also be quite appropriate within the expanded Civic Center area.

Light Industrial

There are approximately 287 acres of light industrial land uses in the City. These light industrial uses are located adjacent to the Foothill Freeway corridor along Cienega Avenue, Arrow Highway, and Allen Avenue.

Many of these industrial uses are in close proximity to the Southern Pacific Railroad and Atchison, Topeka and Santa Fe Railroad (A.T. & S.F.) lines.

The City has a number of very good examples of light industrial or business parks. These facilities are clean and non-polluting, creating a high-quality environment with landscaping and good architectural features. The most recent example is the Lone Hill Business Park on Lone Hill, south of Gladstone (Specific Plan 18). Opportunities for new Business Park and Industrial include Specific Plan 24 and Specific Plan 23. Specific Plan 24, south of Gladstone, east of Lone Hill, and west of the Foothill Freeway, is one of the remaining areas suitable for a business park. This site has good access and would be compatible with the adjacent uses. Specific Plan 23 consists of three parcels adjacent to downtown and the railroad. It is planned for light industrial, which would buffer the low to medium residential uses to the north from the railroad. The Specific Plan calls for stringent guidelines for parking, landscaping, time of use, and height restrictions.

Public/Semi-Public Uses

This category includes all publicly owned lands, such as City buildings, churches, senior centers, and public schools.

Major opportunities in the public/semi-public areas include:

- Joint use and joint development opportunities with the school districts for parklands; and
- Expansion of the Civic Center uses easterly to form a Civic Center Complex.

Park/School Facilities:

The joint use and joint development potentials with the school districts offers a major opportunity for the City to offer additional park and recreation services without purchasing additional land, and utilizing land that would ordinarily not be used during the non-school hours. A detailed analysis of parks and school facilities are found in the Open Space Element.

Open Space

This category includes all City and County parks, Los Angeles County Flood Control lands, United States Forest Service lands, and golf courses. There are approximately 3776 acres of open space. Of this amount, there are 177 acres of City parks, 1280 acres of Angeles National Forest, and 1756 acres of two Regional County Parks and the remainder in natural open space.

Vacant Lands and Underutilized Sites

Exhibit II-1 shows the locations of the current vacant and potential infill sites.

GENERAL PLAN

INFILL & VACANT PARCEL

LEGEND

- CITY LIMITS LINE
- VACANT
- INFILL

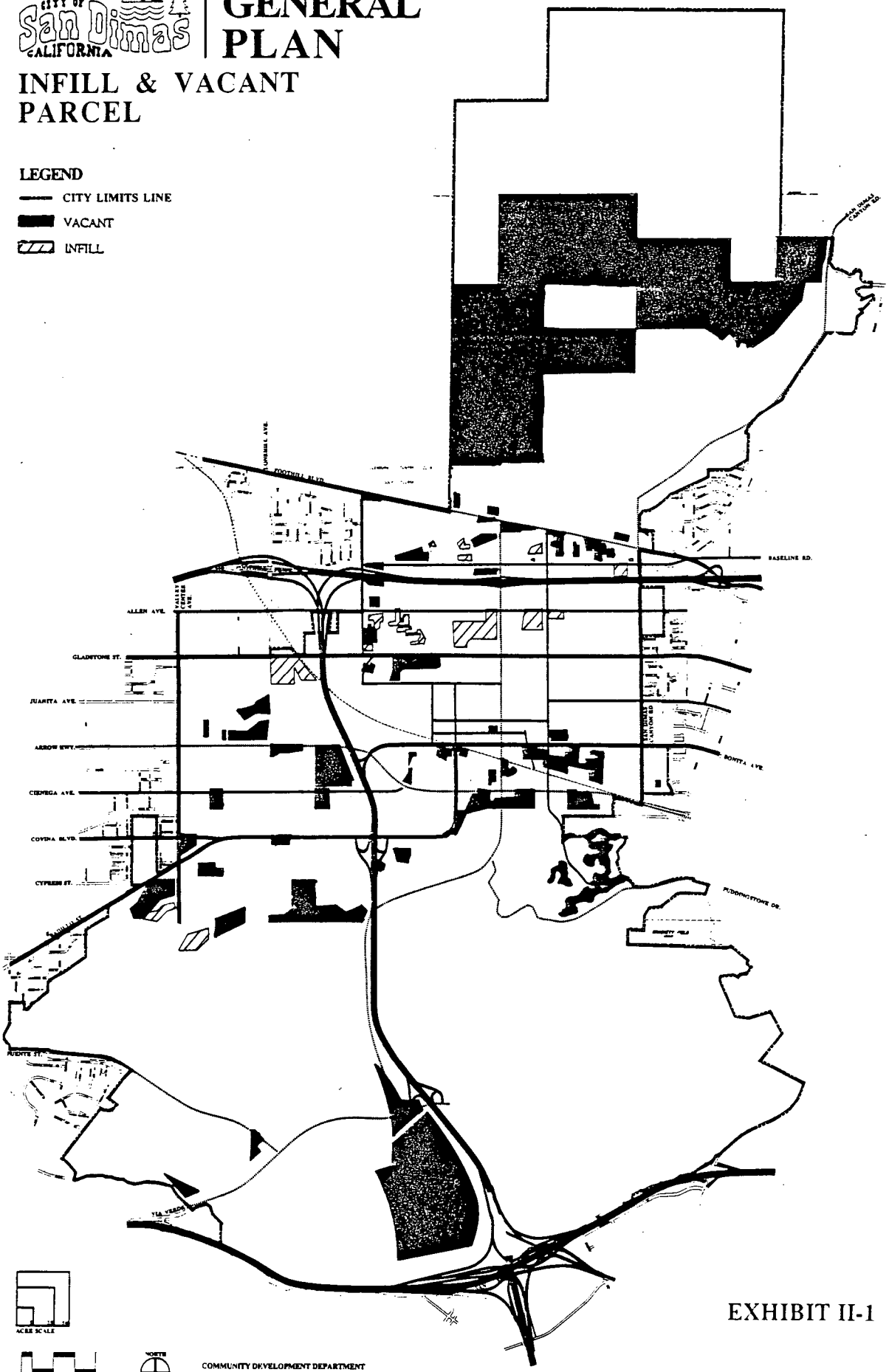


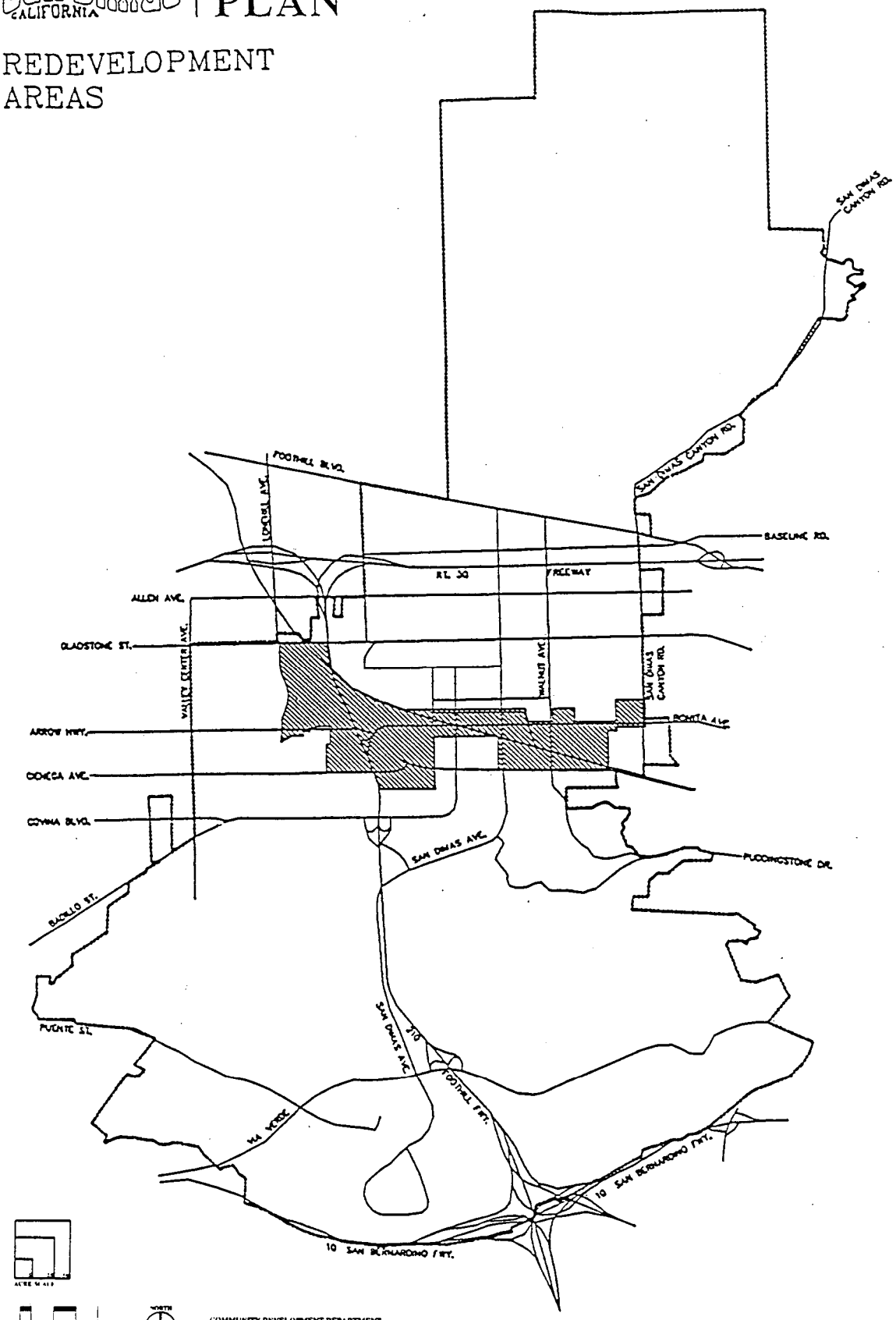
EXHIBIT II-1

COMMUNITY DEVELOPMENT DEPARTMENT

CONSULTANTS: CASTANEDA/TAKATA ASSOCIATES

GENERAL PLAN

REDEVELOPMENT AREAS



COMMUNITY DEVELOPMENT DEPARTMENT

CONSULTANTS: CASTANEDA/TAKATA ASSOCIATES

EXHIBIT II-2

As part of updating the Land Use Element, a general survey of vacant and underutilized land was completed by City staff in January 1990. Exhibit II-1 shows the general location of all the sites included in the survey. Altogether, there were 62 vacant sites and 18 underutilized sites. There are almost 1,574 vacant acres in the City. More than one-half of the vacant acreage is designated as single family residential. The January 1990 survey indicates that there were slightly more than 70 underutilized acres with about one-half designated for single family residential uses.

Redevelopment

The City has one redevelopment project area. As illustrated in Exhibit II-2. This area incorporates several specific plans and zoning categories. The largest category within the project area is the creative growth zone which has four subareas. The redevelopment area includes two commercial shopping areas, Downtown, specific plan areas for a business park and light industrial uses. Within the redevelopment area, the City has designated zones for "Creative Growth". The purpose of the Creative Growth zone is to promote amenities beyond those expected under conventional planning and development through commitment to an architectural theme of "Early California Village." These areas are depicted in Exhibit II-2:

- Creative Growth Area 1 - Regional Commercial,

- Creative Growth Area 2 - Frontier Village,
- Creative Growth Area 3 - General Commercial, and
- Creative Growth Area 4 - Commercial/Light Industrial.

Creative Growth Area 1 - Regional Commercial is bounded by the Foothill Freeway Corridor to the west, the railroad tracks to the north, Eucla Avenue to the east, Cienega Avenue to the south, and includes the intersection of Arrow Highway and Bonita Avenue. This area had been the focus of major redevelopment activity in the 1980s.

Creative Growth Area 2 - Frontier Village is bounded by Eucla Avenue on the west, the residential neighborhoods to the north and south, and Walnut Avenue to the east. Area 2 - Frontier Village also includes the historic downtown area. In the 1970's, this area underwent facade improvements and upgrade utilizing the "Frontier Village Theme". Additional improvements are necessary to improve the rear facades and upgrade the Puddingstone Shopping Center area.

Creative Growth Area 3 - General Commercial is located along San Dimas Avenue between the Atchison Topeka and Santa Fe Railroad line and the Southern Pacific Railroad line.

Creative Growth Area 4 - Commercial/Light Industrial is located south of Cienega Avenue and Arrow Highway just east of the Foothill Freeway.

Specific Plans

The City has adopted 23 Specific Plans that provide planning for areas of residential, commercial, and industrial land uses throughout the City. These Specific Plans and their status are summarized in Table II-2.

Transit Nodes

In response to the Los Angeles County Transportation Commission's (LACTC) Commuter Rail Program, the City has identified 7 candidate transit stops on the A.T. & S.F. Railroad and Southern Pacific Railroad. The coordinator transit stops include:

1. Lemon Packing House
2. Arrow Highway, east of Stanley ACME
3. Rimpau site
4. Site south of Arrow Highway, west of Cataract Avenue
5. Site east of Cataract Avenue, adjacent to south side of the railroad
6. Specific Plan 24 at Lone Hill and Gladstone
7. Sites outside of San Dimas with shared facilities with the cities of La Verne and/or Glendora

TABLE II-2
SPECIFIC PLAN AREAS
Source: City of San Dimas, 3/9/91, 282:1

SPECIFIC PLANS	AREA (acres)	ADOPTED	STATUS
Specific Plan #2 -Valley Ctr. (E), Lone Hill (W), & both sides of Arrow Hwy.	72 +/-	8/10/76	80% Construction Completed
Specific Plan #3 -Gladstone St. (N), Monte Vista Ave. (E), Fifth St. (S), & Amelia Ave. (W)	58+/-	Rev. 1/18/83	60-70% Construction Completed
Specific Plan #4 -North of Walnut Creek Park	104 +/-	Rev. 1/18/83	75% Construction Completed
Specific Plan #5 -Via Verde (S) & 210 Frwy. (W)	115+/-	Rev. 1/18/83	20-30% Construction Completed
Specific Plan #6 -210 Frwy. (E)	43 +/-	8/28/79	80% Construction Completed
Specific Plan #7 -Via Verde (S) & San Dimas (W)	142	2/12/85	75% Construction Completed
Specific Plan #8 -Between Cannon Ave. & Puddingstone Dr.	58+/-	Rev. 1/18/83	40% Construction Completed
Specific Plan #9 -Foothill Blvd. (N)	28 +/-	1/27/81	95% Construction Completed
Specific Plan #10. -Walnut Ave. (E) & Allen Ave. (N)	30 +/-	Rev. 1/12/88	Under Construction
Specific Plan #11 -Via Verde (W), Puente St. (S) & Covina Hills Rd. (N)	262 +/-	5/24/83	90% Construction Completed
Specific Plan #12 -Along San Dimas Ave.	234 +/-	7/12/83	Construction Completed
Specific Plan #13 -Between Cypress, Badillo, & Valley Ctr. Dr.	3.7	7/12/83	Construction Completed
Specific Plan #15 -Via Verde (N), San Dimas Ave. (W) &Avenida Entrada (E)	59	2/28/84	Construction Completed
Specific Plan #16 -Cypress Ave. (N) & Valley Ctr. (W)	6	3/26/85	Construction Completed
Specific Plan #17 -NE corner San Dimas Ave. & Via Verde	5.7	7 /1985	Plan Approved
Specific Plan #18 -NE corner Arrow Hwy. & Lone Hill	50	9 / 1985	Construction Completed
Specific Plan #20 -210 Frwy. (W), Arrow Hwy. (S), & Maimone Ave. extended (E)	20	5/27/87	Plan Approved
Specific Plan #21 -Cienega Ave. (S) & Lone Hill (W)	9.55	10/27/87	Under Construction
Specific Plan #22 -Baseline Rd. (N), Cataract Ave. (E), & Route 30 (S)	15+/-	3/10/87	Under Construction
Specific Plan #23 Cataract to Eucla incl. M&E site	11	1990	
Specific Plan #24 Lonehill (E) and Gladstone (S)	25	9/1/90	
TOTAL ACRES	1351 +/-		

TABLE IV-2
SPECIFIC PLAN AREAS

Community Design

The City, over the years, has been preserving and promoting a rural atmosphere and image for San Dimas. This rural image was strongly supported by the community attitude survey respondents, community workshops, and the General Plan Advisory Committee. There are four themes which reinforce the City image, and they include:

- Early California
- Frontier Village
- Semi-rural Atmosphere
- City Entries

Early California Theme:

The Early California Theme has been implemented in the town core of San Dimas Avenue between Bonita Avenue and Gladstone, and its major characteristics include:

- California Bungalow Craftsman and Queen Anne residential styles with wood-frame, post and beam construction with use of wood shingles and arroyo stone.

Typical bungalow craftsman architecture

On Foothill Boulevard, the Early California style is represented by:

- Mission style stucco construction and red tile roof.
- Brick buildings with turn-of-the-century detailing and ornamentation.

Frontier Village Theme:

The Frontier Village Theme area is bounded by Eucla Avenue, Walnut Avenue and north and south residential neighborhoods, and is a major element in this downtown area. Many of the front facades of these buildings have been renovated to reflect the frontier theme. The community survey, the GPAC meetings, and community-wide meetings supported to continue this theme. Priority improvements for this area are to upgrade the rear facades and parking areas.

Semi-Rural Atmosphere:

There are various means to achieve a rural/ semi-rural atmosphere. The City can control the density of housing to preserve open space and views to the hillsides and canyons; or preserve historical features that reflect San Dimas' agricultural heritage. The opportunities to reinforce this rural image include:

- The continued encouragement of equestrian residential uses.
- Preservation of the foothills and canyons through very low density residential development.
- Preservation of existing agricultural sites and structures, such as the packing house and a representative citrus grove.

City Entries:

City entries are gateways which reinforce the image of the City. These entries are recommended to be developed with unique landscaping and a City entry sign within medians or public property to create a sense of identity. There are numerous opportunities to provide these City entries within San Dimas; these opportunities include:

- Valley Center and Arrow Highway (existing)
- Via Verde and I-10 (existing)
- The area north and west of the City at Gladstone and Lone Hill
- Puddingstone Drive and City limits
- Foothill Boulevard at east and west city limits
- Foothill Boulevard at San Dimas Canyon Road
- Arrow Highway at San Dimas Canyon Road
- San Dimas Avenue at Highway 30
- Bonita at San Dimas Canyon Road
- Badillo Avenue at west city limits
- Cienega Avenue at west city limits
- Cypress Avenue at west city limits

Historical Preservation

The Historical Society has been actively documenting historic resources within the City. The Historical Society has identified a number of structures within the City that have both State and local significance.

The City has contracted with a historic consultant to develop a historical element of the general plan. The historic element will identify and document the significant resources within the City. These resources will include buildings and sites. The historic element will develop a set of goals, objectives, policies, and implementation plan to retain and preserve the City's historic resources. Agricultural heritage opportunities include the preservation of the packing house, farm structures, and a citrus grove.

Community Services

The City and other governmental agencies offer the citizens of San Dimas community services. These services are summarized in the paragraphs below, they include:

- Child Care
- Law Enforcement, Fire Protection
- Utilities, yards and substations
- Senior Citizens Services/Housing
- Hospitals
- Schools

Child Care:

The City of San Dimas completed a child care needs assessment in July 1989. The information obtained from the study, and supported by other sources, shows a clear need for an increase in available infant and school age child care. It also indicates a strong desire by parents to increase the quality of care. Affordability of quality care is another serious problem for resident, particularly single-parent families.

For the most part, parent households in San Dimas seem to be satisfied with their child care arrangements. The majority appear able to find and afford quality child care which adequately meets their needs. The main areas of concern seem to be increasing the level of quality, and increasing flexibility and convenience.

Other than parents who are caring for their children not by choice, dissatisfaction levels are highest with un-related care givers, especially when the care is at the caretaker's home. Day care homes (homes licensed to care for 6 to 12 children) and other unrelated care givers are a popular option for child care as they tend to be less expensive and more flexible with fees, hours and ages. Improving the quality and availability of these homes, and encouraging the licensing of homes providing child care would be a positive step toward increasing satisfaction levels.

Law Enforcement Fire Protection:

San Dimas contracts with the County of Los Angeles Sheriffs Department for law enforcement protection services. According to the Sheriffs Department, the crime rate in San Dimas is low compared to other jurisdictions in Los Angeles County. The substation serving the City is located at 122 North San Dimas Avenue. The staff consists of 52 persons, 49 of whom are sworn personnel. A volunteer rescue team consisting of 29 persons, also operates from this substation.

The current level of staffing is adequate to meet future needs except in the area of traffic enforcement. As regional traffic increases, additional officers may be needed for traffic enforcement.

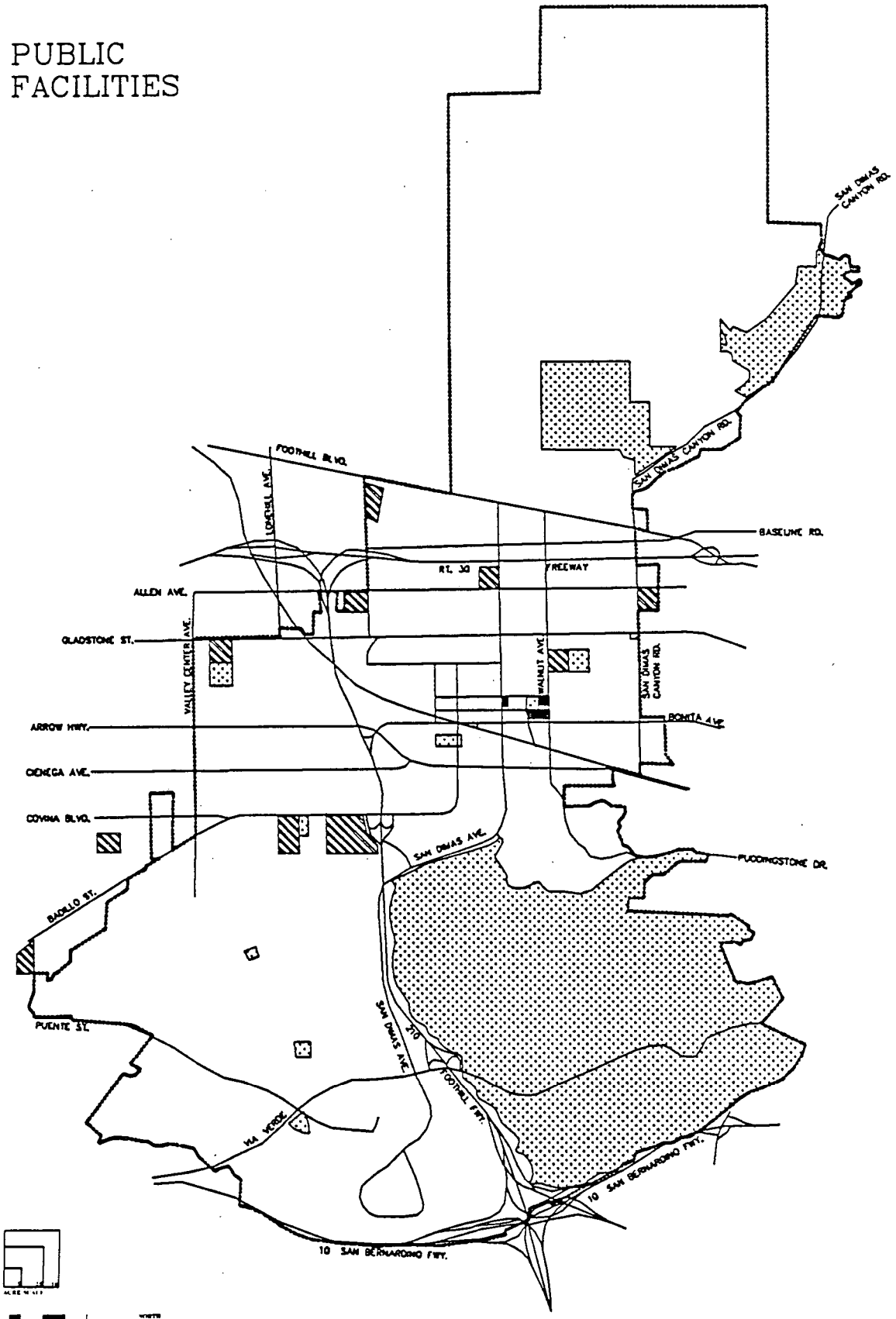
The City is within the County of Los Angeles Fire District and is served by four stations. The present level of staffing and equipment is adequate to serve current and future fire protection needs. Fire protection and emergency services are discussed in the Safety Element.

Utilities, Yards, and Substations:

Exhibit II-3 depicts the location of various utility easements, substations, and City and County yards. These include:

- The Metropolitan Water District (MWD) Flood Control Easement

PUBLIC FACILITIES



COMMUNITY DEVELOPMENT DEPARTMENT
CONSULTANTS: CASTANEDA/TAKATA ASSOCIATES

EXHIBIT II-3

- City Yard
- MWD Transmission Corridor

These uses are identified as public/semi-public categories in the General Plan. Some of these uses offer open space opportunities for trails and conservation of wildlife habitat and water recharge opportunities.

Senior Citizens Services/Housing:

There are two multi-purpose facilities which serve the City's senior population with meeting rooms and facilities. Currently a privately operated "Meals on Wheels" program is provided to seniors. In addition, the City partially funds a nutrition lunch program administered by the YWCA Intervale Senior Services Program. Currently, a nutrition lunch program is held at the Methodist Church. However, this operation will be relocated to the City of San Dimas senior/community center upon completion of the facility.

Senior Citizen housing is primarily provided by the private sector. The Housing Element of the General Plan discusses senior citizen housing in detail.

Hospitals:

Medical services are provided by the San Dimas Community Hospital. Additional private clinics include the Kaiser Clinic at Arrow Highway and Renelle Street, and the Houch Clinic at Foothill Boulevard west of San Dimas Avenue.

Schools:

The City of San Dimas is primarily served by the Bonita Unified School District. Smaller portions of the City are served by the Glendora Unified School District and Charter Oaks Unified School District. There are five elementary schools, one intermediate school, and one high school and continuation high school at the School District headquarters on San Dimas Avenue and Route 30 Freeway. The schools account for about 110 acres of land area. These schools are listed in Table II-3. San Dimas High School shares its athletic facilities with the community. The joint use of the Sportsplex and the City's swim and racquet club is a shared facility with the school district and the Human Services and Facilities Department.

Regional Plans

There are a number of issues that need to be resolved on a regional basis. There are adopted regional plans and policies which will affect the City of San Dimas. The City is required to participate or to comply with addressing these regional issues. A discussion of these adopted regional plans are summarized below:

- Jobs-Housing Balance
- Air Quality
- Solid Waste
- Hazardous Waste

Jobs-Housing Balance:

This land use planning topic has been considered in several ways; some of these relate to housing needs. For instance, State law requires cities to zone "sufficient vacant land for residential use... in relation to zoning for non-residential use..." (Government Code Section 76913.1Z). Moreover, the State housing element, as noted in this sub-section, also requires that population and employment projections be considered by cities in estimated housing need.

On the topic of jobs-housing balance, the State Department of Housing and Community Development has offered the following observations:

"Jobs-housing balance is an increasingly important concept to local planners, developers, employers, and residents. Generally, jobs-housing balance recognizes the desirability for housing type and availability to match housing need, using nearby or regional employment (i.e., number and type of jobs) as the determiner of need. It enters into discussions of commercial and industrial development, housing shortages, housing affordability, and local growth.

"As California cities grow, jobs-housing balance will become an even more important consideration in planning. City, county, regional, and State governments must work

together to achieve complementary, coordinated development which ensures safe, adequate, appropriate housing for all the state's workers."

In order to address the jobs-housing balance, the Southern California Association of Governments has prepared three interdependent plans to redirect growth in Ventura, Los Angeles, Orange, Riverside, San Bernardino and Imperial Counties to alleviate traffic congestion and reduce air pollution. The three interrelated plans are:

- Growth Management (GMP)
- Regional Mobility (RMP)
- Regional Housing Needs Assessment (RHNA)

The Growth Management Plan is the core of the three plans. Its assumptions regarding future growth are what drive the Regional Mobility Plan and Regional Housing Needs Assessment.

The main purpose of the Growth Management plan is to identify ways of altering land use patterns in the region in order to improve the jobs/housing balance.

The main purpose of the Regional Mobility Plan, whose preparation was mandated by the State, is to identify specific methods of improving circulation in the region. See Section III, Circulation Element for a discussion on specific Transportation System Management (TSM) and Transportation Demand Management (TDM) methods.

Finally, the Regional Housing Needs Assessment uses population forecasts from the Growth Management Plan to estimate regional needs for affordable housing and recommends dwelling unit targets for each jurisdiction in order to distribute this housing more evenly throughout the region.

SCAG: Southern California Association of Governments

Ideally, a jobs-housing balance is to be reached by the year 2010 at the sub-region level in Southern California. San Dimas is located in the East San Gabriel Valley sub-region, one of 24 sub-regions identified by SCAG. Although the jobs-housing balance rises from 1.03 to 1.10, the sub-region remains housing rich.

The City of San Dimas has the responsibility to address these housing issues. They are discussed in detail in Section IV -- Housing Element.

Air Quality

SCAQMD: South Coast Air Quality Management District

The Air Quality Management Plan (AQMP) was prepared by SCAG with the cooperation and assistance of the SCAQMD. The AQMP addresses the issues of growth and transportation to achieve attainment of the federal clean air standards by the year 2007. The AQMP emphasizes demand management measures, or mobility goals, to reduce the amount of vehicle trips and miles traveled. The AQMP envisions that the measures implemented to reach the mobility goals will in turn directly affect the future air quality.

The AQMP proposes to attain federal clean air standards by the year 2007 by accomplishing a series of actions within three time period divisions. These time period divisions are called "Tiers".

Each section of the AQMP contains detailed policies on programs to reduce emissions into the air. The plan programs are to be implemented within the time frames of the Tiers. Each policy has one or several implementing agencies to be responsible for some or all of the implementation policies.

Local government responsibilities are addressed in these sections in detail. One of the primary responsibilities of local government in implementing the AQMP is to adopt an Air Quality Element in the General Plan.

The Air Quality Element component of the AQMP is the most significant to local government. The AQMP requires that all cities adopt an Air Quality Element, or amend an existing general plan element, to address air quality to the satisfaction of the SCAQMD and SCAG.

Air Quality Elements are the primary component of the Tier I control measures specified in the AQMP. Essentially, the Air Quality Elements are intended to develop action programs for the implementation of regional air quality measures at a local level.

The 1989 AQMP presents several opportunities and potential implications for San Dimas. In brief, these are as follows:

- Cooperation with the AQMP by adopting an Air Quality Element or the equivalent;
- An implication that future legislation may preempt some amount of local land use control if a local government has not conformed with the provisions of the AQMP; and,
- A series of control measures which local government is responsible to implement through the Air Quality Element and/or City policy.

Solid Waste

The California Integrated Waste Management Act of 1989 (AB939) requires that cities reduce waste going to landfills by at least 25 percent by 1995 and 50 percent by the year 2000. To achieve these goals, cities are required to prepare a comprehensive waste management plan called Source Reduction and Recycling Element (SRRE).

The City Source Reduction and Recycling Element shall include, but not be limited to, all the following components for solid waste generated in the jurisdiction:

- Waste characterization component
- Source reduction component
- Recycling component

- Composting component
- Solid waste facility capacity component
- Education and public information component
- Funding component
- Special waste component

The City of San Dimas instituted a Solid Waste Recycling Program in 1989. The community attitude survey indicated that there was very strong support for solid waste recycling. The respondents to the community attitude survey were willing to pay an additional dollar per month for recycling efforts. The City is currently reviewing a Green Waste Program for composting gardening waste, in which the City's Parks and Maintenance will compost 90% of its waste. Additional programs are currently under review with participation with the L.A. County Sanitation District and Cal Poly University in Pomona. The Recycling Program is also discussed in detail in the Conservation Element.

San Dimas is part of a solid waste Joint-Powers Authority (JPA) made of East San Gabriel Valley cities. The JPA hired a cosultant to prepare a solid waste source reduction plan. The City has formed a Waste Management Committee which recommends goals and objectives to the City Council on an ongoing basis.

Hazardous Waste

In general, hazardous waste is defined as any waste, or combination of wastes, which because of its quantity, concentration, physical, chemical, or infectious characteristics may exhibit one or more of the following characteristics; toxicity, corrosivity, flammability, and reactivity. Hazardous waste includes a spectrum of wastes ranging from household wastes, like pesticides and used motor oil, to industrial wastes such as spent cleaning solvents and planting shop waste. The City must adopt a household Hazardous Waste Element (HAWE) as a companion to the SARRE.

Hazardous materials are transported through the City by truck, and there are users of hazardous substances within San Dimas. The use, storage and siting of hazardous materials are regulated by the Fire Department through implementation of the Hazardous Materials Disclosure Ordinance.

Chapter 1504 of the 1986 State Statutes (AB 2948, Tanner), as amended by Chapter 1167 of the 1987 State Statutes (SB 477, Greene), and Chapter 1389 of the 1988 State Statutes (AB 3206, Tanner) authorizes each county, in lieu of preparing the hazardous waste portion of the solid waste management plan, to prepare and to adopt a county hazardous waste management plan. The law requires this plan to be prepared in accordance with the State Department of Health Services (SDOHS) Guidelines, dated June 30, 1987, and is to address the

management of hazardous waste that are shipped off-site from the site of generation for storage, treatment and/or disposal. The directive of the SDOHS is to develop siting capacity appropriate to meet single and multi-county hazardous waste management capacity needs while also acknowledging responsibility to meet a portion of overall Statewide capacity needs.

Following adoption of the County Hazardous Waste Management Plan, cities in Los Angeles County are required to take one of three actions:

- Incorporate applicable portions of the County plan, by reference, into the City's General Plan
- Adopt a city hazardous waste management plan which is consistent with the County plan.
- Enact an ordinance which requires that all applicable zoning, subdivision, conditional use permit and variance decisions are consistent with the applicable portions of the County Hazards Waste Management Plan.

DEVELOPMENT POLICIES

A development policy is a general plan statement that guides action; it includes:

- Goals
- Objectives
- Policies
- Plan Proposals
- Implementation Measures

Please refer to Section I for a detailed definition and explanation of how the Plan proposals (land use map) and implementation measures are referenced.

These development policies are summarized in a matrix on page II-62.

GOALS STATEMENT L-1:

MAINTAIN THE RURAL SMALL TOWN LOW DENSITY ATMOSPHERE OF SAN DIMAS

OBJECTIVES:	POLICIES:
1.1 Provide a community where residential uses are predominantly low density and non-residential uses are predominantly low intensity.	1.1.1 Residential densities shall begin at the low range and be increased for trade-offs for more open space, affordable housing and other appropriate public objectives and amenities
	1.1.2 Enhance the rural/equestrian image north of Gladstone Street. Retain large lot development and improve circulation.
	1.1.3 Development shall conform to terrain.
1.2 Preserve open space and conserve existing residential neighborhoods.	
1.3 Abate non-conforming uses through City ordinances.	

Plan Proposal: D, F, I, J, K, L, M, N, O, U, V (see page II-47)

Implementation Measures: a, b, g (see page II-59)

GOALS STATEMENT L-2:

PRESERVE THE INTEGRITY OF THE FOOTHILLS, INCLUDING THE: NORTHERN FOOTHILLS, PUDDINGSTONE HILLS AND WAY HILL.

OBJECTIVES:		POLICIES:	
2.1	Protect the identity of prominant ridgelines and canyons with significant stands of trees by directing development on slope areas within the foothills.	2.1.1	Development shall conform to terrain.
		2.1.2	Develop building sites which are reasonably accessible with minimal grading.
		2.1.3	Encourage development which prevents "skylining" of buildings through proper site planning, height limitations and landscaping.
		2.1.4	Evaluate the significance of prominent ridgelines and canyons on a case-by-case basis within the City's image context.
2.2	Maintain the development at a very low estate density of 0 to .2 dwelling units/acre with the following sub categories: a) hillside residential with rural standards, grading to follow natural terrain and a minimum 150 feet separation between buildings shall be maintained; b) Puddingstone Hills — minimum lot size shall be 1.5 to 3 acres; and c) Way Hill — minimum lot size shall be 1 acre.		
2.3	Minimize perception of building bulk.	2.3.1	Design architecture to break up massing.
		2.3.2	Minimize building height.
		2.3.3	Design structure to fit with existing neighborhood.
		2.3.4	Use materials and colors to reduce bulk.
2.4	Integrate structures with the environment.	2.4.1	Use natural materials and colors.
		2.4.2	Integrate with environmental texture and forms.
		2.4.3	Control exterior light sources.

GOALS STATEMENT L-2:

PRESERVE THE INTEGRITY OF THE FOOTHILLS, INCLUDING THE NORTHERN FOOTHILLS, PUDDINGSTONE HILLS AND WAY HILL.

OBJECTIVES:		POLICIES:	
2.1	Protect the identity of prominent ridgelines and canyons with significant stands of trees by directing development on slope areas within the foothills.	2.1.1	Development shall conform to terrain.
		2.1.2	Develop building sites which are reasonable accessible with minimal grading.
		2.1.3	Encourage development which prevents "skylining" of buildings through proper site planning, height limitations and landscaping.
		2.1.4	Evaluate the significance of prominent ridgelines and canyons on a case-by-case basis within the City's image context.
2.2	Maintain the development at a Very Low Estate density of 0 to .2 dwelling units/acre with the following subcategories: a) Hillside Residential with rural standards, grading to follow natural terrain and a minimum 150 feet separation between buildings (not applicable to Way Hill) shall be maintained; b) Puddingstone Hills – minimum lot size shall be 1.5 to 3 acres; and c) Way Hill – maximum density shall be 1 dwelling unit per acre, lots may be created at lesser sizes where appropriate based on existing lot sizes and topography, a minor density increase may be granted where no new ridgeline lots are created.		

2.3	Minimize perception of building bulk.	2.3.1	Design architecture to break up massing.
		2.3.2	Minimize building height
		2.3.3	Design structure to fit existing neighborhood.
		2.3.4	Use materials and colors to reduce bulk.
2.4	Integrate structures with the environment.	2.4.1	Use natural materials and colors.
		2.4.2	Integrate with environmental texture and forms.
		2.4.3	Control exterior light sources.

OBJECTIVES:		POLICIES:	
2.5	Preserve significant environmental features.	2.5.1	Minimize changes to the natural topography.
		2.5.2	Follow hillside contours.
2.6	Enhance landscaping.	2.6.1	Use landscaping to blend structure with the environment.
		2.6.2	Use drought-tolerant species.
		2.6.3	Minimize excessive impervious surface cover.

Plan Proposal: V (see page II-49)

Implementation Measures: b, e, g (see page II-59)

GOALS STATEMENT L-3:

ENSURE THAT ALL PORTIONS OF THE CITY ARE ADEQUATELY SERVED WITH ESSENTIAL SERVICES, UTILITIES AND RECREATIONAL AND OPEN SPACE FACILITIES.

OBJECTIVES:		POLICIES:	
3.1	Promote future land use and development patterns which support local jurisdictions and other service providers in their efforts to provide equally to all citizens of San Dimas, accessible and effective services such as: public education; housing; health care; child care; social services; law enforcement; and fire protection.	3.1.1	Utilize City Facilities and other resources, when appropriate, to promote and encourage approved child care services.
		3.1.2	Consider the possibility of granting a density bonus of additional floor area when developes set aside space for a child care facility, this option is permitted by State law -- AB1828

OBJECTIVES:	POLICIES:
	3.1.3 Continue to support programs for the Senior Citizens of San Dimas.
	3.1.4 Continue to support programsfor the youth of San Dimas.
	3.1.5 Encourage the development of private care facilities to ensure the health and welfare of the citizens of San Dimas.
	3.1.6 Assist finding shelter for the homeless.

Plan Proposal: R (see page II-49)

Implementation Measures:

GOALS STATEMENT L-4:

PLAN AND CREATE AN URBAN FORM THAT EFFICIENTLY UTILIZES URBAN INFRASTRUCTURE AND SERVICES. PLAN FOR ORDERLY GROWTH RATHER THAN "LEAP FROG" DEVELOPMENT

OBJECTIVES:		POLICIES:	
4.1	Promote future land use and development patterns which reduce costs of infrastructure construction, encourages transit to make better use of existing facilities, and achieve a good match between future growth and phasing of existing facilities or expansion of new ones.	4.1.1	Limit intensity of non-residential development through height limits, lot coverage, setabacks and other appropriate standards.
4.2	Consider each development proposal in a larger development context. Understand how each development contributes to city-wide impacts and contributes to certain capacity thresholds for circulation, community services and utilities.		

Plan Proposal: None

Implementation Measures: d, g (see page II-59)

GOALS STATEMENT L-5:

PROVIDE WELL PLANNED COMMERCIAL CENTERS AND NODES.
DISCOURAGE "STRIP" COMMERCIAL DEVELOPMENT

OBJECTIVES:		POLICIES:	
5.1	Encourage infill and development to occur in and around activity centers, transportation node corridors, underutilized infrastructure systems, and areas needing revitalization and redevelopment.	5.1.1	Encourage employee based business uses with a higher ratio of employee to floor area.
		5.1.2	Foothill Boulevard - Restrict neighborhood retail to existing key intersections.
		5.1.3	Provide opportunities for existing "mom and pop" commercial markets to remain to serve their neighborhoods.
5.2	Commercial development should be concentrated at selected nodes.	5.2.1	Because of its close proximity to San Dimas Avenue and Route 30, identify the Bonita School District parcel on Allen Avenue to a Commercial land use designation.
		5.2.2	Consider locating future transit stations adjacent to commercial.

Plan Proposal: A, B, E, G, K, P, Q, T, U (see page III-47)

Implementation Measures: d, f (see page III-59)

GOALS STATEMENT L-6:

REVITALIZE AND IMPROVE DOWNTOWN AS A COMMUNITY FOCUS.

OBJECTIVES:		POLICIES:	
6.1	Improve Downtown's image and visual environment.	6.1.1	Give priority for redevelopment activities to declining areas within the City, particularly the Town core and Puddingstone Center.
		6.1.2	Encourage office and mixed uses to increase the day time population of Downtown to support the retail and service establishments such as restaurants and other businesses in Downtown.
		6.1.3	Encourage night time activity such as restaurant and entertainment in Downtown.
		6.1.4	Encourage a partnership of merchants, property owners, and the City in revitalizing Downtown.
		6.1.5	Encourage outside displays.
6.2	Provide more pedestrian areas and night time activities in Downtown.	6.2.1	Provide a Transit Station in the Downtown area to encourage more night-time activities.
6.3	Preserve the Historic aspect of the Downtown.		

Plan Proposal: K, P, Q, R, T, U (see page II-47)

Implementation Measures: e, f, g (see page II-59)

GOALS STATEMENT L-7:

MAINTAIN EXISTING MOBILE HOMES TO MEET THE NEED FOR AFFORDABLE HOUSING STOCK FOR THE CITIZENS OF SAN DIMAS.

OBJECTIVES:	POLICIES:
7.1 Conserve and improve the existing mobile home parks.	7.1.1 Encourage the upgrading of some mobile home parks, especially the streetscape edge conditions visible from the public right-of-way where proper landscaping and screening would visually improve the neighborhood, without passing additional costs onto park residents.
	7.1.2 In order to preserve mobile homes as affordable housing stock, foster land ownership opportunities for occupants.

Plan Proposal: C (see page II-47)

Implementation Measures: c, d (see page II-59)

GOALS STATEMENT L-8:

ENSURE ADEQUATE COMMUNITY PARTICIPATION IN PLANNING FOR THE FUTURE OF SAN DIMAS

OBJECTIVES:	POLICIES:
8.1 Provide opportunities for all City residents to participate in the planning of San Dimas.	3.1.1 Provide information to the various geographical areas of the City.

Plan Proposal: None

Implementation Measures: (see page II-59)

GOALS STATEMENT L-9:

ENHANCE A UNIFIED AND A HIGH QUALITY VISUAL IMAGE FOR THE CITY

OBJECTIVES:	POLICIES:
9.1 Preserve the visual identity and character of existing neighborhoods.	9.1.1 Underground utilities to improve the visual environment.
	9.1.2 Beautify the existing railroad rights-of-way.
	9.1.3 Direct future development in a cohesive manner and promote the visual identity of the City's important districts such as the Town Core, Civic Center, and Downtown.
	9.14 Promote the arts in San Dimas through the development of a "Arts in Public Places" program.
	9.1.5 Preserve important view corridors.
9.2 Preserve the City's unique natural features and historic structures.	

Plan Proposal: None

Implementation Measures: b, f, g (see page II-59)

GOALS STATEMENT L-10:

DEVELOPMENT OF THE NORTHERN FOOTHILLS AREA SHALL MAXIMIZE PRESERVATION OF THE NATURAL ENVIRONMENT, RECOGNIZE THE OPPORTUNITIES AND CONSTRAINTS THAT THE LAND IMPOSES, AND ACCOMMODATE SUCH DEVELOPMENT AS CAN BE DESIGNED TO MINIMIZE IMPACTS ON THE NATURAL ENVIRONMENT AND PROTECT PUBLIC HEALTH AND SAFETY.

OBJECTIVES:	POLICIES:
10.1 Development of the Northern Foothills shall be rural in character.	10.1.1 The development strategy set forth in the Northern Foothills Development and Infrastructure Study (November 1998) shall apply. 10.1.2 Maximum densities shall be as set forth in Figure II-5.1. 10.1.3 Even where clustering is allowed, minimum parcel sizes shall be not less than two acres in size. 10.1.4 Typical urban facilities including curb, gutter, sidewalk, street lighting, formal landscaping, sewers, underground utilities and similar shall be discouraged. 10.1.5 Provisions shall be made to facilitate the keeping of horses and other farm animals. 10.1.6 Effort shall be made to establish new equestrian trails and preserve existing equestrian trails, where and when appropriate.
10.2 The visual intrusiveness of new development shall be minimized. Rather than relying on substantial landform modification to create artificial building pads, new development shall be designed to fit quietly into the natural character of the area.	10.2.1 Except within bedrock, where manufactured slopes in excess of 5 vertical feet cannot feasibly be avoided, they shall be landform graded. (NOTE: "Landform grading" is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain.) 10.2.2 Site design should utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain.

10.2.3 Allow for different lot shapes and sizes, as well as the provision of split development pads, with the prime determinant being the natural terrain.

10.2.4 Structures shall be sited in a manner that will fit into the hillside's contour and relate to the form of the terrain; retain outward views from the maximum number of units while maintaining the natural character of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; and, preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.

10.2.5 Streets should follow the natural contours of the hillside to minimize cut and fill. Streets may be split into two, parallel one-way streets (thereby effectively functioning as a two-way street with a median) in steeper areas to minimize grading and blend with the terrain. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain. On-street parking and sidewalks may be eliminated to reduce required grading.

10.2.6 Driveways which serve more than one lot, as well as diagonal driveways running along contour lines, are encouraged as a means of reducing unnecessary grading, paving, and site disturbance.

10.2.7 Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. The effect of permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines, and scenic areas, including their retention

protected open space areas. Clustering is not be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, nor is clustering to be used to create suburban style subdivisions within the Northern Foothills area.

10.2.8 The use of retaining walls and structures is encouraged when it significantly reduces site grading.

10.2.9 The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.

10.2.10 Houses shall not be excessively tall so as to dominate their surroundings. Structures shall be a maximum of one story in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

10.2.11 Wall surfaces facing towards viewshed areas shall be minimized through the use of single story homes, single story dwellings placed on split pads, setbacks, roof pitches, and landscaping.

10.2.12 Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside.

10.2.13 Architectural style,

including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms which will attract attention by not relating to other elements in the neighborhood is to be avoided.

10.2.14 Overhead utilities should be permitted under certain circumstances, including within the right-of-way of roadways connecting development areas; to serve development of a single dwelling unit on an existing lot of record; and within the rights-of-way of roadways where all lots are 5 acres in size or greater. In cases where aboveground utilities are permitted within the right-of-way of a roadway, connections to individual dwellings shall be underground. Utilities shall continue to be underground within subdivisions and parcel maps along roadways serving parcels smaller than 5 acres, as currently required. Where overhead utilities are permitted, their adverse visual impact on surrounding properties is to be mitigated through sensitive placement. Clear cutting of vegetation for an overhead utility corridor shall not be permitted.

10.2.15 The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation. For fire prevention purposes, a fuel modification zone shall be provided between natural open space and development.

10.2.16 New development within the Northern Foothills Planning Area shall ensure the ongoing maintenance of manufactured slopes.

10.2.17 Primary ridgelines should be protected from any construction activities including, but not limited to roads,

	structures, water tanks, antennae, utilities, etc. so as to maintain a natural skyline. 10.2.18 New parcels which have as their only feasible building site a primary ridgeline shall not be created. Where the only feasible building site within an existing parcel is on a primary ridgeline, the structure shall be sited at the lowest possible elevation on the site, and along the least visible portion of the ridge upon which a structure can feasibly be constructed. Where development is proposed to occur adjacent to a primary ridgeline (a ridge which is visible against the sky as viewed from a public street), it should be set back a sufficient distance so as to be located below the ridgeline. The intent of this requirement is to maintain a natural skyline. 10.2.19 Sources of lighting within the Northern Foothills shall be limited.
10.3 Roadway improvements to provide access to parcels should not adversely affect other properties through extensive grading, flood control facilities, or any other type of construction and/or requisite support infrastructure.	10.3.1 Roadways within the Northern Hillside Area should provide for minimum safe passage of two cars along a paved road section, except in limited circumstances. 10.3.2 Within the upper elevations of the Northern Foothills area, permit a further reduction in required roadway width for private roadways which will ultimately serve a maximum of four dwellings, based on the maximum allowable density permitted by the General Plan, and where not providing such a reduction would effectively preclude access to an existing lot of record. 10.3.3 Roadway grades and curves should accommodate safety and emergency vehicles with certain limited exceptions. 10.3.4 The provision of adequate flood control and/or erosion control measures for public and private roadways shall occur in a manner consistent with the rural character of the Northern Hillside Area. 10.3.5 New development shall be permitted to take access from Terrebonne Avenue only where there are no viable alternatives.

	10.3.6 An equestrian trails system should be provided. A trails plan should be prepared to link future residential areas to existing and planned equestrian facilities and trails in the City.
10.4 New development shall be designed so as to maximize the permanent preservation of open space, and to minimize the loss of biological resources.	10.4.1 Open space within the Northern Foothills should be preserved through establishment and implementation of a purchase of development rights program. 10.4.2 The City should actively pursue an exchange program for property owners within the study area with the U. S. Forest Service in order to preserve the natural landscape while simultaneously providing private property owners with a means to realize use of their property. 10.4.3 Development projects are to be designed to protect habitat values and to preserve significant, viable habitat areas and habitat connections in their natural condition. 10.4.4 Within proposed developments, primary emphasis is to be placed on protecting the integrity of habitats and habitat linkages. 10.4.5 Within occupied habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited. 10.4.6 Within riparian areas, wetland areas, and coastal sage scrub habitats, the vegetative resources which contribute to habitat carrying capacity (vegetative diversity, faunal resting areas, foraging areas, and food sources) should be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources. 10.4.7 Within habitats of plants listed by the California Natural Diversity Data Base (CNDDB) as "special" or "of concern," new development shall not result in a reduction in the number of these plants, if they are present.

	10.4.8 The use of motorized off-road vehicles shall be prohibited, and off-trail activities shall be limited to those that are consistent with protection of environmental values. 10.4.9 The establishment of buffer zones adjacent to areas of preserved biological resources shall be required. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource.
10.5 It is the ultimate responsibility of individual developers (including construction of a single family dwelling on an existing lot of record) to define the infrastructure needed to serve their project, and to finance and construct needed roadway, water, sewage disposal, and utility facilities as part of their projects.	10.5.1 The City should encourage landowners within development feasibility zones to work together to cooperatively plan for, finance, and construct backbone infrastructure to serve each development feasibility zone. 10.5.2 Provision shall be made for alternative infrastructure in areas where municipal systems cannot reasonably be extended.

Plan Proposal: W

Implementation Measures: b, h

Plan Proposals

The Land Use Element provides for seven major types of land use: Residential, Commercial, Administrative/Professional, Industrial, Public/Semi-Public, Open Space, and Specific Plan. Each of these is divided into separate categories and correlated with intensity of development based upon the goals and objectives of this element. The General Plan Land Use Map in Exhibit II-4, classifies land uses within San Dimas into these new categories. The Plan proposals on the proceeding pages are designed to implement the Land Ue Map Exhibit II-4.

Table II-4 presents an inventory of the General Plan land use categories and summarizes currently developed, undeveloped and total general plan acreage by type of use for all uses.

A: Designate the southeast corner of Lone Hill Avenue and Gladstone Street as a Business Park.

B: Extend Specific Plan boundaries (SP20) to Cienega Street. Develop this project area as regional commercial and buffer the residential uses adjacent to project.

C: Designate a mobile home land use category in the Land Use Element, and apply the mobile home designation to existing mobile home land uses.

D: Development in the Rancho Park Site is recommended to have a single family residential low density of 2 to 4 dwelling units/acre.

E: Designate Foothill Boulevard as a professional office corridor.

F: The Pacific Coast Baptist Bible College area is recommended to remain an open space land use category.

G: The SP-5 is a "major entry window" to the community. Include the AP zone area north of Calle Rosa into Specific Plan 5; this would visually leave the north face of the hill visible going southbound on San Dimas Avenue towards Via Verde Drive in open space.

H: Designate the parcel at Foothill Blvd. and Amelia Avenue (Southeast corner) medium density residential.

I: Designate the Way Hill area (SP-3) as Single Family Estate Very Low with 1 acre minimum lot size.

J: Retain the area north of Gladstone Street as equestrian/residential with a minimum 16,000 square foot lots.

K: Designate the historic San Dimas Lemon Packing House for historic adaptive reuse by revitalizing the existing packing house for either office or combination of commercial and retail (mixed use). Integrate a light rail transit station stop as part of the development.

L: Town Core Residential: Designate this area as single family low density residential.

M: Designate the Pioneer Park neighborhood as single family residential.

N: Designate the north side of Railway St. and Commercial Street as single family low residential.

O: Designate low density residential on the parcel south of Commercial Street and north of the existing commercial center at Arrow Highway and San Dimas Avenue.

P: Downtown Area: Extend the Downtown boundaries west to Eucla Avenue.

Q: The City shall revitalize the Puddingstone Shopping Center site and actively encourage additional commercial development on the current vacant City owned property between the shopping center and Walnut Avenue.

R: Expand the Civic Center boundaries to include areas east of Walnut Avenue and south of Bonita Avenue to include the Post Office, new Sheriffs station and other institutional uses.

S: Designate the area adjacent to the Circle K Market for possible medium density residential or senior housing.

T: The City shall designate the Canyon Shopping Center as a Specific Plan Area for commercial and/or Residential Development.

U: Designate a Downtown residential area.

V: Designate the foothills as "Northern Foothills."

W: Amend the land use designation of all privately owned lands within the Northern Foothills that are currently designated Single Family Residential to Very Low Estate, with the exception of Terrebonne tract, to "Northern Foothills." Retain existing "Park" and "Open Space" land use designations for the National Forest, Camp Glen Rocky, Horsethief Canyon Park, San Dimas Wash, San Dimas Canyon Golf Course, and other publicly owned properties. Amend the land use designation of the privately owned property (APN 8678-030-301) within the boundaries of the National Forest to "Northern Foothills."

X: Designate Way Hill as Single Family Very Low.

GENERAL PLAN

LAND USE MAP

DRAFT

RESIDENTIAL	DENSITY
Single Family Very Low Estate	(0- 2)
Single Family Very Low	(21-3)
Single Family Low	(3.1-6)
Low/Medium	(6.1-8)
Medium	(8.1-12)
High	(12.1-16)
Mobile Home	

- COMMERCIAL
- OFFICE/PROFESSIONAL
- INDUSTRIAL
- PUBLIC/SEMI-PUBLIC
- OPEN SPACE
  - PARK
  - RP-REGIONAL
  - CP-COMMUNITY
  - NP-NEIGHBORHOOD
- (S) SPECIAL PLAN AREA

Residential calculations shall be computed from the low end of each category. Increases in density (within the range) may be allocated for additional amenities and participation in city programs designed for the public good.

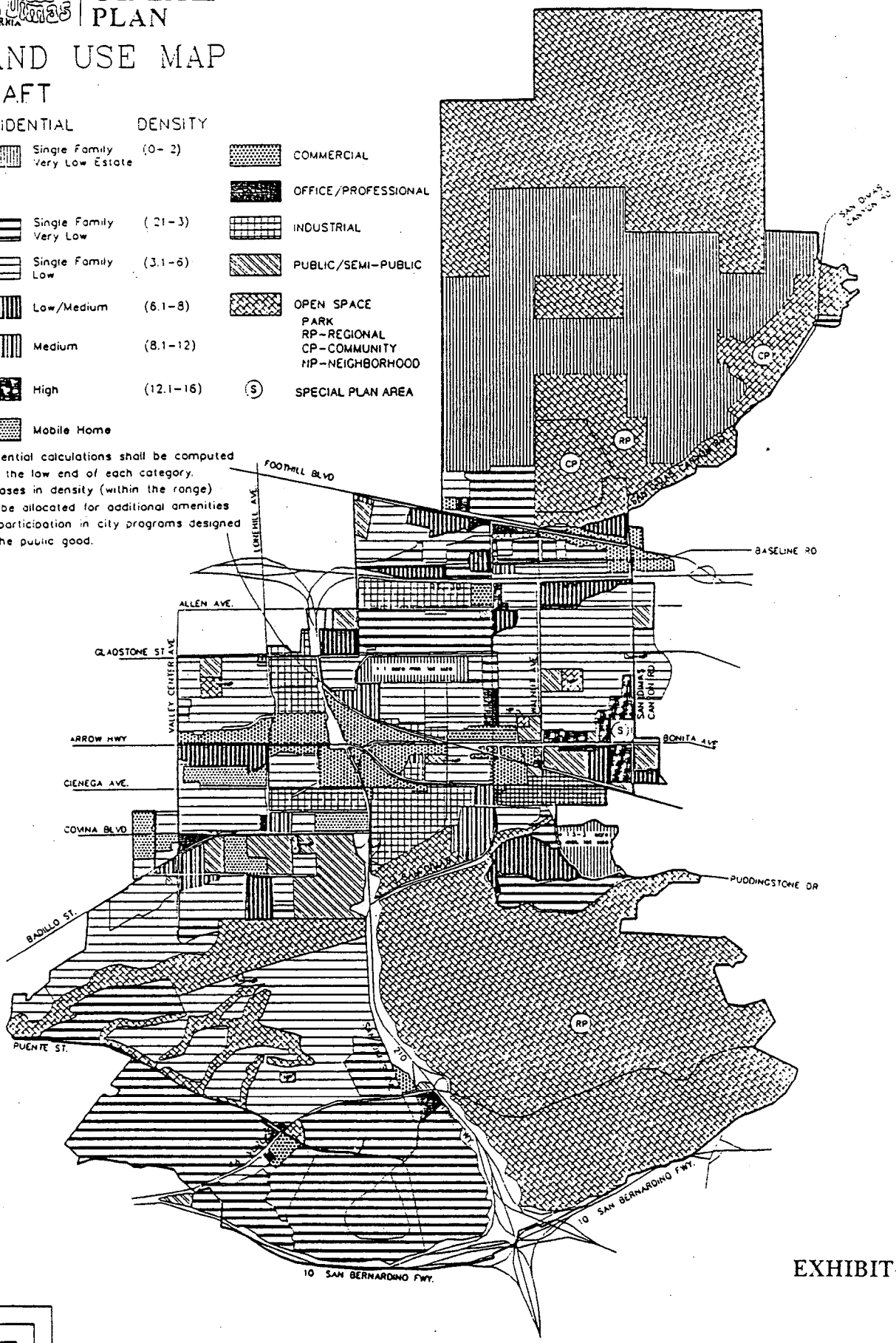


EXHIBIT II-4

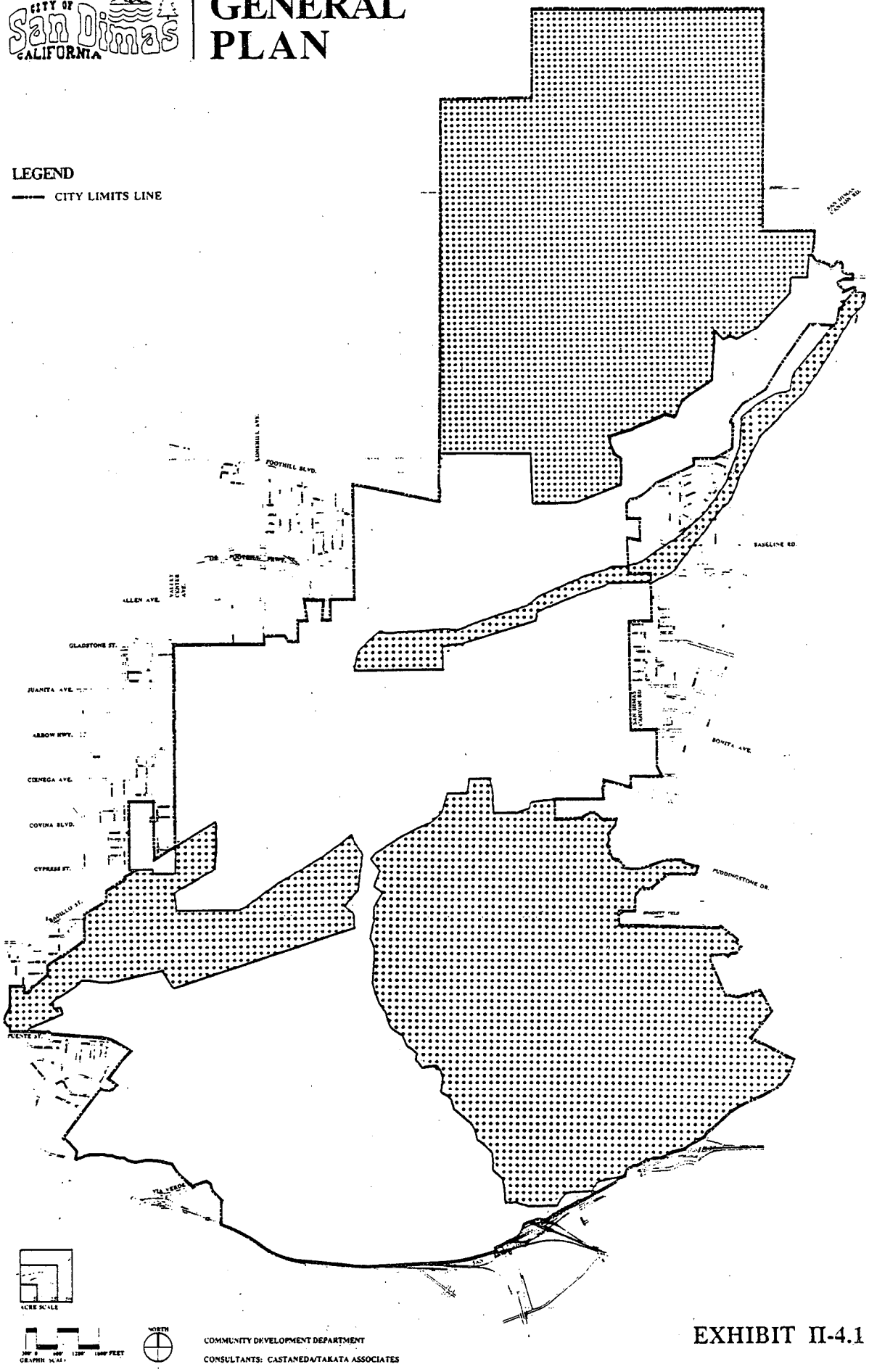
COMMUNITY DEVELOPMENT DEPARTMENT

CONSULTANTS: CASTAÑEDA/TAKATA ASSOCIATES

REVISED 7/8/91 7/30/91

	Existing Land Use*	General Plan
LAND USE CATEGORIES	**Acres**	**Acres**
Northern Foothills		972
Single Family Residential Very Low Estate		555
Single Family Residential Very Low		499
Single Family Residential Low	3,191	2,337
Residential Low/Medium		251
Residential Medium	186	86
Residential High		48
Mobile Home		92
Commercial	225	263
Administration/Professional	39	43
Industrial	287	312
Public/Semi-Public	132	255
Park	1,957	1,974
Open Space	1,819	1,819
Freeway Right-of-Way	372	372
Vacant	1,574	
TOTAL	9,782	9,878
*As of Dec. 1989		

TABLE II-4
EXISTING LAND USE & GENERAL PLAN SUMMARY



COMMUNITY DEVELOPMENT DEPARTMENT
CONSULTANTS: CASTANEDA/TAKATA ASSOCIATES

EXHIBIT II-4.1

LAND USE STANDARDS

This section provides general definitions of the variety of land uses depicted on the Land Use Map. State planning law requires that the Land Use Element include a land use diagram, definitions of the land uses, and standards for population density and building intensity.

Quantifiable standards of population density must be provided for each residential land use category. The average persons per household is an acceptable standard, standard for population density. According to the State Department of Finance, the average household size in the City is 2.98 and this is the measure for population density.

With regard to building intensity, the floor area ratio is a useful measure of commercial and industrial intensity. Consequently, each commercial and industrial category also is defined with reference to a floor area ratio or maximum building coverage.

Residential Use

Residential use is the primary land use within the City. There are five categories of this use which reflect intensity and their corresponding population.

RESIDENTIAL DENSITY CATEGORIES. The following are the standards for residential density categories:	
Residential Category	**Dwelling Units/Acre**
Northern Foothills	See Exhibit II-5.1
Single Family Estate Very Low	0-.2
Single Family Very Low	.21-3
Single Family Low	3.1-6
Low/Medium	6.1-8
Medium	8.1-12
High	12.1-16

Single Family Estate Very Low: Density uses are very low density single family detached and large estate developments with the following subcategories: a) Hillside residential with rural standards grading to terrain minimum 150' between structures; b) Puddingstone Hills – 1-1/2 to 3 acre minimum lot size; and c) Way Hill – 1 acre minimum lot size. These areas shall comply with the Hillside Development Regulations.

Very Low: Density uses are single family detached dwellings on large lots, greater than ½ acre. These uses are typically designated for more rural areas.

Low: Density uses are single family detached dwellings on lots ranging in size from 7,000 s.f. to 9,000 s.f. The low density category represents the most prevalent residential use in the City including the downtown residential neighborhood district near Frontier Village.

Low/Medium: Density uses include single family detached and attached dwelling units including cottages, patio homes, duplexes, townhouses, and garden apartments. These are found on smaller lots ranging in size from 1/4 acre to 5000 square feet.

Medium: Density uses are multi-family dwelling units such as two-story apartments, townhouses, and mobile home complexes.

High: Density uses are typically multi-family dwellings including apartments, and multi-story residential developments.

In addition to the above categories, there are three additional special categories. They include:

Mobile Homes:

This category is intended for the residential use of areas as mobile home parks. Such a land use is encouraged only when such areas are particularly suitable for planned and integrated mobile home parks. A major purpose of this zone is to encourage the preservation of existing parks at their present density.

Low/Medium: Density uses include singly family detached and attached dwelling units including cottages, patio homes, duplexes, townhouses, and garden apartments. These are found on smaller lots ranging in size from ¼ acre to 5,000 square feet.

Medium: Density uses are multi-family dwelling units such as tow-story apartments, townhouse, and mobile home complexes.

High: Density uses are typically multi-family dwellings including apartments, and multi-story residential developments.

Northern Foothills: Essentially, the Northern Foothills area has four general areas available for development (see Exhibit II-5.2). These general areas are separated into a higher elevation portion (two areas) and a lower elevation portion (two areas). The higher and lower portions are separated by significantly steep slopes (<30 percent). While each of these four areas may accommodate some development, constructing acceptable means of access to the higher elevations will be difficult, except via existing, single lane unpaved roads. Constructing access roads to the higher elevation areas will result in severe grading, extended benches, ridge line alterations, and substantial visual impacts, as well as impacts to off-site properties.

The maximum allowable development densities for development shall be as shown in Exhibit II-5.1.

Exhibit II-5.1 – Maximum Allowable Density

Actual Slope	Development Feasibility Zone	
	Within	Outside
0 - 25%	1 du/5 acres	1 du/20 acres
25 - 35%	1 du/10 acres	1 du/20 acres
35-50%	1 du/20 acres	1 du/40 acres
50% or more	1 du/40 acres	1 du/80 acres

Achievement of the maximum development intensity cited above is not guaranteed; the actual yield of any development is to be determined based upon:

- site-specific physical characteristics;
- the need for mitigation or avoidance of impacts to biological habitats;
- the environmental sensitivity of proposed site design, grading, and type of construction;
- available on-site and off-site access; and
- the ability of the proposed project to avoid impacts on other properties.

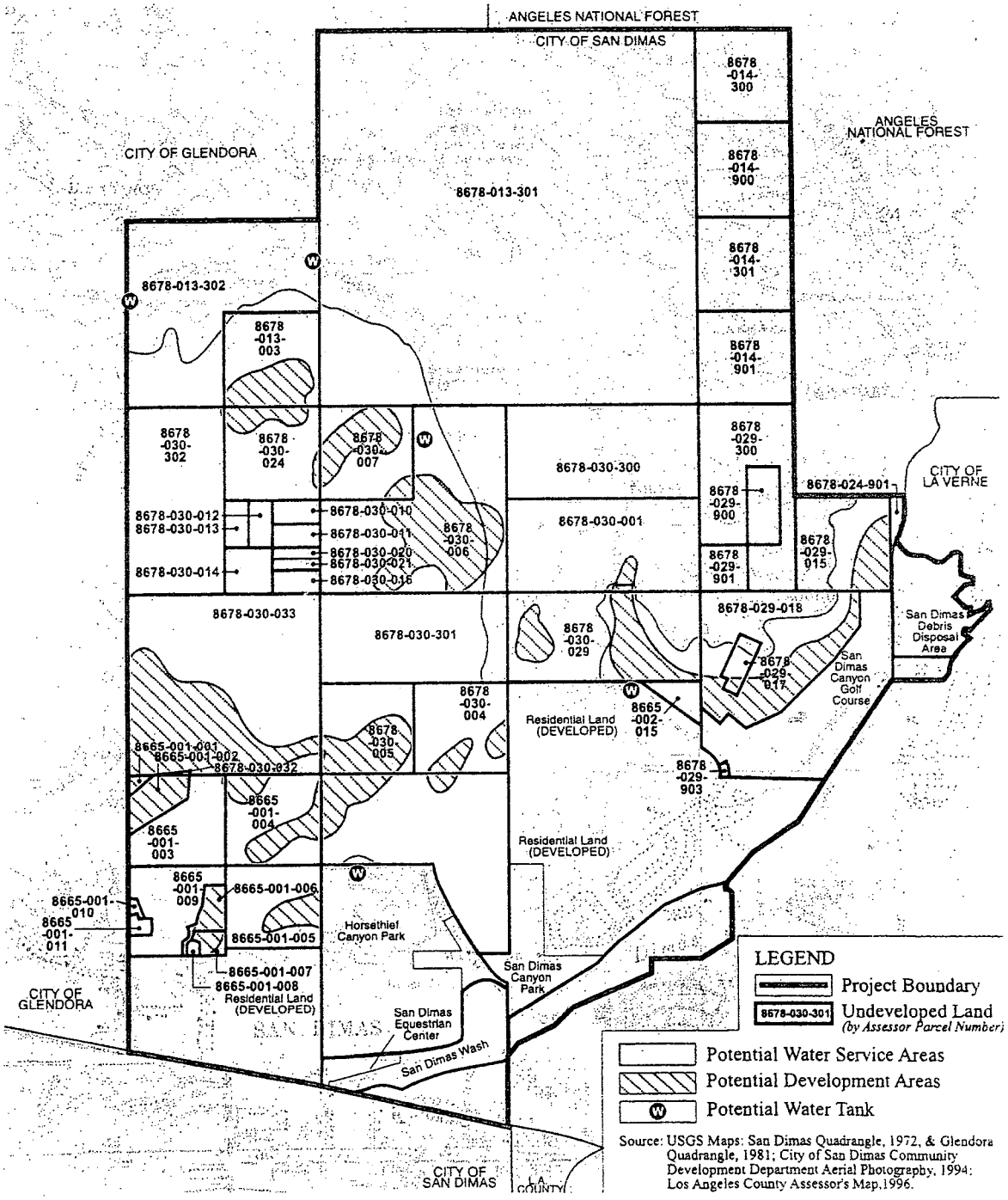
Individual developments within the Northern Foothills must be consistent with the general policies and actions contained in the General Plan, as well as the specific provisions, which apply to the Northern Foothills. It is specifically acknowledged that a project which meets applicable development policies might not achieve the nominal maximum development intensity for the site.

Within the Northern Foothills area, there are existing lots of record which exceed the maximum development densities cited above. For these parcels, one single family dwelling unit may be permitted, if such dwelling is constructed in a manner which minimizes alteration of the natural terrain, and if such construction can meet established health and safety requirements.

The 150-foot building separation policy which applies to other hillside areas in the City shall not apply to the Northern Foothills.

GENERAL PLAN

DEVELOPMENT FEASIBILITY ZONES



Source: USGS Maps: San Dimas Quadrangle, 1972, & Glendora Quadrangle, 1981; City of San Dimas Community Development Department Aerial Photography, 1994; Los Angeles County Assessor's Map,1996.

EXHIBIT II-5.2

Reasonable limitations on development intensity are needed for protection of sensitive environmental features, public safety, efficient provision of public services, and protection of existing public investments in adjacent open space lands. Thus, the general development strategy for the Northern Foothills area is to let the land dictate the location and intensity of use. Thus, the overall objective for the Northern Foothills planning area is to maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land itself imposes, and accommodate such development as can be designed to minimize impacts on the natural environment and protect the public health and safety.

Debris from falling rocks, landslides, mudslides, and other hazards from developing on steep slopes are just some of the hazards of developing in these areas. The supply of public services (water, sewer, electricity, firefighters, police, etc.) can be cost prohibitive in mountainous areas such as the Northern Foothills. This is due to having to provide levels of service identical to those in the more urbanized areas, while encompassing significantly more land area. Police and firefighters many times have difficulty negotiating the steep, winding roads inherent to the mountainous areas, especially during periods of heavy rain and/or wild fires. In addition, with the grading necessary for development and the subsequent disturbance to the natural vegetation, runoff flows increase drastically during periods of either high wind and/or rainfall.

Given these facts, the Northern Foothills development strategy looks to minimize alterations to the natural terrain, not only to preserve natural environmental features, but also to protect residents' health and safety

within developed areas. The recommended development strategy recognizes that the limited development which can reasonably occur within the Northern Foothills will provide a sense of refuge and escape from the urban expanse of the Los Angeles metropolitan area.

Development within the area, even when clustered, should be rural in character. For purposes of the Northern Foothills Development strategy, "rural" is defined as:

"A way of life characterized by living in an area with few people; a natural, peaceful, quiet setting; allowance for a sense of solitude; and, unhindered views of stars in the night sky. Rural areas are unencumbered by typical urban/suburban facilities, including: curbs, gutters and sidewalks; street lighting except where needed for safety purposes; formal, manicured landscaping; and commercial facilities."

It is intended that future development within the Northern Foothills planning area be rural in character, as defined above.

It is also intended that future development within the Northern Foothills planning area be consistent with the appropriate level of development and environmental protection outlined below in Exhibit II-5.3. Whenever a division of land is proposed to accommodate more than a single family dwelling on an existing lot of record, the applicant shall provide such information to the City as needed to ascertain whether any of the specific environmental characteristics outlined in Exhibit II-5.3 occur on site.

Exhibit II-5.3 – Recommended Environmental Thresholds and Appropriate Levels of Development		
General Description of Affected Lands	**Specific Environmental Characteristics**	**Appropriate Level of Development/ Environmental Protection**
Areas whose environmental values are such that any alteration of the natural landscape would create significant environmental impacts, including lands that have been previously been committed to open space as environmental mitigation in order to protect environmental resources.	Slopes in excess of 50 percent. Primary ridgelines forming a skyline. Occupied habitat areas of rare, threatened, or endangered species identified by federal or state law. Archaeological sites that have been preserved in place as mitigation for a previous development project. Floodways as defined by Federal Emergency Management Agency (FEMA).	Land use should be limited to environmental education, research, and enhancement programs. Development, including developed recreation, is generally inappropriate.
Areas with significant environmental features where a certain degree of development may be tolerated without significant environmental impacts provided that development is appropriately clustered.	Areas owned or managed by the U.S. Forest Service that are designated in the General Plan as "Open Space." Hillsides having a slope between 25 and 50 percent. Riparian and wetland vegetative communities, as well as woodlands; areas that provide connectivity between core wildlife habitats where few linkage options are available. Significant archaeological sites (as defined by Appendix K of CEQA Guidelines). Areas of known and/or current mass wasting/landslides.	Land use should be limited to undeveloped and developed recreation and low intensity rural use. While the value of these lands is for preservation of environmental resources, development may be clustered into the least sensitive portions of the site in order to preserve and protect natural features. The specific environmental features described to the left in this table are to be preserved in place, and development should not be the visually dominant feature when viewed from designated scenic corridors. "Manufactured" open space areas, such as manmade slopes and introduced landscaping, should blend in

	Areas subject to 100-year flooding as defined by FEMA. Areas of outstanding scenic value.	with the surrounding natural environment.
Lands that retain a natural or open character, or which include rural development that is compatible with the characteristic natural setting. These lands may contain isolated, significant environmental features; however, these features do not generally dominate the natural landscape. As a result, these lands are generally suitable for some level of development.	Rolling lands having slopes less than 25 percent, except in isolated areas. This does not include lands containing significant biological habitats such as riparian areas. Mixed coastal sage scrub. Areas located more than 600 feet from a two-lane roadway or motorway, or 300 feet from a motorway which does not provide for the passage of two vehicles. Designated scenic corridors. Areas of moderate natural scenic value.	New development should remain visually subordinate to the characteristic landscape. However, significant environmental features must be protected, and introduced landscaping, manufactured landforms, structures, roads, and other manmade features should be compatible with the surrounding natural environment. Thus, landform grading and landform planting techniques are to be incorporated into new development.
Infill lands within or adjacent to current development.	Developed lands, areas committed to development, and open lands that have not been committed to open space which will visually function primarily as part of existing developed lands. Areas not containing significant biological resources; previously disturbed lands where revegetation is impractical. Areas free from natural hazards. Areas without significant natural scenic values. Areas or primarily manmade landforms.	New development may replace the characteristic natural landscape. A developed rural character that is compatible with the characteristics of the adjacent community is anticipated. Thus, development may be visually different from natural features when seen in the foreground, new development and land management activities need not appear to borrow from the natural environment. To soften visual impacts, landform grading and landform planting techniques are to be incorporated into new development. New development should not dominate the background. The visual characteristics of background views are to be those of the natural environment.

The general plan anticipates additional residential development occurring in various areas, including in-fill areas and open hillside areas. The majority of new housing is expected to occur in these in-fill areas. In-fill areas have a potential for up to 475 new dwelling units.

Density bonus opportunities will be available for provision of affordable housing and amenities, such as, open space.

Commercial Use

Commercial land use includes various uses including retail sales, and service oriented use (i.e., restaurants, automotive service, dry cleaning, banks, etc). With regard to intensity of commercial use, this category is implemented by several zoning districts:

C-C	Commercial Community Zone
C-H	Commercial - Highway Zone
C-N	Commercial - Neighborhood Zone
C-G	Creative Growth Zone
MU	Mixed Use

Downtown Mixed Use

The intent of the downtown mixed use designation is to provide flexible land uses in certain areas near the downtown area to provide the ability for developments that will strengthen the downtown area by including housing with commercial and office developments.

This designation is intended to encourage ground floor, pedestrian oriented, commercial, service and office uses with upper floors of office and residential uses. Zoning for the downtown mixed use designation shall be accomplished through the Specific Plan

process to ensure integrated and well designed projects.

The standard maximum density is 16 dwelling units per acre for projects that provide residential development within a mixed use project.

For projects that provide opportunities for affordable housing within the project, one of the following density bonuses may apply:

a. for standard residential mixed use projects, a density bonus of 50% (or 8 units per acre) shall be permitted (total maximum density 24 d.u./ac.).

or

b. for senior citizen residential mixed use projects, a density bonus of 75% (or 12 units per acre) shall be permitted (total maximum density 28 d.u./ac.).

The FAR is 1.2.

San Dimas Canyon Center Mixed Use

The intent of the San Dimas Canyon Center mixed use designation is to provide flexible land uses and to provide the ability for developments that will strengthen the City of San Dimas by including housing with commercial development.

This designation is intended to encourage commercial uses serving the surrounding neighborhood and residential uses. Zoning for the San Dimas Canyon Center mixed use designation shall be accomplished through the Specific Plan process, to ensure an integrated and well designed project.

The standard maximum density is 16 dwelling units per acre for projects that provide residential development within a mixed use project.

For projects that provide opportunities for affordable housing within the project, one of the following density bonuses may apply:

a. for standard residential mixed use projects, a density bonus of 50% (or 8 units per acre) shall be permitted (total maximum density 24 dwelling units per acre).

or

b. for senior citizen residential mixed use projects, a density bonus of 75% (or 12 units per acre) shall be permitted (total maximum density 28 dwelling units per acre).

Administrative/Professional

This designation provides for the development of suburban low-intensity administrative and professional offices and related uses. The types of land uses encouraged by this category includes, for example: administrative, financial, professional and sales offices; medical and health services; special service agencies

such as travel and employment agencies and other related used. The maximum building coverage of a parcel by all structures shall not exceed 40%.

The Floor Area Ratio (FAR) is 1.2.

Industrial

This land use category provides a district which assures an environment conducive to research and development, fabrication and assembly, research institutions and administrative facilities. The industrial designation also provides for the development of industrial uses which include fabrication, manufacturing, assembly or processing of materials that are already processed form, wholesaling and warehousing. The intensity of use is quantified as a maximum building coverage; in this category-the maximum coverage of a parcel by all structures shall not exceed 40% of the lot area. The Floor Area Ratio (FAR) is 1.2.

Public/Semi Public

This land use designation includes public institutions and uses such as the City Hall and civic center, libraries, and fire stations as well as privately owned institutions of a public nature such as cemeteries and hospitals. The FAR for these uses is 0.5.

Open Space

The purpose of the Open Space Category is to protect and preserve open space for the preservation of natural resources, for the preservation and managed production of resources, for outdoor recreation and outdoor education, and for public health and safety. It is also the intent of the Open Space and Conservation Elements to provide open space in a City by limiting development in areas which possess physical features that they may provide valuable and functional open space for the purposes of helping to shape urban form, to provide local or buffer greenbelts, and/or to serve as linkages between open space areas. It is intended that any building or structure permitted in this category shall be subordinate to and in furtherance of use of the land for open space as defined in the General Plan and the State Planning and Zoning Law.

Open Space includes all City and County parks, golf courses, Los Angeles County Flood Control lands, and United States Forest Service lands. The intensity of use is measured by maximum site coverage. Buildings and structures, when permitted, shall not occupy more than 25% of the gross area of the parcel.

A conservation overlay category is identified on the land use map (See Exhibit II-4.1). It is the intent of the General Plan to implement the conservation overlay category by establishing an overlay zoning classification. The conservation overlay designation and zone would be applied to land which have scenic value, naturally significant characteristics and resources. The conservation overlay is further discussed in the Conservation Element (see Conservation Element Implementation Measure a).

Population Density

Population density can best be expressed as the relationship between two factors: the number of dwellings per acre and the number of residents per dwelling. Current estimates of the average number of persons per household which are available from the Census Data Center of the State Department of Finance may be used to set forth population intensity standard. For San Dimas, the average household size is 2.98, according to the State Department of Finances.

Past court cases have further defined population and density. Camp v. County of Mendocino (1981) 123 Cal. App. 3d 334 established that a general plan must contain standards for population density. It did not however, define such standards. The landmark case of Twain Harte Homeowners Association v. Tuolumne County (1982) 138 Cal. App. 3d 664 defined population density as the "numbers of people in a given area and not the dwelling units per acre, unless the basis for correlation between the measure of dwelling units per acre and numbers of people is set forth explicitly in the plan." Quantifiable standards of population density must be provided for each of the land use categories contained in the plan.

Population density standards need not be restricted solely to land use designations with residential development potential. As the court stated in Twain Harte: "...it would not be unreasonable to interpret the term "population density" as relating not only to residential density, but also to uses of nonresidential land categories and as requiring an analysis of use patterns for all categories.

> "It appears sensible to allow local governments to determine whether the statement of population standards is to be tied to residency or, more ambitiously, to the daily usage estimates for each land classification."

Building Intensity

The Camp decision also held that an adequate general plan must contain standards for building intensity. Again, the Twain Hart court has provided the most complete interpretation of building intensity available to date. These are its major points: intensity should be defined for each of the various land use categories in the plan; general use captions such as "neighborhood commercial" and "service industrial" are insufficient measures of intensity by themselves; and, building intensity is not synonymous with population density. Intensity will be dependent upon the local plan's context and may be based upon a combination of variables such as maximum dwelling units per acre, height and size limitations, and use restrictions. Unfortunately, the court stopped short of defining what are proper measures of building intensity.

Local general plans must contain quantifiable standards of building intensity for each land use designation. These standards should define the most intensive use that will be allowed under each designation. While the land use designation identifies the type of allowable uses, the building intensity standard will define the concentration of use.

OPR suggests that each intensity standards include these variables: (1) permitted lands uses and building types; and (2) concentration of use. Permitted uses and building types is a qualitative measure of the uses that will be allowable in each land use designation. The concentration of use can be defined by one or more quantitative measures that relate directly to the amount of physical development that will be allowed. Maximum dwelling units per acre is a good residential standard. Floor area ratio (the ratio of building floor area to the total site area) is a useful measure of commercial and industrial intensity. The dual standard of maximum lot coverage and maximum building height is suitable for agricultural, open space, and recreational designations where development is being limited. On the other hand, lot size, which has been widely used for agricultural and open space designations, is an inadequate standard of building intensity because, although it regulates lot area, it does not quantify the allowable concentration of development on each lot.

Implementation Measures:

a: Higher density residential developments should require more open space. The City shall review existing open space requirements and, if appropriate, increase the standard.

b: Review and revise the hillside ordinance.

c: Designate a mobile home park zone in the City Zoning Code.

d: Annexation Areas, annex the following areas to "round out" the City limits (see Exhibit I-2).

1. Annex Area 13A into City and make it a part of the Foothill Boulevard Corridor.
2. Annex Area 13B into the City.
3. Annex Area 13C into the City.
4. Annex Area 13D into the City.
5. Annex Area 13E into the City.
6. Annex Area 13F into the City.
7. Annex Area 13G into the City.

e: In the Way Hill area, amend SP-3 land use designation to Single Family Very Low with 1 unit per acre maximum density.

f: Develop a Foothill Boulevard Corridor Plan to unify development and guide revitalization efforts in this area.

g: Modify the Zoning Ordinance to implement the Conservation Overlay Zone. Also see Conservation Element implementation measure #a.

h. Modify the existing zoning to implement the "Northern Foothills Development and Infrastructure Study" as it applies to the Northern Foothills Area.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

While state planning law divides a general plan's required contents into seven distinct elements, this division is more a product of the incremental nature of the legislative process than of conscious design. The division of the general plan provisions into elements tends to mask the statutory and functional interrelationships among the elements and issues to be addressed in the General Plan.

Statutorily, the requirements for the elements overlap and intertwine. For instance, geologic hazards are mentioned specifically in the safety element and also appear under "open space for public health and safety" in the open space element. Open space, in turn, is mentioned as one of the categories to be addressed in the land use element. Similarly, natural resources are to be addressed in the open space and conservation elements as well as in the land use element. The noise element is directly tied to both the land use and the circulation elements.

The issues to be addressed in the general plan also interrelate functionally. The consideration of fire hazards in wildland areas involved the analysis of vegetation, topography, weather, availability of water, density of development, adequacy of road systems and fire protection services. As another example, housing considerations are directly linked to questions of land availability, the adequacy of public services, seismic, geologic, and fire hazards, and noise.

Such structural and functional interrelations point out the problems of treating issues in isolation and the need to think of the general plan as an integrated whole. For these reasons and because of local topographic, geologic, climatologic, political, socioeconomic, economic, cultural, and historical diversities, cities and counties should design their general plan formats to suit local needs.

The San Dimas General Plan is comprised of seven separate elements. The Land Use Element is most directly related to the Open Space, Housing and Noise Elements. The non-development areas of the City are principally designated for open space uses and are further elaborated upon in the Open Space and Conservation Element. The residential land use sub-sections of the Land Use Element set forth a policy framework for the Housing Element. The intensity of uses assigned to both vacant and underutilized areas, in effect, establish the housing unit potential of the City to build-out. These land use policies, in turn, provide input to the adequate site analysis of the Housing Element. Lastly, one of the major purposes of the Noise Element is to identify noise compatible uses. This means that the information and findings of the Noise Element guide some of the land use designations of the Land Use Element.

Land Use Element - Goals / Implementation Matrix

GOALS / IMPLEMENTATION	a	b	c	d	e	f	g
L-1 Maintain the rural small town low density atmosphere of San Dimas.	■	■					■
L-2 Preserve the integrity of the foothills, including the northern foothills, Puddingstone Hills, and Way Hill.		■			■		■
L-3 Ensure that all portions of the City are adequately served with essential services, utilities, and recreational and open space facilities.							
L-4 Plan and create an urban form that efficiently utilizes urban infrastructure and services. Plan for orderly growth rather than "leap frog" development.				■			■
L-5 Provide well planned commercial centers and nodes. Discourage "strip" commercial development.				■		■	
L-6 Revitalize and improve downtown as a community focus.							
L-7 Maintain existing mobile homes to meet the need for affordable housing stock for the citizens of San Dimas.			■	■			
L-8 Ensure adequate community participation in planning for the future of San Dimas.							
L-9 Enhance an unified and a high quality visual image for the City		■				■	■