



AGENDA
REGULAR CITY COUNCIL / SAN DIMAS PUBLIC
FACILITIES FINANCING CORPORATION / SAN DIMAS
HOUSING AUTHORITY MEETING
TUESDAY, DECEMBER 10, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Denis Bertone
Councilmember Emmett Badar
Councilmember John Ebner
Councilmember Jeff Templeman

1. CALL TO ORDER AND FLAG SALUTE

2. PRESENTATION

- Mr. Bill Harford, Executive Director Inland Valley Humane Society – Report on Skunks and Feral Cats

3. ORAL COMMUNICATIONS (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

- a. Members of the Audience

4. CONSENT CALENDAR

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

Approving Warrant Register for the months of November and December 2013.

RESOLUTION NO. 2013-58, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF NOVEMBER AND DECEMBER, 2013.

- b. Summary of San Gabriel Valley Council of Governments recent activities

END OF CONSENT CALENDAR

5. PUBLIC HEARING

- a. A request to amend Chapter 15 of the Municipal Code (Buildings and Construction) to adopt by reference the 1997 Uniform Administrative Code, the 2013 editions of: the California Building Code volumes 1 & 2, the California Residential Code, the California Plumbing Code, the California Electrical Code, the California Mechanical Code, the California Fire Code, the California Green Building Standards Code, together with certain amendments, additions, deletions, and exceptions including fees and penalties

ORDINANCE NO. 1227, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING SPECIFIED CHAPTERS OF TITLE 15 OF THE SAN DIMAS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 1997 UNIFORM ADMINISTRATIVE CODE, THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE, THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2013 EDITION OF THE CALIFORNIA FIRE CODE, AND THE 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND EXCEPTIONS, INCLUDING FEES AND PENALTIES - SECOND READING AND ADOPTION

- b. General Plan Amendment 13 – 02 – San Dimas 2014 – 2021 Housing Element Final Adoption

RESOLUTION NO. 2013 – 59 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING GENERAL PLAN AMENDMENT 13 - 2, ADOPTING THE 2014 – 2021 SAN DIMAS HOUSING ELEMENT OF THE GENERAL PLAN

6. PLANNING/DEVELOPMENT SERVICES

- a. Discussion of potential revisions to Ordinance No. 1226 establishing Regulations for Chickens in single family residential zones

ORDINANCE NO. 1226 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13 – 05, AMENDING CHAPTERS 18.08, 18.16, AND 18.20 OF THE SAN DIMAS MUNICIPAL ZONING - SECOND READING AND ADOPTION

7. OTHER MATTERS

- a. Report on overnight parking enforcement on Oakway Ave. and Ghent St. – resident petition to not enforce
- b. US Postal Service Protection Act of 2013 – request for city review/action

8. MEETING OF SAN DIMAS PUBLIC FACILITIES FINANCING CORPORATION

- a. Public Comments (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)
- b. Approval of Minutes for meeting of December 11, 2012.
- c. Election of Officers
- d. Members of the Corporation

9. MEETING OF SAN DIMAS HOUSING AUTHORITY CORPORATION

- a. Public Comments (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)
- b. Approval of Minutes for meeting of December 11, 2012, May 14, 2013 and May 28, 2013
- c. Update of authority activities for 2013
- d. Members of the Authority

10. ORAL COMMUNICATIONS

- a. Members of the Audience (*Speakers are limited to five (5) minutes or as may be determined by the Chair.*)
- b. City Manager
 - East San Gabriel Valley Winter Shelter and Transportation Program
- c. City Attorney
 - Report on Freeway Sign for Cask n Cleaver
- d. Members of the City Council
 - 1) Reappointment of John Sorcenelli to serve another term on the Development Plan Review Board
 - 2) Councilmembers' report on meetings attended at the expense of the local agency.
 - 3) Individual members' comments and updates.

10. ADJOURNMENT

The next meeting will be on January 14, 2014, 7:00 p.m.

AGENDA STAFF REPORTS: COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDA PACKETS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET:
<http://www.cityofsandimas.com/minutes.cfm>.

SUPPLEMENTAL REPORTS: AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE AT 245 EAST BONITA AVENUE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

POSTING STATEMENT: ON DECEMBER 6, 2013, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST

**OFFICE) AND AT THE VONS SHOPPING CENTER (Puente/Via Verde) AND THE CITY'S
WEBSITE AT www.cityofsandimas.com/minutes.cfm.**

RESOLUTION NO 2013-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF NOVEMBER AND DECEMBER 2013

WHEREAS, the following listed demands have been audited by the Director of Finance;
and

WHEREAS, the Director of Finance has certified as to the availability of funds for payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Dimas does hereby approve Prepaid Warrant Register: 11/30/13; (23980 - 24035) in the amount of \$526,814.13 and Warrant Register: 12/16/13; (146280 - 146379) in the amount of \$157,179.55.

PASSED, APPROVED AND ADOPTED THIS 10TH DAY OF DECEMBER 2013.

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City Council of the City of San Dimas at its regular meeting of December 10, 2013 by the following vote:

AYES: Councilmembers Badar, Bertone, Ebiner, Templeman, Morris
NOES: None
ABSTAIN: None
ABSENT: Badar

Debra Black, Deputy City Clerk

12/16/2013

WARRANT REGISTER

Ck#'s 146280 - 146379

Total: \$157,179.55

ACS FINANCIAL SYSTEM
12/05/2013 10:15:31

Disbursement Journal

CITY OF SAN DIMAS
GL050S-V07.23 COVERPAGE
GL540R

Report Selection:

RUN GROUP... 121613 COMMENT... 12/16/13WARRANT REGISTER

DATA-JE-ID DATA COMMENT

D-12162013-640 12/16/2013WARRANT REGIST

Run Instructions:

Jobq	Banner	Copies	Form	Printer	Hold	Space	LPI	Lines	CPI	CP	SP
L		01	*STD	P4	N	S	8	068	10		

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146280	12/16/13	ADVANCED ELECTRONICS	12137 RADIO REPAIRS,SUPPLIE	595.75		0134435-IN		N D 001.4342.020.001
146281	12/16/13	AGUIRRE/GLORIA	10755 SENIOR BOUTIQUE	22.50				M D 001.4420.013.009
146282	12/16/13	AIRGAS SAFETY	10951 RACK STOR CAR SEAT	200.24		9021803132		N D 001.4342.033.000
146283	12/16/13	ALBERTSON'S	104888 FOOD/SR.SLAM EVENT	59.94		007211		N D 001.4420.013.003
146283	12/16/13	ALBERTSON'S	104888 GIFTCARDS/RAFFLE 11/8/	65.00		008244		N D 001.4420.013.003
146283	12/16/13	ALBERTSON'S	104888 GIFTCARD,NAPKINS	26.47		013000		N D 001.4420.013.003
146283	12/16/13	ALBERTSON'S	104888 SOCIALS EXPENSES	42.68		013000		N D 001.4420.013.003
146283	12/16/13	ALBERTSON'S	104888 GIFTCARDS FOR OCT.DINN	40.00		013000		N D 001.4420.013.003
146283	12/16/13	ALBERTSON'S	104888 BUNKO 10/24/2013	108.97		013000		N D 001.4420.013.003
146283	12/16/13	ALBERTSON'S	104888 HALLOWEEN/GAME GIVEAWA	23.97		013000		N D 001.4420.013.003
146283	12/16/13	ALBERTSON'S	104888 COSTUME CONTEST/PRIZE	240.00		013000		N D 001.4420.013.003
				606.73				N D 001.4420.013.003
						*CHECK TOTAL		
146284	12/16/13	AMERICAN TRAFFIC PRO	10847 RED FAST DRY 5 GAL.	553.56		13-9215		N D 001.4345.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	4.80		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	31.10		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	10.00		140006978776		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	19.00		140006978778		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	4.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	31.10		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	10.00		140006978777		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	19.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	4.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	33.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	1.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	1.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	33.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	19.00		140006978771		N D 001.4342.033.000
146285	12/16/13	AMERICAN TRAFFIC PRO	10505 TOWELS	352.70		140006978771		N D 001.4342.033.000
						*CHECK TOTAL		
146286	12/16/13	ANDREU/CHARLES F	12585 11/20/13 PARKING HEAR	245.00		11/21/2013		M D 001.4210.411.001
146287	12/16/13	ARAMARK REFRESHMENT	10288 CORY SIGNATURE,PAPER	226.08		1530139		N D 001.4190.033.000
146288	12/16/13	BECKFORD/GLORIA	.00007 DEPOSIT REFUND CB	500.00				N D 001.341.002
146289	12/16/13	BOOMERANG BLUEPRINT	11212 SCAN DELIVERY & SETUP	22.78		274332		N D 001.4310.033.000
146290	12/16/13	BRATT/DAVID	10671 BRATT MTG 11-7, 11-21	100.00				M D 001.4309.021.001
146291	12/16/13	BROWN/LOROUS C	11169 NOV. AEROBIC INSTRUCTO	50.00				M D 001.4430.020.000

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146292	12/16/13	BRYANT/ARIEL	.00010 REFUND/HOLIDAY SUPPLIE	96.79				N D 001.4420.034.010
146293	12/16/13	CHAPLOT/SUREKHA	10512 SENIOR BOUTIQUE	17.98				M D 001.4420.013.009
146294	12/16/13	CHARTER OAK GYMNASTI	11525 GYMNASTICS 11/4-12/1	378.00				N D 001.4420.020.000
146295	12/16/13	COAST FITNESS REPAIR	11649 SERVICE FITNESS EQUIP	175.00		55915		N D 001.4430.015.000
146296	12/16/13	COBURN/GWEN	11675 NOV. AEROBIC INSTRUCT	100.00				M D 001.4430.020.000
146297	12/16/13	COMMUNITY ACTION-EAP	11688 DEC 2013 EMPLOY.ASSIT	350.00				N D 001.4150.435.000
146298	12/16/13	COMPUTER SERVICE COM	11690 OCT WORK ORDER 2985	1,660.54			10/31/2013	N D 007.4345.020.002
146298	12/16/13	COMPUTER SERVICE COM	11690 OCT WORK ORDER 2985-2	315.64			10/31/2013	N D 007.4341.020.003
				1,976.18				*CHECK TOTAL
146299	12/16/13	COSTCO WHOLESALE	12205 BFG LONG TRAIL TOUR	73.81		10150048564		N D 001.4342.033.000
146300	12/16/13	COUNTRY ESTATE FENCE	10183 FIX FENCE CYN. PARK 2,	794.89		21417		N D 012.4410.929.002
146301	12/16/13	CSG CONSULTANTS INC	10871 CSG#333489 PLAN REVIEW	85.00		B130437		N D 001.322.001
146302	12/16/13	D.H. MAINTENANCE SER	11950 CLEAN CARPET WALKER H	408.00		16226		N D 003.4410.023.001
146302	12/16/13	D.H. MAINTENANCE SER	11950 CLEAN TILE RESTROOM C	225.00		16228		N D 001.4411.023.000
				633.00				*CHECK TOTAL
146303	12/16/13	D&J FOOTHILL ELECTRI	10782 NEW UNDERGROUND CONDU	491.44		5534		N D 022.4410.041.000
146304	12/16/13	DAVIS/JOHN	11847 DAVIS MTG 11-7, 11-21	100.00				M D 001.4309.021.001
146305	12/16/13	E L LANDSCAPE SERVIC	12145 SCALPING OF TURF AR 9,	980.00		003-2999		M D 001.4415.020.009
146306	12/16/13	ED'S AUTO PARTS	12188 460 STARTER A/T	119.71		102504		M D 001.4342.011.000
146306	12/16/13	ED'S AUTO PARTS	12188 MEGATRON BATTERY	129.49		102857		M D 001.4342.011.000
146306	12/16/13	ED'S AUTO PARTS	12188 HEADLAMP CAPSULE	16.30		102917		M D 001.4342.011.000
				265.50				*CHECK TOTAL
146307	12/16/13	ENSBERG/STEPHEN	11299 ENSBERG MTG 11-21	50.00				M D 001.4309.021.001
146308	12/16/13	EWING IRRIGATION PRO	12340 SLIP FIX REPAIR	46.14		7301563		N D 008.4414.020.015
146308	12/16/13	EWING IRRIGATION PRO	12340 IRRIG. SUPPLIES	39.93		7323847		N D 008.4414.020.016
146308	12/16/13	EWING IRRIGATION PRO	12340 IRRIG. SUPPLIES	12.04		7323848		N D 008.4414.020.016
				98.11				*CHECK TOTAL
146309	12/16/13	FAZEKAS & ASSOC., IN	10641 B1319656/1160 IGLESIA	95.00		17139		N D 001.4311.020.001
146310	12/16/13	GARCIA/ELENA	.00001 REFUND FOR: 11/24/13	500.00				N D 001.341.002
146311	12/16/13	GAS COMPANY/THE	16323 163 717 4800 1	3,006.35				N D 001.4430.022.002
146311	12/16/13	GAS COMPANY/THE	16323 119 617 4200 1	6.83				N D 001.4410.022.002
				3,013.18				*CHECK TOTAL

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146312	12/16/13	GLOBAL SWEEPING SOLU	10520 SOLENOID VALVE	213.89		617092		N D 001.4342.011.002
146313	12/16/13	GOLDEN STATE WATER	166324 674930000000	344.19				NNNNDD0533.44110.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 594930000000	84.89				NNNNDD0533.44110.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 706830000000	1,135.84	1,			NNNNDD0533.44110.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 377040000000	447.81				NNNNDD0755.44433.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 387040000000	246.01				NNNNDD0755.44433.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 757040000000	1,017.58	1,			NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 788040000000	57.20				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 867040000000	459.67				NNNNDD0755.44433.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 126830000000	324.27				NNNNDD0755.44433.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 092830000000	57.20				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 180040000000	180.27				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 443830000000	57.20				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 970040000000	218.69				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 571140000000	180.06				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 991040000000	57.20				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 814830000000	180.06				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 004810000000	57.20	7,			NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 997120000000	358.26				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 693830000000	99.01				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 304830000000	89.45				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 301400000000	95.74				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 283830000000	224.27				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 224830000000	889.59				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 583830000000	402.21				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 884930000000	372.63				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 771930000000	282.74				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 709220000000	57.20				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 552930000000	191.73				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 471930000000	137.19				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 426762000000	412.19				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 375930000000	404.28				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 371930000000	137.19				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 162040000000	781.59	3,			NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 227572000000	201.75				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 107830000000	191.10				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 101830000000	168.40				NNNNDD0808.44414.022.004
146313	12/16/13	GOLDEN STATE WATER	166324 379.34	22,556.90				NNNNDD0808.44414.022.004
					*CHECK TOTAL			
146314	12/16/13	GOLDEN STATE WATER C	16325 1825610000	15,861.58				N D 053.4410.022.004
146315	12/16/13	GUESS/WENDY	10435 REIMB SHOOTING STARS	200.00				N D 110.213.148
146316	12/16/13	HARTUNG/JEFF	11738 MACHINE RPR SHERIFF'S	13.56				N D 001.4150.012.000
146317	12/16/13	HOLLIDAY ROCK COMPAN	13195 CONCRETE DELIVERY	247.32		626637		N D 001.4341.033.000
146318	12/16/13	HOSE-MAN INC	10192 EQUIPMENT PARTS	214.56		2271295-0001-0		N D 001.4342.011.002

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146318	12/16/13	HOSE-MAN INC	10192 EQUIPMENT PARTS	169.42 383.98		2271477-0001-0		N D 001.4342.011.002
146319	12/16/13	INLAND EMPIRE	13575 11/02/13 LOOSE CABO	1,787.50	*CHECK	TOTAL		N D 072.4125.434.000
146319	12/16/13	INLAND EMPIRE	13575 11/14/13 FLOWER POWER	703.75 2,491.25		41402 41596		N D 072.4125.434.000
146320	12/16/13	INLAND OFFICE PRODUC	10441 OFFICE SUPPLIES	54.77		845013		N D 001.4190.030.000
146320	12/16/13	INLAND OFFICE PRODUC	10441 MONTHLY PLANNER	16.31	CR	845015		N D 001.4190.030.000
146320	12/16/13	INLAND OFFICE PRODUC	10441 OFFICE SUPPLIES	33.02		845021		N D 001.4190.030.000
146320	12/16/13	INLAND OFFICE PRODUC	10441 DATER ECON STAMP	13.15 84.63		845028		N D 001.4190.030.000
146321	12/16/13	INTERNATIONAL CODE C	10605 NEW 2013 CBC	149.00		INV0362681		N D 001.4311.021.000
146322	12/16/13	JOHNNY ALLEN TENNIS	11772 TENNIS 11/12-12/5/13	736.44				M D 001.4420.020.000
146323	12/16/13	JOHNSON/BARBARA	12574 SENIOR BOUTIQUE	29.25				M D 001.4420.013.009
146324	12/16/13	JOHNSON/JEROLD	00002 DEPOSIT REFUND 11/22/	100.00				N D 001.341.002
146325	12/16/13	L.A. CO. AGRICULTURA	10143 PEST CONTROL/MAT.EQUI	167.74		701J		N D 001.4341.024.020
146326	12/16/13	L.A. CO. DEPT OF PUB	10899 CLEAN S.D. SEWER L 11,	921.60		SA140000168		N D 006.210.001
146327	12/16/13	L.A. CO. DEPT OF PUB	14297 INDUSTRIAL WASTE SE 1	554.72		RE-PW131118035		N D 006.4310.020.002
146327	12/16/13	L.A. CO. DEPT OF PUB	14297 INDUSTRIAL WASTE FEES	210.83		RE-PW131118035		N D 012.4841.814.000
146327	12/16/13	L.A. CO. DEPT OF PUB	14297 INDUSTRIAL WASTE SERV	123.16 1,888.71		RE-PW131118037		N D 007.4345.020.002
146328	12/16/13	L.A. COUNTY ASSESSOR	14300 MAPS 'E-MAIL'	36.00		14ASRE125		N D 001.4309.016.000
146329	12/16/13	L.A. COUNTY SHERIFF'	14307 OCT.SPEC.EVENT SERV 4,	214.50		141780NH		N D 041.4210.020.005
146330	12/16/13	LIEBERT CASSIDY WHIT	14275 SPECIAL LEGAL SERVICES	45.00		173150		N D 001.4170.020.000
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 SUPPLY PARTS	172.37		01535		N D 001.4342.033.000
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 MORTAR 9	6.46		02380		N D 001.4342.033.000
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 ELECTRICAL PARTS	38.31		02430		N D 022.4410.041.000
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 TOY BOX RPR/TINY TOTS	83.97		60389		N D 001.4420.034.001
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 CHEST RPR PARTS	8.03		60875		N D 001.4420.034.001
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 MIXIT TUB SHW	62.10		960355		N D 001.4410.033.000
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 ASPHALT COATING	811.22		9890229		N D 001.4342.033.000
146331	12/16/13	LOWE'S HOME IMPROVEM	10479 DEWALT HAND HELD POWER	27.71 1,210.17		989552		N D 001.4342.033.000
146332	12/16/13	MACABEO/JOSEFINA	00005 REFUND:CONFLICT SCHEDU	12.00				N D 001.367.002
146333	12/16/13	MARKOSSIAN/ANNETTE H	10816 TINY TOTS 10/14-12/	1,218.60				M D 001.4420.020.000

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146334	12/16/13	MARSAN TURF & IRRIGA	14540 IRRIG. SUPPLIES	153.81		384447		N D 008.4414.020.016
146334	12/16/13	MARSAN TURF & IRRIGA	14540 IRRIG. SUPPLIES	316.10		384454		N D 008.4414.020.012
				469.91	*CHECK	TOTAL		
146335	12/16/13	MATHISEN OIL COMPANY	14565 GASOLINE REGULAR	2,384.60		11114738		N D 001.4342.011.001
146335	12/16/13	MATHISEN OIL COMPANY	14565 DIESEL FUEL	1,276.94		11114739		N D 001.4342.011.001
				3,661.54	*CHECK	TOTAL		
146336	12/16/13	MATULIONIS/KATHLEEN	12197 NOV. AEROBIC INSTRUCT	825.00				M D 001.4430.020.000
146337	12/16/13	MULCAHY/SANDRA J	12030 NOV. AEROBIC INSTRUCT	350.00				M D 001.4430.020.000
146338	12/16/13	MURPHY/BONNIE J.	14729 NOV. AEROBIC INSTRUCT	500.00				M D 001.4430.020.000
146339	12/16/13	NAHMMA	11888 CONF.REGIST.HAZOPER.	175.00		4424705		N D 001.4190.460.041
146340	12/16/13	ORIENTAL TRADING COM	14885 HOLIDAY EXTRAV SUPPLI	154.99		660434621-01		N D 001.4420.034.010
146341	12/16/13	PHOENIX GROUP INFORM	12381 OCT/2013 CITATIONS	32.42		1020131188		N D 001.4309.020.000
146341	12/16/13	PHOENIX GROUP INFORM	12381 OCT/2013 CITATIONS	1,151.29		102013188		N D 001.4210.411.000
				1,183.71	*CHECK	TOTAL		
146342	12/16/13	PLUMBING WHOLESALE O	15093 SLOAN FLUSH VALVE	119.79		871645		N D 001.4430.033.000
146343	12/16/13	PONG/TRACY	.00011 REFUND/YOUNG REMBRANDT	11.00				N D 001.367.001
146344	12/16/13	QUALITY INSTANT PRIN	15661 BUSINESS CARDS/STEVENS	46.87		30816		N D 001.4190.018.000
146345	12/16/13	R.H.F. INC.	15665 CK'D SYSTEM OPERATIONS	85.00		65852		N D 001.4210.015.000
146345	12/16/13	R.H.F. INC.	15665 SERIAL #PL15074 MAINT	85.00		65853		N D 001.4210.015.000
				170.00	*CHECK	TOTAL		
146346	12/16/13	RAHI/M. YUNUS	11303 RAHI MTG 11-7, 11-21	100.00				M D 001.4309.021.001
146347	12/16/13	RAMIREZ/JACK	.00004 200 W. ALLEN DEP.RE	2,200.00				N D 110.214.768
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL	45.00		69996		M D 001.4412.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL MARCH	235.00		69996		M D 001.4410.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL	200.00		69996		M D 001.4410.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL	100.00		69996		M D 001.4410.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL	100.00		69996		M D 001.4410.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL	150.00		69996		M D 001.4410.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL	200.00		69996		M D 001.4410.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL LADER	200.00		69996		M D 001.4410.023.000
146348	12/16/13	RECONCILED TERMITE &	11188 NOV/PEST CONTROL LONE	200.00		69996		M D 001.4410.023.000
				479.00	*CHECK	TOTAL		
146349	12/16/13	RICOH USA, INC	10812 NOV IMAGES #3352753	260.54		5028421365		N D 001.4190.015.000
146349	12/16/13	RICOH USA, INC	10812 NOV IMAGES #33333031	33.71		5028421401		N D 001.4190.015.000
146349	12/16/13	RICOH USA, INC	10812 NOV IMAGES #33333039	37.80		5028421402		N D 001.4190.015.000

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146349	12/16/13	RICOH USA, INC	10812 NOV IMAGES #3333044	132.74				
				454.79		5028421403		N D 001.4190.015.000
						*CHECK TOTAL		
146350	12/16/13	RIGHT OF WAY INC	12433 TRAFFICE CONTROL SIGN	906.44		11663		N D 001.4345.033.000
146350	12/16/13	RIGHT OF WAY INC	12433 CHANNELIZER W/ BASE 48	84.04		11970		N D 001.4341.033.000
146350	12/16/13	RIGHT OF WAY INC	12433 NO STOPPING FIRE LINE	40.88		11982		N D 001.4345.033.000
146350	12/16/13	RIGHT OF WAY INC	12433 TRAFFICE CONTROL SI 1	259.77		12031		N D 001.4345.033.000
146350	12/16/13	RIGHT OF WAY INC	12433 TRAFFICE CONTROL SIGN	144.86		12032		N D 001.4345.033.000
				2,435.99		*CHECK TOTAL		
146351	12/16/13	RKA CONSULTING GROUP	15792 OCT-DEVEL. PLAN CK.ENG	808.50		21853		N D 001.4311.020.001
146351	12/16/13	RKA CONSULTING GROUP	15792 OCT-DEVEL. PLAN CK.ENG	3,381.00		21856		N D 001.4308.020.002
146351	12/16/13	RKA CONSULTING GROUP	15792 OCT-DEVEL. PLAN CK.ENG	2,160.00		21857		N D 001.4311.020.001
146351	12/16/13	RKA CONSULTING GROUP	15792 OCT-DEVEL. PLAN CK.ENG	1,487.50		21858		N D 001.4308.020.002
146351	12/16/13	RKA CONSULTING GROUP	15792 OCT-DEVEL. PLAN CK.ENG	3,353.75		21859		N D 110.211.822
				11,190.75		*CHECK TOTAL		
146352	12/16/13	SAN DIMAS GROVE STAT	10596 NOV H.O.A. 234 S.S.D.	379.86		000693360		N D 034.4802.865.506
146352	12/16/13	SAN DIMAS GROVE STAT	10596 NOV H.O.A. 264S S.S.D.A	382.96		000693361		N D 034.4802.865.506
146352	12/16/13	SAN DIMAS GROVE STAT	10596 NOV H.O.A. 334 S.S.D.	381.17		000693362		N D 034.4802.865.506
146352	12/16/13	SAN DIMAS GROVE STAT	10596 NOV H.O.A. 354 S.S.D.	375.56		000693363		N D 034.4802.865.506
				1,519.55		*CHECK TOTAL		
146353	12/16/13	SAN DIMAS HARDWARE	16016 PAINT TAPE, GLUE KNIFE	49.47		3252158712		N D 001.4415.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 RECEPT GFCI IVORY	35.19		3252158780		N D 022.4410.041.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 GRAFITTI RMVL 1/2 GALV	15.09		3252158885		N D 001.4415.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 BATT CABLE TIES, TAPE	74.69		3252158885		N D 001.4420.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 LETTER T VINYL TAPE	9.36		3252158867		N D 001.4430.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 BIT DRILL, PIN FLUTED	19.64		3252158846		N D 003.4410.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 KNIFE/BLADE SET	16.56		3252158848		N D 001.4410.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 PROBE SET, FASTENERS	13.92		3252158860		N D 001.4411.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 OIL DRIP TRAY	17.29		3252158862		N D 003.4410.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 BULB CEILFAN	4.65		3252158872		N D 001.4410.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 BULB CEILFAN	4.65	CR	3252158872		N D 001.4410.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 EPOXY PUTTY KNIFE	15.51		3252158876		N D 001.4410.033.000
146353	12/16/13	SAN DIMAS HARDWARE	16016 PLASTER FLEXALL	11.90		3252158876		N D 001.4410.023.000
				278.62		*CHECK TOTAL		
146354	12/16/13	SANDERS TOWING INC	15818 WHEEL LIFT UNIT # 66	55.00		19399		N D 001.4342.020.001
146355	12/16/13	SATA LAWNMOWER SHOP	16102 LABOR/2 SPARKS PLUGS	55.79		0002338		M D 001.4342.020.001
146356	12/16/13	SCHOONOVER/JAMES	16116 SCHOONOVER MTG 11-7,2	100.00				M D 001.4309.021.001
146357	12/16/13	SCHWEITZER/DORA	11360 TINY TOTS 10/18-12/	1,489.40				M D 001.4420.020.000
146358	12/16/13	SCOTT/ANNA V	11939 NOV. AEROBIC INSTRUCT	150.00				M D 001.4430.020.000
146359	12/16/13	SMART & FINAL	16292 SUPPLIES FOR: 5K RUN	649.30		121484		N D 001.4420.034.010
146359	12/16/13	SMART & FINAL	16292 PALA CASINO EXCURSION	163.15		123523		N D 001.4420.034.002
146359	12/16/13	SMART & FINAL	16292 PALA CASINO EXCURSION	150.09		123523		N D 001.4420.013.003

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
		BANK OF AMERICA						
146376	12/16/13	VERIZON WIRELESS	17167 10/14-11/13 571058979	91.26		9714916876		N D 001.4190.022.003
146377	12/16/13	WALTERS WHOLESALE EL	10860 ELECTRICAL ITEMS	78.06		2376644-00		N D 022.4410.041.000
146378	12/16/13	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION	246.69		5256905		N D 001.4430.033.000
146379	12/16/13	WEST COAST ARBORISTS	12070 TREE PRUNING & REMOVA	883.00		92422		N D 008.4415.020.008
146379	12/16/13	WEST COAST ARBORISTS	12070 TREE PRUNING & REMO	7,689.60		92557		N D 008.4415.020.008
				8,572.60		*CHECK TOTAL		
146380	12/16/13	YOUNG REMBRANDTS	11441 INST. 10/31-12/5/13	261.80				M D 001.4420.020.000
146381	12/16/13	3 OLD HENS	.00009 REFUND/HOLIDAY EXTRAV	45.00				N D 001.367.010
		BANK OF AMERICA						
			TOTAL	157,179.55				

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12/05/2013 10:15:31

WARRANT DATE VENDOR
REPORT TOTALS:

Disbursement Journal

DESCRIPTION	AMOUNT	CLAIM	INVOICE
	157,179.55		

CITY OF SAN DIMAS
GL540R-V07.23 PAGE 10

PO# F 9 S ACCOUNT

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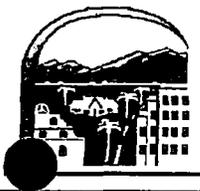
Disbursement Journal

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL FUND	
003	WALKER HOUSE LLC FUND	69,989.64
006	SEWER EXPANSION	1,229.98
007	CITY WIDE LIGHTING DISTRICT	13,535.68
008	LANDSCAPE PARCEL TAX	4,734.22
012	INFRASTRUCTURE REPLACEMENT	27,245.21
020	COMMUNITY PARK DEVELOPMENT	3,805.42
022	OPEN SPACE #2 (EAST)	1,927.89
027	CIVIC CENTER #2 (EAST)	1,643.00
034	HOUSING AUTHORITY 2-1-12	1,111.34
041	CITIZEN'S OPTION PUBLIC SAFE	1,574.55
053	GOLF COURSE MAINT & OPERATIO	4,214.50
071	AIR QUALITY MANAGEMENT DIST	18,220.91
072	PROP A LOCAL TRANSPORTATION	1,144.39
075	LANDSCAPE MAINTENANCE DIST	2,491.25
110	TRUST AND AGENCY	1,446.53
	TOTAL ALL FUNDS	157,179.55

BANK RECAP:

BANK	NAME	DISBURSEMENTS
CHEK	BANK OF AMERICA	157,179.55
	TOTAL ALL BANKS	157,179.55



San Gabriel Valley Council of Governments

Date: December 4, 2013
To: Governing Board Delegates and Alternates, City Council Members, & City Managers
From: Andrea Miller, Executive Director
RE: NOVEMBER 2013 GOVERNING BOARD HIGHLIGHTS

Below is a summary of the major action items at the November 21, 2013, meeting of the Governing Board.

ACCOUNTANT/TREASURER SERVICES

At its August meeting, the Governing Board directed staff to initiate the procurement process for accountant/treasurer services. A Request for Proposal (RFP) was prepared and, at its September 26, 2013, meeting, the Governing Board authorized the Executive Director to issue the RFP for the purpose of engaging the services of qualified firm or individual to provide accountant and treasurer services for the SGVCOG. Two proposals were received: a proposal from Krisla, Inc. (the firm of the current Accountant/Treasurer) and a proposal from the Platinum Consulting Group.

City Managers' Steering Committee Chair Chris Jeffers, Azusa City Manager James Makshanoff, and Claremont City Manager Tony Ramos assisted with the evaluation process. Proposals were evaluated based on the experience and qualifications of the firm and personnel to be assigned, prior experience providing accountant/treasurer services for government and/or non-profit organizations, the number of professional staff employed at that office, and the monthly not to exceed price for regular and special services, and references.

Following the review of the written proposals and the interviews and analysis of the SGVCOG's financial requirements, the evaluation committee recommended that Platinum Consulting Group for the position of Accountant/Treasurer. The City Managers' Steering Committee unanimously recommended that the Governing Board appoint Platinum Consulting Group as the Accountant/Treasurer.

The Governing Board voted to authorize the President to execute an Agreement with Platinum Consulting Group on behalf of the San Gabriel Valley Council of Governments, effective immediately through June 30, 2017.

STRATEGIC PLAN DEVELOPMENT

The 2014-2017 Strategic Plan was adopted by the Governing Board on October 17, 2013. The process for the development of the plan began in June 2013 with a meeting facilitated by a professional facilitator. At that initial meeting, sixteen of the SGVCOG's thirty-five member agencies reviewed the Mission Statement, Vision Statement, and Core Values, which were unanimously reaffirmed by the Governing Board, and identified policy areas. Following the initial strategic planning session, the policy committees, technical advisory committees, and representatives of the various member agencies and partner agencies were tasked with further exploring their respective policy areas and developing recommendations.

At the September 2013 and October 2013 meetings, the Governing Board and the City Managers' Steering Committee reviewed and discussed the process. There was support for the more inclusive process utilized in the development of the 2014-2017 Strategic Plan and the relevancy of the goals and objectives to the SGVCOG's mission, vision and core values. At the October 17, 2013, meeting, the Governing Board directed that staff develop a proposed Request for Proposal (RFP) for Strategic Plan Development. This would provide the SGVCOG an opportunity to review and compare models, strategies for engaging participants and achieving consensus, and costs.

While there was general agreement about the opportunity to explore new models, there appears to be differing perspectives on the purpose and value of the strategic planning retreats, the amount of time that should be committed to this endeavor, topics to be addressed, the outcomes, and the level of engagement with other participants. Clearly defined expectations and anticipated outcomes is critical to the success of the strategic planning effort. To develop a better understand of the collective expectations of the member agencies, an Organizational Strategic Plan Survey was developed and recommended for distribution to Board Delegates and Alternates and City Managers/Executive Directors.

Motion: The Governing Board directed staff to issue the Organizational Strategic Plan Survey to the Governing Board Delegates and Alternates and City Managers/Executive Directors of the member agencies. Results of the survey will be reported at the January 2014 Governing Board meeting.

GOVERNING BOARD MEETING CANCELLATION

The December Governing Board meeting was cancelled. The next meeting will be held on January 16, 2014, at 6:00 p.m. at the Upper San Gabriel Valley Municipal Water District Offices (602 E. Huntington Drive, Suite B, Monrovia, CA 91016).

In addition, the 10th Annual San Gabriel Valley Merry Mingle will be held as follows:

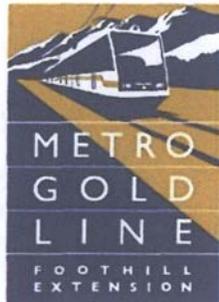
Date: Thursday, December 12, 2013
Time: 5:30 p.m. – 7:30 p.m.
Location: San Gabriel Valley Economic Partnership
4900 Rivergrade Road, Suite B130
Irwindale, CA 91766

Please RSVP as soon as possible to SGVMerryMingle2013.eventbrite.com.

Should you have any questions, please contact the SGVCOG offices at (626) 457-1800.

cc: City Managers TAC
Public Works TAC
Planning Directors TAC

Having trouble viewing this email? [Click here](#)



Foothill Extension E-News

November 27, 2013

Pasadena to Azusa Construction Update; Azusa to Montclair Kicks Off

Pasadena to Azusa:

Significant progress continues along the 11.5-mile corridor, as the Pasadena to Azusa project nears 50% completion. Most bridge structures and at-grade crossings have been completed or are nearing completion, and light rail track will soon be laid along the corridor. Work is underway at four of the six stations, and in mid-November the third (and final) concrete pour for the Duarte Station platforms took place. The Operations Campus is also moving along on schedule. Light rail track is being installed, and nearly all of the OCS (overhead catenary system) pole foundations for the future system to power the trains are now ready. Below are some highlights of recent construction:

Operations Campus Highlights:



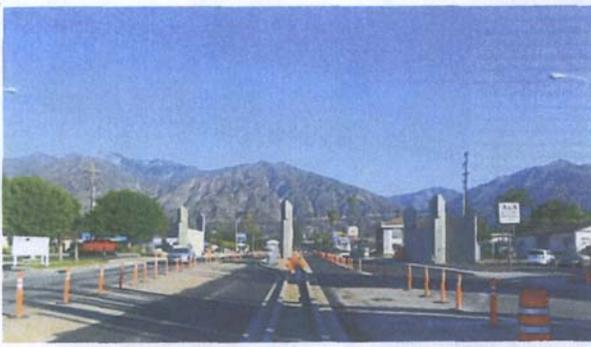
The car cleaning platform is now poured and the forms removed.



Track ties and rails are set on several storage tracks, and initial and flood ballast is being placed.

Arcadia Highlight:

Monrovia Highlight:



Santa Anita Ave Bridge abutments supports are complete and ready for the girders to be set in early 2014.



The Santa Anita Wash bridge was completed in October. Here, girders are being set.

Duarte Highlight:



Here, the first of three completed concrete pours for the Duarte station platforms.

Irwindale Highlight:



The 700-ft San Gabriel River Bridge structure was completed in time for the start of the official rainy season; an Army Corp of Engineers requirement.

Downtown Azusa Highlight:



Track panels are being installed across San Gabriel Ave, one of only two unfinished at-grade crossings to be completed in the city of Azusa.

Azusa-Citrus Highlight:



Concrete girders were set onto the light rail bridge abutments in November, completing the two Citrus Ave light rail bridge structures.

Azusa to Montclair Update:

Following environmental clearance earlier this year when a locally preferred alternative was selected, the Construction Authority has now officially kicked off the next phase of work for the Foothill Extension from Azusa to Montclair! Over the next two years, we will work to advance the project's design/engineering to a point where it will be ready for a design-build procurement. We will also re-engage the previously selected station artists, so they can oversee the material and color choices for their station, as well as advance the artwork design. Here are highlights from recent kick-off meetings:



Photo from October 23, 2013 Azusa to Montclair Segment Kick-Off Meeting where city staff and officials were brought together to discuss the upcoming effort to advance the project design. They were provided information on what they could expect over the next two years of work.



Also at the October 23 meeting were the Azusa to Montclair Station Artists. From left to right, all attended the meeting (click on their names to learn more about this accomplished group): [Eugene Daub](#) and [Anne Olsen Daub](#) - San Dimas station artists; [Ruth Ann Anderson](#) - Montclair station artist; [Joyce Kohl](#) - Claremont station artist; [Michael Hillman](#) - Glendora station artist; [Blue McRight](#) - La Verne station artist; and [Steve Farley](#) - Pomona station artist.

On November 20, a pre-proposal conference was held at the Arcadia City Hall for interested consultants to learn about how they can get involved in advancing the design for the 12.3-mile project. More than 80 representatives from more than 70 local consulting firms were in attendance to listen and ask questions about the procurement process, scope of work and timetable. The Construction Authority intends to issue the Request for Proposals in early January 2014.



Have you checked your map lately? Learn the latest about construction in your community!



[Arcadia Map](#)

[Monrovia Map \(pictured on left\)](#)

[Duarte Map](#)

[Irwindale Map](#)

[Azusa-Alameda Map](#)

[Azusa-Citrus Map](#)

Other Easy Ways to Stay Updated:

Community Resources Available:

- 24-hour Community Hotline - (626) 324-7098
- Get construction alert texts sent to your cell phone - text GOLDLINENEWS to 888777
- Construction Authority's Construction Updates webpage - http://www.foothillexension.org/construction_phases/construction-updates/
- Receive construction notices to your email: <http://www.foothillexension.org>
- Friend the project on Facebook at: <http://www.facebook.com/iwillride>

- Drop by one of three public information offices:

Arcadia

400 N. Santa Anita Ave, Suite 101-B, Arcadia, CA 91006
(Northeast corner of Santa Anita Ave and La Porte St)
Hours: Mondays and Wednesdays ONLY: 8 a.m. - 4 p.m.

Monrovia

406 E. Huntington Dr, Suite 202, Monrovia, CA 91016
(Construction Authority Offices)
Hours: Mondays through Friday: 8 a.m. - 5 p.m.

Azusa

1300 W. Optical Dr, Suite 500, Azusa, CA 91702
Hours: Mondays through Friday: 8 a.m. - 5 p.m.

Thank you for your continued interest in the Foothill Extension. Have a happy and safe Thanksgiving!

Lisa Levy Buch, *Director of Public Affairs*
and the Public Affairs Team

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Metro Gold Line Foothill Extension Construction Authority | 406 E. Huntington Drive | Suite 202 | Monrovia | CA | 91016



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of December 10, 2013

From: Blaine Michaelis, City Manager

Initiated by: Eric M. Beilstein, Supt. of Bldg & Safety

Subject: **Ordinance 1227 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING SPECIFIED CHAPTERS OF TITLE 15 OF THE SAN DIMAS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 1997 UNIFORM ADMINISTRATIVE CODE, THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE, THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2013 EDITION OF THE CALIFORNIA FIRE CODE, AND THE 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND EXCEPTIONS, INCLUDING FEES AND PENALTIES**

SUMMARY

Amend Title 15 of the San Dimas Municipal Code (Buildings and Construction) by adopting by reference the 2013 Editions of the California Model Codes to regulate the construction, alteration, and occupancy of all buildings or structures in the City of San Dimas and be consistent with the California Health and Safety Code.

BACKGROUND: The California Health and Safety Code establishes a Building Standards Commission, whose duties include approval, codification, and publication of building standards in a triennial edition of the California Building Standards Code,

commonly called Title 24 and also establishes a date that these codes become effective throughout the State. The effective date for this triennial edition is January 1, 2014.

The adoption of these codes would regulate the fabrication, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, or other improvements to real property; maintenance of all buildings or structures in the City of San Dimas; and provision for issuance of permits and collection of fees therefore.

The Building Standards Code does *not* include the adoption of procedural ordinances by a City or other agency related to civil, administrative, or criminal procedures and remedies available for enforcing code violations.

RECOMMENDATION:

Hold the Public Hearing for Ordinance 1227 adopting by reference the 2013 editions of the California model codes with various additions, deletions and additional administrative provisions.

Eric M. Beilstein

ORDINANCE NO. 1227

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING SPECIFIED CHAPTERS OF TITLE 15 OF THE SAN DIMAS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 1997 UNIFORM ADMINISTRATIVE CODE, THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE, THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2013 EDITION OF THE CALIFORNIA FIRE CODE, AND THE 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND EXCEPTIONS, INCLUDING FEES AND PENALTIES

WHEREAS, the California Health and Safety Code establishes a Building Standards Commission, whose duties include approval, codification, and publication of building standards in a triennial edition of the California Building Standards Code, commonly called Title 24; and

WHEREAS, the Building Standards Commission also establishes a date that these codes become effective throughout the State; and

WHEREAS, the effective date for this triennial edition is January 1, 2014; and

WHEREAS, the adoption of these codes would regulate the fabrication, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, or other improvements to real property; maintenance of all buildings or structures in the City of San Dimas; and provision for issuance of permits and collection of fees therefore; and

WHEREAS, the Building Standards Code does *not* include the adoption of procedural ordinances by a City or other agency related to civil, administrative, or criminal procedures and remedies available for enforcing code violations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES HEREBY ORDAIN AS FOLLOWS:

All references to a prior code shall mean to apply to the corresponding provisions of the newly adopted code.

Section 15.02.010 of the San Dimas Municipal Code is hereby repealed and replaced in its entirety as follows:

15.02.010 Uniform Administrative Code

Except as otherwise amended in this chapter, the 1997 Edition of the Uniform Administrative Code, as prepared by the International Conference of Building Officials, is adopted as the San Dimas Administrative Code and may be cited as such.

15.02.020 Amendments.

The following amendments are made to the San Dimas administrative code:

Section 103, Definitions, All references to a specific code shall be deemed to refer to the latest adopted San Dimas codes and standards.

Section 204.1, General, is amended to read as follows:

“In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the technical code, there shall be and is hereby created a board of appeals consisting of the members of the Development Plan Review Board. The building official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.”

Section 205, Violations, is amended to read as follows:

“No person, firm or corporation, whether as owner, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy or maintain any building or premises, or cause or permit the same to be done contrary to or in violation of any of the provisions of said code or any order issued by the board of appeals or building official thereunder. Any person violating the provisions of this section is guilty of a misdemeanor or an infraction for each day such violation continues.”

Section 301.2.1 is amended by deleting subsection (10) window awnings.

Section 303 is amended by adding subsection 303.6 to read as follows:

"No building permit may be issued for any development unless the proposed construction is consistent with the GENERAL PLAN OF THE CITY OF SAN DIMAS."

Section 304.2, Permit Fees, is amended to read as follows:

"Building permit fees shall be paid in the amount fixed from time to time by the City Council by resolution. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire extinguishing systems and any other permanent equipment."

Section 304.3, Plan Review Fees, is amended to read as follows:

"When a plan or other data are required to be submitted by Subsection (b) of Section 302, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee shall be in the amount fixed from time to time by the City Council by resolution. When plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be paid."

Section 304.5.2, Fee is hereby amended to read:

"An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law".

Chapter 3, Fee Tables 3-A through 3-H are hereby deleted.

Section 15.04.010 of the San Dimas Municipal Code is hereby repealed and replaced in its entirety as follows:

15.04.010 Adoption.

Except as provided in this Chapter, those certain building codes known and designated as the California Building Code, 2013 Edition, Volumes 1 and 2, including Appendix Chapters "C," Agricultural Buildings "F," Rodentproofing "I," Patio Covers and "J," Grading based on the 2012 International Building Code as published by the International Code Council, shall be and become the Building Codes of the City of San Dimas for regulating the construction, alteration, movement, enlargement,

replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every buildings and/or structures or any appurtenances connected or attached to such buildings or structures throughout the City. The California Building Code and its appendix chapters will be on file for public examination in the office of the Building Official.

Section 15.04.020 of the San Dimas Municipal Code is hereby amended as follows:

15.04.020 Amendments and additions

The following section of the California Building Code (CBC) Chapter 1, "Scope and Administration, Division I, California Administration," is amended as follows:

1.8.8 Appeals Board. Subsection 1.8.8 is hereby deleted in its entirety.

The following portions and sections of "Chapter 1, Scope and Administration, Division II, Scope and Administration" are hereby amended as follows:

The following language shall be added to Subsection 101.2 "Scope":

In order to properly maintain and safeguard healthful living conditions and comply with all provisions of the Building Codes, it is hereby declared unlawful to use any streetcars, boxcars, house cars, motor bus bodies, or similar means of conveyance or structures of similar nature of construction, for places of habitation, residence, or place of business in this City. However, nothing contained herein shall prohibit the use of any house trailer or mobile home for places of abode or habitation in an approved mobile home park, providing such structures comply with all other conditions and requirements of this Code.

The following language shall be added to Subsection 102.1 "General":

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Code or any part thereof is in conflict with the Fire Code, the most restrictive shall be applicable.

Subsection 105.2 "Work exempt from permit" is hereby amended as follows:

Item 02 (Fences) under "Building" is hereby amended to read "Fences not over 6 feet high".

Item 04 (Retaining walls) under "Building" is hereby amended to read " Retaining walls

Item 10 (Shade cloth structures) under "Building" is hereby deleted in its entirety.

Item 12 (Window awnings) under "Building" is hereby deleted in its entirety.

Subsection 105.3.2 "Time limitation of application" is hereby adopted and amended to read as follows:

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation. Plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing the circumstances beyond the control of the applicant having prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this Code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. All plans submitted for review prior to the effective date of this Ordinance shall expire by limitation within 180 days of application with no extensions.

Subsection 105.5 "Expiration" is hereby adopted and amended to read as follows:

Every permit issued by the Building Official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

A permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this Section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

Subsection 105.5.1 "Expiration of demolition permit" is hereby adopted and amended to read as follows:

A demolition permit shall expire by limitation and become null-and-void 60 days after the date on which the permit was issued. The Building Official may extend the validity of the permit for a period not exceeding 180 days beyond the initial 60 day limit upon written request by the applicant filed with the Building Official prior to the expiration date of the original permit.

Subsection 105.5.2 "Expiration of permit for legalizing unpermitted structures" is hereby adopted and amended to read as follows:

Notwithstanding any provision of Section 105.5, if a building permit was issued in order to bring an unpermitted structure or other unlawful, substandard, or hazardous condition into compliance with any applicable law, ordinance, rule or regulation, such permit shall expire by limitation and become null-and-void 90 days after the date on which the permit was issued. The Building Official may extend the validity of the permit for a period not exceeding 90 days beyond the initial 90 day limit upon written request filed with the Building Official prior to the expiration date of the original permit.

Subsection 107.5 "Retention of construction documents" is hereby amended by adding the following language:

Before final inspection, electronic images of all plans, engineering calculations, and records that are submitted for the purpose of obtaining a building permit shall be submitted at the request of the Building Official. Electronic images shall be based on the Building Division's Electronic Archiving Policy.

Section 109 "Fees" is hereby adopted and amended as follows:

Subsection 109.2 "Schedule of permit fees" is hereby amended by adding the following language:

When submittal documents are required by Section 302.2 of the Uniform Administrative Code, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The plan review fee shall be 100 percent of the building, electrical, mechanical and plumbing work permit fee as required in accordance with the fee schedule established by resolution of the City Council. When the City retains a private entity or person to perform plan review, the plan review fee shall be in an amount sufficient to defray the cost of such services, but in no case shall the plan review fee be less than the amount specified in this Section.

Subsection 109.4 "Work commencing before permit issuance" is hereby deleted and replaced in its entirety as follows:

109.4 Work commencing before permit issuance. Whenever work for which a permit is required by this Code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as required, as in accordance with the schedule as established by the applicable governing authority. The minimum investigation fee shall be the same as the minimum fee set forth in accordance with the schedule as established by the applicable governing authority (double fee). The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this Code or the technical codes nor from the penalty prescribed by law.

Subsection 109.6 "Refunds" is hereby deleted and replaced in its entirety as follows:

109.6 Refunds. The Building Official may authorize up to 100 % refunding of a fee paid hereunder which was erroneously paid or collected. The Building Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code. The Building Official may authorize refunding of not more than 80 percent of plan review fee has been paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any examination time has been expanded. The Building Official shall not authorize the refunding of any fee paid except upon written request filed by the original permittee not later than 180 days after the date of payment.

Section 110 "Inspections" is adopted and amended by adding the following subsection:

110.1.1 Workmanship. It is the intention of the City that all construction carried on under the review of the Building Division is of good quality. The Building Official shall be empowered to enforce the installation of work that is straight, level, plumb, square, etc., as the situation requires. All work shall be well fit and of a durable nature. Paint in all cases shall not be below normal standard for the use applied. The proper grading of walks, drives, and yards shall be required when being installed with the work requiring a building permit. A minimum thickness of 3½ inches for flat concrete work and 2 inches for asphalt paving shall be required. All exterior flat concrete work shall include such breaks for expansion as deemed necessary by the Building Official.

Subsection 110.3.5 "Lath and gypsum board inspection" is hereby amended by deleting the "exception" in its entirety.

Subsection 110.3.8 "Other inspections" is hereby amended by adding the following language:

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with a fee schedule adopted by this jurisdiction. In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

Subsection 110.5 "Inspection requests" is hereby deleted and replaced in its entirety as follows:

110.5 Inspection requests. It shall be the duty of the person doing the work authorized by the permit to notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be requested in writing or by telephone at the option of the Building Official. It shall be the duty of the person requesting any inspections required by either this Code or the technical codes to provide access to and means for inspection of the work.

Section 111 "Certificate of Occupancy" is hereby adopted and amended by adding the following subsection:

111.5 Utility release. The following minimum requirements shall be completed prior to any occupancy or utilities connected:

(1) Written clearance from the Fire and Public Works Departments and Planning and Business License Divisions.

(2) The following when applicable:

(a) Electronic imaging of plans received (if required).

(b) Verification of school fees paid.

(c) Grading certificate received.

(d) All plan review fees paid.

(e) Sewer assessment fees paid.

(f) Hazard materials statements received.

(g) Subcontractor's list received.

The following sections of the California Building Code (CBC), are amended as follows:

Section 3109.4.1 Barrier height and clearances is amended to read as follows:

The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structures is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.

Appendix I Section I104.2 Footings is eliminated in its entirety.

Appendix J Section J103.2 Exception (1) is amended to read:

Grading in an isolated, self-contained area, provided there is no danger to the public, that such grading will not adversely affect adjoining properties, and is less than a total of fifty (50) cubic yards (cut and fill).

Section J110 Erosion Control is hereby amended by adding:

J 110.3 Stormwater Management and Discharge. All construction sites are subject to the latest requirements of the City of San Dimas enforced National Pollution Discharge Elimination System (NPDES), Best Management Practices (BMPs), and applicable pollution control and erosion protection measures pursuant to Chapter 14.11 of the San Dimas Municipal Code.

Section 15.44.010 of the San Dimas Municipal Code is hereby repealed and replaced in its entirety as follows:

15.44.010 Adoption.

Except as provided in this Chapter, the California Electrical Code, 2013 Edition, based on the 2012 National Electrical Code as published by the National Fire Protection Association, shall be and become the Electrical Code of the City of San Dimas, regulating all installation, arrangement, alteration, repair, use, and other operation of electrical wiring, connections, fixtures, and other electrical appliances on premises within the City. The California Electrical Code is on file for public examination in the office of the Building Official.

Chapter 15.46 is hereby added to Title 10 ("Buildings and Construction") of the San Dimas Municipal Code to read as follows:

Chapter 15.46

GREEN BUILDING STANDARDS CODE

Sections:

15.46.010

Adoption.

15.46.020

Green Building Standards Code amendments.

15.46.010 Adoption.

Except as provided in this Chapter, the California Green Standards Code, 2013 Edition as published by the California Building Standards Commission, shall be and become the Green Building Standards Code of the City, regulating and controlling the planning, design, operation, use and occupancy of every newly constructed building or structure in the City. The California Green Building Standards Code shall be on file for public examination in the office of the Building Official.

15.46.020 Green Building Standards Code amendments.

The 2013 Edition of the California Green Building Standards Code is hereby adopted with no amendments.

Sections 15.28.010 and 15.28.020 of the San Dimas Municipal Code are hereby repealed and replaced in their entirety as follows:

15.28.010 Adoption.

Except as provided in this Chapter, the California Mechanical Code, 2013 Edition, based on the 2012 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Mechanical Code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances. The California Mechanical Code is on file for public examination in the office of the Building Official.

15.28.020 Mechanical Code amendments.

The 2013 Edition of the California Mechanical Code is hereby adopted with no amendments.

Sections 15.48.010 and 15.48.020 of the San Dimas Municipal Code are hereby repealed and replaced in their entirety as follows:

15.48.010 Adoption.

Except as provided in this chapter, the California Plumbing Code, 2013 Edition, based on the 2012 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Plumbing Code of the City of San Dimas, regulating erection, installation, alteration, repair, relocation, replacement, maintenance, or use of plumbing systems within the City. The California Plumbing Code will be on file for public examination in the office of the Building Official.

15.48.020 Plumbing Code amendments.

The 2010 Edition of the California Plumbing Code is adopted with no amendments.

Chapter 10.50 is hereby added to Title 15 ("Buildings and Construction") of the San Dimas Municipal Code to read as follows:

Chapter 15.50

RESIDENTIAL CODE

Sections:

15.50.010 Adoption.
15.50.020 Residential Code amendments.

15.50.010 Adoption.

Except as provided in this Chapter, the California Residential Code, 2013 Edition, based on the 2012 International Residential Code, as published by the California Building Standards Commission, shall be and become the Residential Building Code of the City, regulating construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one- and two-family dwelling and townhouse not more than three stories above grade in height with a separate means of egress and structures accessory thereto in the City. The California Residential Code will be on file for public examination in the office of the Building Official.

10.50.020 Residential Code amendments.

The following portions and sections of Chapter 1, Scope and Application, Division I "California Administration," and Division II "Administration" are hereby amended as follows:

1.8.4.1 Permits

Exception 2 is hereby deleted in its entirety.

1.8.8 Appeals Board. Section 1.8.8 is hereby deleted in its entirety.

1.8.9 Unsafe Buildings or Structures. Section 1.8.9 is hereby deleted in its entirety.

Section R105 "Permits" is hereby amended as follows:

Item 9 (fences) under "Building" is hereby amended to read "Fences not over 6 feet high".

Item 9 (window awnings) under "Building" is hereby deleted in its entirety.

Section R109 "Inspection" is hereby adopted and amended by adding the following subsection:

R109.0.1 Workmanship. It is the intention of the City that all construction carried on under the review of the Building Division is of good quality. The Building Official shall be empowered to enforce the installation of work that is straight, level, plumb, square, etc., as the situation requires. All work shall be well fit and of a durable nature. Paint in all cases shall not be below normal standard for the use applied. The proper grading of walks, drives, and yards shall be required when being installed with the work requiring a building permit. A minimum thickness of 3½ inches for flat concrete work and 2 inches for asphalt paving shall be required. All exterior flat concrete work shall include such breaks for expansion as deemed necessary by the Building Official.

Subsection R109.1.5 "Other inspections" is hereby amended by adding the following language:

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. To obtain a reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with a fee schedule adopted by this jurisdiction. In instances where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

Chapter 10.51 is hereby added to Title 15 ("Buildings and Construction") of the San Dimas Municipal Code to read as follows:

Chapter 15.51

FIRE CODE

Sections:

15.51.010 Adoption.

Except as provided in this Chapter, the California Fire Code, 2013 Edition, based on the 2012 International Fire Code, as published by the California Building Standards Commission, shall be and become the Fire Code of the City, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City. The California Fire Code will be on file for public examination in the office of the Building Official.

Severability.

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional.

Effective Date.

This Ordinance shall be in full force and effect thirty (30) days after passage.

Posting.

The City Clerk shall certify to the passage of this Ordinance and cause the same to be posted pursuant to Government Code Section 36933.

APPROVED AND ADOPTED this XX day of XX, 2013.

Mayor

ATTEST:

City Clerk

I, Debra Black, Deputy City Clerk of the City of San Dimas, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1227 of said City, which was introduced at a regular meeting of the City Council held on the XX day of XX, 2013, and finally passed not less than five (5) days thereafter on the XX day of XX, 2013, by the following vote, to-wit:

AYES: XX
NOES: XX
ABSTAIN: XX
ABSENT: XX

Debra Black
Deputy City Clerk



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of December 10, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: General Plan Amendment 13-02
San Dimas 2014-2021 Housing Element
Final Adoption

SUMMARY

.On November 21, 2013 the Planning Commission conducted a public hearing on the Final San Dimas 2014-21 Housing Element and unanimously recommends approval. No comments were received from the public at the hearing.

On September 19, 2103 the Planning Commission reviewed the Draft Housing Element. Later that month the City Council reviewed the Draft Element and approved its submittal to the State Office of Housing and Community Development (HCD) for review and approval.

*HCD reviewed the document and requested minor changes. HCD has approved the City's 2014-2021 Housing Element with those changes.
(see attached letter)*

The City has prepared an Initial Study to analyze possible environmental impacts and recommends a Negative Declaration for the project.

BACKGROUND

The City of San Dimas 2014-2021 Housing Element is presented to the City Council for final approval. In an attempt to make the review easier, Staff has

previously provided the Council with red-lined and clean copies of the Draft document. The HCD changes described in the attached Planning Commission Report dated November 21, 2013. The entire revised document is also provided.

In addition to the Housing Element, an Initial Study checklist form is provided with a complete analysis of the potential impacts associated with the proposed Amendment. No comments have been received. Staff recommends a Negative Declaration for the project.

ANALYSIS

See attached Planning Commission Report dated November 21, 2013 for summary and description of minor HCD revisions.

RECOMMENDATION

Staff and Planning Commission recommend approval of the 2014-21 Housing Element including the approval of a Negative Declaration and adoption of City Council Resolution No. 2013-59.

Respectfully Submitted,



Larry Stevens
Assistant City Manager for Community Development

Attachments:

1. City Council Resolution No. 2013-59
2. Planning Commission Resolution PC-1495
3. Planning Commission Staff Report dated November 21, 2013 (includes Negative Declaration & HCD approval letter)

RESOLUTION NO. 2013-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING GENERAL PLAN AMENDMENT 13-02, ADOPTING THE 2014-2021 SAN DIMAS HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, an amendment to the San Dimas General Plan has been duly initiated by the City;

WHEREAS, the amendment is described as the revision of the Housing Element of the General Plan for the 2014-2021 planning period;

WHEREAS, the existing Housing Element, adopted in 2008, will be completely replaced by this revision;

WHEREAS, the amendment would be citywide;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on December 10, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Members of the City Council at the hearing, the City Council now finds as follows:

- A. The General Plan Amendment conforms to the goals, policies, and objectives of the General Plan in that the proposed revisions to the Housing Element are internally consistent with the other Elements of the General Plan. The Housing Element has been prepared to meet the requirements of State Housing Law as required in Government Code Section 65000 et. seq. The Draft Housing Element was reviewed by the Planning Commission and City Council and public meeting have been held to encourage public input. The document had been reviewed by the State Department of Housing and Community Development and the document amended to address State concerns and comments.
- B. There are changed conditions that warrant the amendment in that the Housing Element is required to be revised by State Law and housing conditions have evolved through time that necessitate the revisions.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council approves General Plan Amendment 13-02 adopting the 2014-2021 San Dimas Housing Element of the General Plan as set forth in the attached Exhibit A.

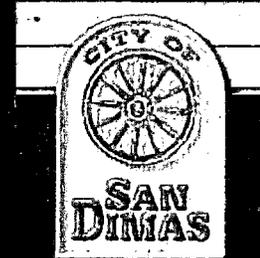
PASSED, APPROVED and ADOPTED, the 10th day of December, 2013.

Curt Morris, Mayor of the City of San Dimas

Debra Black, Deputy City Clerk

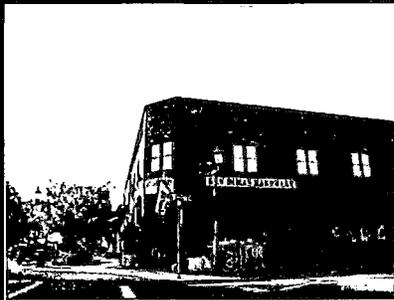
I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Resolution 2013-59 was passed at the regular meeting of the City Council held on (INSERT DATE) by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

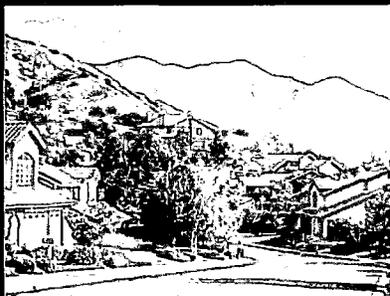


CITY OF SAN DIMAS

2014-2021 HOUSING ELEMENT



NOVEMBER 2013





**CITY OF SAN DIMAS
2014-2021 HOUSING ELEMENT**

PUBLIC HEARING DRAFT

November 2013

**CITY OF SAN DIMAS
COMMUNITY DEVELOPMENT DEPARTMENT
245 EAST BONITA AVENUE
SAN DIMAS, CA 91773**

Consultant to the City:



KAREN WARNER ASSOCIATES

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I. INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the San Dimas Housing Element is an eight-year plan extending from 2014-2021.

San Dimas' 2014-2021 Housing Element identifies strategies and programs that focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Providing adequate housing sites;
- 3) Assisting in the provision of affordable housing;
- 4) Removing governmental and other constraints to housing investment; and
- 5) Promoting fair and equal housing opportunities.

The City's Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting San Dimas' identified housing needs (Section III);
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

B. SOURCES OF INFORMATION

In preparing the Housing Element, and the housing needs assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/ Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012 housing market information is obtained through internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application;
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

C. PUBLIC PARTICIPATION

Section 65583(c)(7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. San Dimas solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during development of the draft element through distribution of a Housing Needs Survey to City residents. The Needs Survey focused on three primary areas: housing conditions; housing affordability; and new housing development. Survey participants were asked to rank the relative importance of various existing and potential programs within each of the three areas; the survey instrument and tabulated results are presented in the Appendix to the Housing Element. The survey was made available on the City's website during January – March 2013. An article on the Housing Element update in the City's quarterly newsletter also directed readers to the on-line survey, and copies were distributed at a Chamber of Commerce mixer. The

survey results, from 51 respondents, indicate that the areas with highest perceived need are: neighborhood beautification; property maintenance/code enforcement; improvements for handicapped accessibility; and first-time homebuyer assistance. Some of the written comments covered the need for additional affordable senior housing; the need for targeted code enforcement and beautification programs in certain neighborhoods; concern over mobilehome park space rent increases; and the desire to maintain the community's single-family character. The results of the Housing Needs Survey have been shared with the City's decision-makers, and have been reflected within the Element's Housing Plan. The City's survey results are provided in the Appendix to the Element.

San Dimas conducted a public study session on March 11, 2013 before the Planning Commission and City Council to discuss goals and objectives for the Housing Element and to seek input from the public. Notification of the workshop was provided in the local newspaper and posted on the City's website. Direct notification was also provided to local stakeholders including: non-profit housing providers; service agencies representing special needs and lower income populations; business organizations and realtors; City Senior Citizen Commissioners; and affordable rental complexes and mobile home parks in the City. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Senior Center, City Hall, and the Planning Division. In addition, the draft Housing Element is placed on the City's website at www.cityofsandimas.com. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are streamed live on the City's website and broadcast live on cable, allowing greater access to individuals unable to attend in person. The City also maintains a video on demand library of previously recorded meetings.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Dimas General Plan is comprised of the following seven elements: Land Use; Circulation; Housing; Open Space; Conservation; Safety; Noise and Historic Preservation. As part of the update of the Housing Element, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.



II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing, as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs. Several housing needs maps are presented based on census tract data; Figure 1 depicts the 2010 census tract and block group boundaries for San Dimas.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses the population, age, race and ethnicity, and employment characteristics of San Dimas residents.

1. Population Growth and Trends

Table II-1 presents population growth trends in San Dimas, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This table illustrates that San Dimas experienced the highest percentage of growth during the 1990s, with an 8 percent increase in population, slightly above the 7 percent increase for the County. In contrast, the City's 2010 population of 33,371 reflects a 5 percent decline and loss of approximately 1,500 residents over the most recent decade.

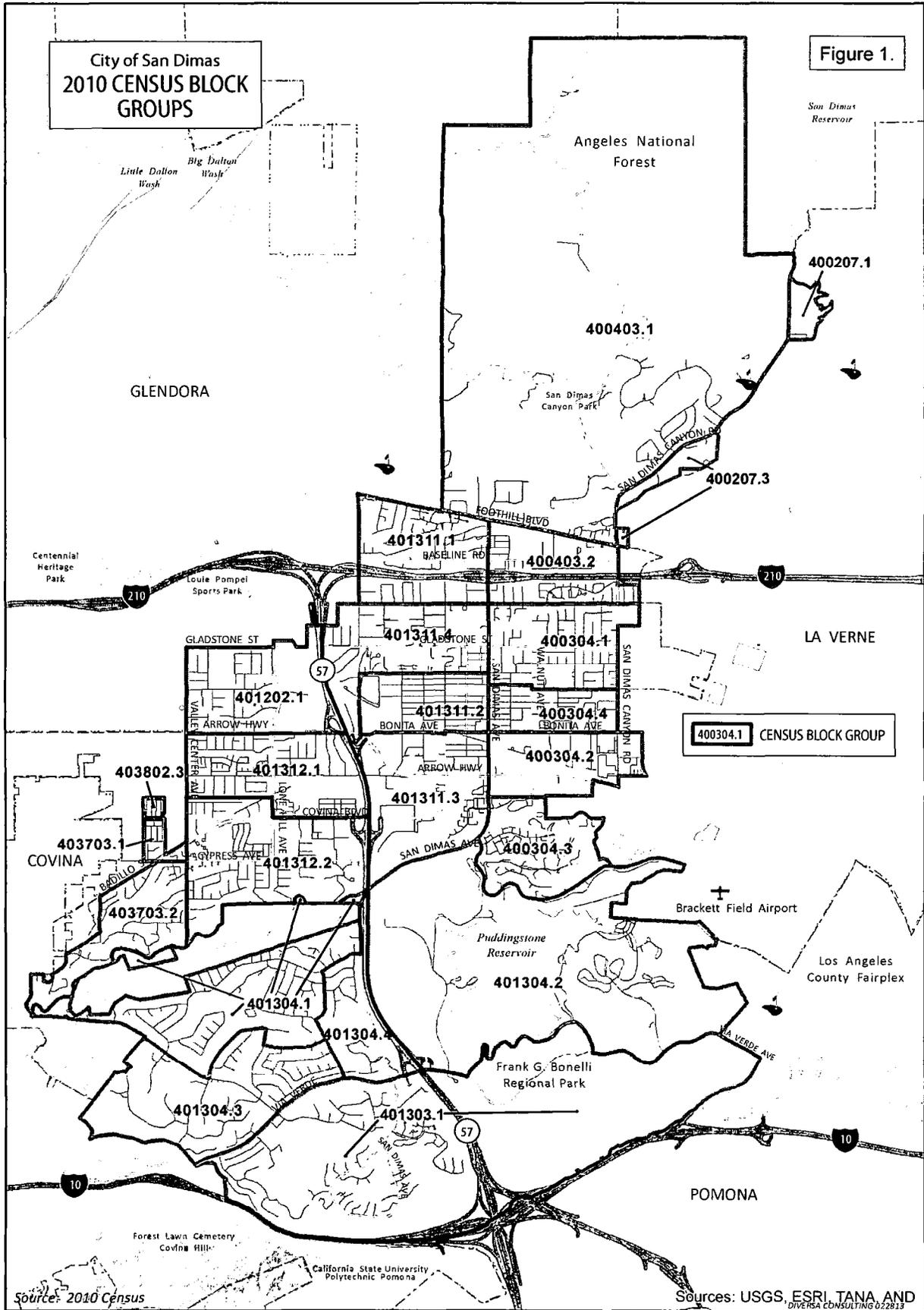
Table II-1: Regional Population Growth Trends 1990 – 2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Claremont	32,503	33,998	34,926	5%	3%
Glendora	47,828	49,415	50,073	3%	1%
La Verne	30,897	31,638	31,063	2%	-2%
San Dimas	32,397	34,980	33,371	8%	-5%
County of Los Angeles	8,863,164	9,519,338	9,818,695	7%	3%

Source: U.S. Census 1990, 2000 and 2010.

**City of San Dimas
2010 CENSUS BLOCK GROUPS**

Figure 1.



400304.1 CENSUS BLOCK GROUP

Source: 2010 Census

Sources: USGS, ESRI, TANA, AND DIVERSA CONSULTING 022813

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 shows the age distribution of San Dimas in 1990 and 2010, and compares this to the age distribution of Los Angeles County. As shown in the table below, 20 percent of San Dimas' 2010 population is comprised of children under the age of 18, compared to 24 percent Countywide. The proportion of school age children (5-17 years) evidenced a decline from 19 percent to 16 percent, whereas the proportion of preschool children (under 5 years) decreased from 7 to 4 percent.

The biggest changes to San Dimas' age profile however, occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined significantly during the last two decades, decreasing from 34 to 23 percent of the population, and declining by over 3,600 residents. Conversely, the middle age population grew by over 3,800 residents, increasing from 20 to 31 percent of the population.

Senior citizens (65 years and older) also evidenced significant growth over the past two decades, with an increase of over 2,000 residents. At 16 percent, the proportion of seniors in San Dimas is well above the 11 percent countywide.

The population of San Dimas, as a whole, is aging. The 2010 Census puts the median age of San Dimas at 44.2 years, over 9 years older than the median age of 34.8 years for the County. Factors contributing to this shift in the City's age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community due in part to high housing costs. As discussed later in the section, San Dimas has also experienced a decline in both the number and proportion of families with children over the past two decades.

Table II-2: Age Distribution 1990 – 2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	2,256	7%	1,453	4%	7%
School Age (5-17 yrs)	6,216	19%	5,487	16%	17%
College Age (18-24 yrs)	3,246	10%	3,326	10%	11%
Young Adults (25-44 yrs)	11,139	34%	7,536	23%	30%
Middle Age (45-64 yrs)	6,510	20%	10,386	31%	24%
Seniors (65+ years)	3,030	9%	5,183	16%	11%
TOTAL	32,397	100%	33,371	100%	100%

Source: U.S. Census 1990 and 2010.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic distribution of San Dimas' population in 1990 and 2010 and compares it to the Countywide distribution. Similar to many Southern California communities, the City is becoming more racially diverse, with Whites decreasing from 70 to 52 percent of the population over the past two decades, representing a loss of over 5,000 residents. The City's proportion of Whites, however, remains well above the 28 percent of White residents Countywide.

In contrast, the Hispanic population in San Dimas has grown significantly, from 17 percent in 1990 to 31 percent in 2010, adding nearly 5,000 new residents. Less significant was the increase in Asian/Pacific Islanders from 8 to 10 percent, and increase in "Other" races from less than 1 to 3 percent. African Americans decreased slightly from 4 to 3 percent during this time period.

Table II-3: Racial and Ethnic Composition 1990 – 2010

Racial/Ethnic Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	22,746	70%	17,448	52%	28%
Hispanic	5,612	17%	10,491	31%	48%
Asian/Pacific Islander	2,682	8%	3,417	10%	14%
African American	1,182	4%	1,015	3%	8%
American Indian	128	<1%	77	<1%	<1
Other Race	47	<1%	923	3%	2%
TOTAL	32,397	100%	33,371	100%	100%

Source: U.S. Census 1990 and 2010.

4. Employment

Employment characteristics also affect housing needs by affecting one's ability to afford and acquire housing. The 2009-2011 American Community Survey documents 15,843 persons age 18 to 64 years in the civilian labor force in San Dimas, representing a labor force participation rate of 73 percent. The primary occupations in which residents were employed include: Management, Professional, and Related occupations (40%); Sales and Office occupations (33%); and Service occupations (14%). The May 2013 unemployment rate for San Dimas was 5.4 percent, compared to countywide unemployment of 9.2 percent, as estimated by the State Economic Development Department.

The Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable communities Strategy Growth Forecast estimates there were a total of 13,100 jobs in San Dimas in 2008. SCAG projects the City's employment base will grow to 13,600 by 2020, a 3.8 percent increase in jobs. This level of employment growth is slightly lower than that forecasted for Los Angeles County as a whole (5%), which SCAG projects will add 218,000 net new jobs during the 2008 – 2020 period.

Major employers in San Dimas include professional/technical, public utilities, manufacturing/production and sales/entertainment. Listed below are San Dimas' largest employers within each of these four primary industries:

Professional/Technical

- Automatic Data Processing, Inc. (ADP)
- Wescorp
- ITT Technical Institute

Public Utility Office Centers

- Southern California Gas Co.
- Southern California Edison
- Golden State Water Co.

Manufacturing/Production

- Louis Vuitton
- Gilead Sciences
- Organic Milling

Sales/Entertainment

- Raging Waters
- CostCo
- Target
- Lowe's



Automatic Data Processing, Inc. (ADP)

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in San Dimas.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households. They include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

As illustrated in Table II-4, the 2010 Census documents that San Dimas was home to 12,030 households, an increase of approximately 1,100 households since 1990. The City had an average household size of 2.73 persons and an average family size of 3.19 persons, reflecting a slight decrease from 1990 levels. The City's average household size is slightly less than the Los Angeles County average household size of 2.98.

Families continue to comprise the majority of the households in San Dimas, though have declined slightly in proportion from 76 to 72 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 28 percent of households in 2010 compared to 40 percent in 1990, a decline in over 1,000 families with children. In contrast, single person households grew from 18 to 22 percent of households, an increase of over 600 households. This decline in families with children and increase in single person households, combined with the decline in young adults and increasing middle age and senior populations, suggests that San Dimas' households are aging in place.

Figure 2 on the following page depicts the location of family households with children in San Dimas, and illustrates the greatest concentrations in the central core of the City, and particularly the census block groups to the northwest and southeast of San Dimas and Bonita avenues where over 50 percent of family households have children.

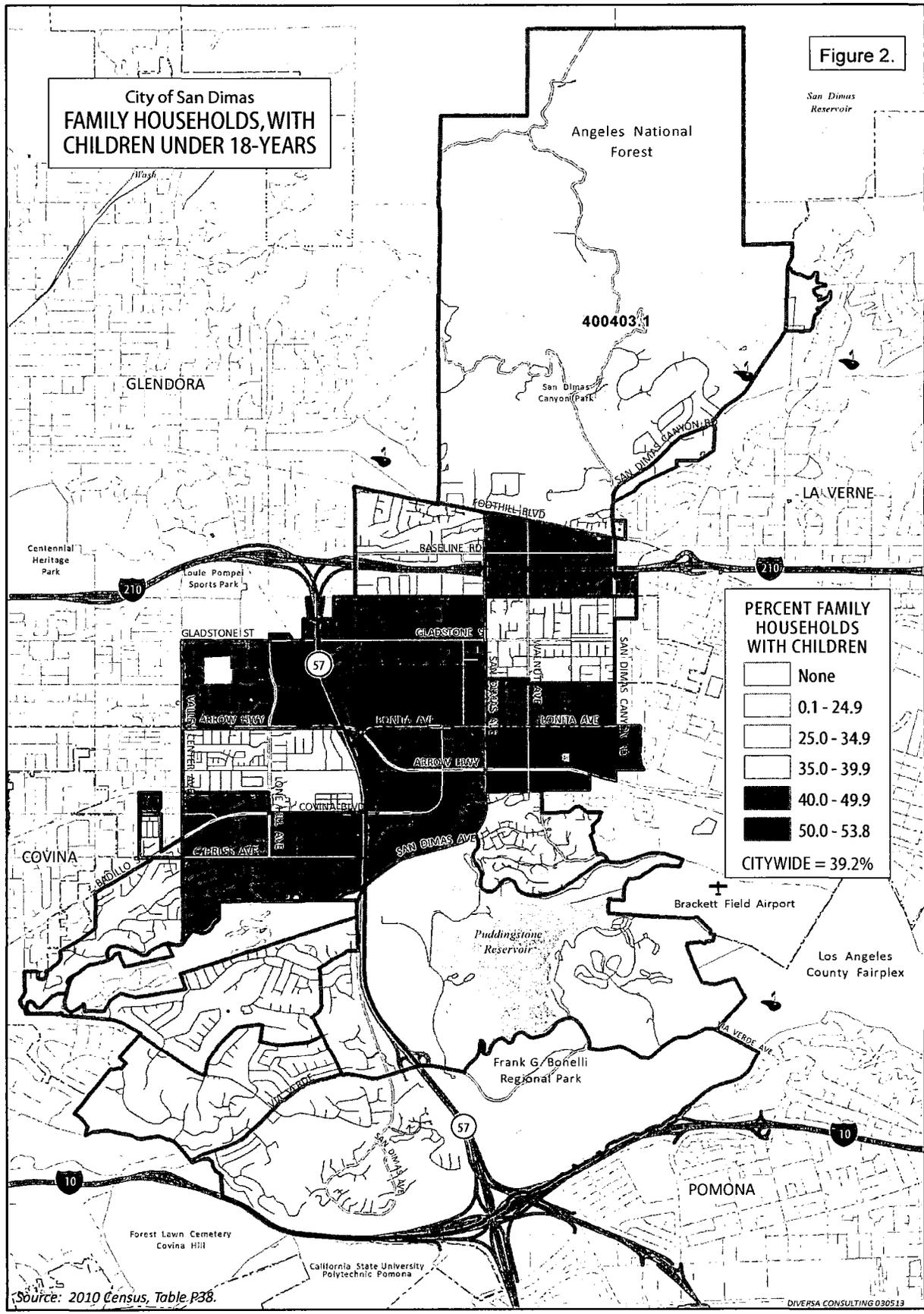
Table II-4: Household Characteristics 1990 - 2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	L.A. Co.%
Families	8,300	76%	8,679	72%	68%
With children	4,409	(40%)	3,397	(28%)	(33%)
With no children	3,891	(36%)	5,282	(44%)	(35%)
Singles	2,005	18%	2,668	22%	24%
Other non-families	643	6%	683	6%	8%
Total Households	10,948	100%	12,030	100%	100%
Average Household Size	2.86		2.73		2.98
Average Family Size	3.26		3.19		3.58

Source: U.S. Census 1990 and 2010.

Figure 2.

**City of San Dimas
FAMILY HOUSEHOLDS, WITH
CHILDREN UNDER 18-YEARS**



Source: 2010 Census, Table P38.

2. Household Income

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State utilizes the income groups presented in Table II-5, which are used throughout the Housing Element.

Table II-5: State Income Categories

Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,950	\$20,500	\$23,050
Very Low	0-50% AMI	\$29,900	\$34,200	\$38,450
Low	51-80% AMI	\$47,850	\$54,650	\$61,500
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

Source: California Dept of Housing and Community Development, 2013 Income Limits.

Table II-6 presents the distribution of household income in San Dimas by income category. Above moderate income households (>120% AMI) comprise the majority of households in San Dimas, at 54 percent. Despite the City's overall affluence, however, over 3,500 San Dimas households earn lower incomes (<80% AMI). While relatively limited in number (9% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to CHAS Data compiled by HUD, 37 percent of the City's ELI households are homeowners (395 households), with 58 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 873 ELI renter households, 48 percent spend more than half their incomes on rent.

Table II-6: Household Income Distribution 2010

Income Level	Households	Percentage
Extremely Low Income	1,068	9%
Very Low Income	953	8%
Low Income	1,545	13%
Moderate Income	2,033	17%
Above Moderate Income	6,670	54%
TOTAL	12,269	100%

Source: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

Many of the workers who make up San Dimas' workforce earn modest incomes, making it challenging to afford to live and work in the City. Table II-7 presents a sampling of occupations in Los Angeles County which fall within very low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in San Dimas with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low income occupations, such as preschool teachers, are unable to afford market rents in San Dimas. Low income occupations, such retail sales managers are generally able to afford rents in smaller units, but average rents in units with 2+ bedrooms exceed low income affordability. Housing sales prices are beyond the level affordable to even moderate income households.

Table II-7: Los Angeles County Wages for Select Occupations 2012

Very Low Income ($< \\$33,750$ - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Hairdressers and Cosmetologists	\$13.39	\$27,849	\$696
Teacher Assistants	--	\$30,229	\$756
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
Low Income (\$33,750 - \$54,000 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Tax Preparers	\$20.53	\$42,704	\$1,067
Retail Sales Manager	\$21.98	\$45,714	\$1,142
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
Moderate Income (\$54,000 - \$62,200 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

Source: 2012 California Occupational Employment Statistics –Los Angeles County; 2012 State HCD Income Limits.
 Income categories based on two-person household with single wage earner.
 Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including the elderly, persons with disabilities, large households, female-headed households, and the homeless. Table II-8 summarizes the number of households or persons in each of these special needs groups in the City.

Table II-8: Special Needs Populations 2010

Special Needs Groups	Persons	Households	Percent
Seniors (65+)	5,183		16%
With a Disability *	1,553		(30%)
Senior Households		3,178	26%
Renter		736	(23%)
Owner		2,442	(77%)
Seniors Living Alone	1,270		25%
Persons with Disability*	3,122		9%
Large Households		1,460	12%
Renter		375	(26%)
Owner		1,085	(74%)
Female-Headed Family Households		1,462	12%
With Related Children		736	(50%)
Homeless	7		<1%
TOTAL Persons/Households	33,371	12,030	

Source: U.S. Census 2010, *American Community Survey 2005-2007.

Numbers in () reflect the % of the special needs group and not the % of the total City population/households. For example, of the City's senior households, 23% are renters and 77% are owners.

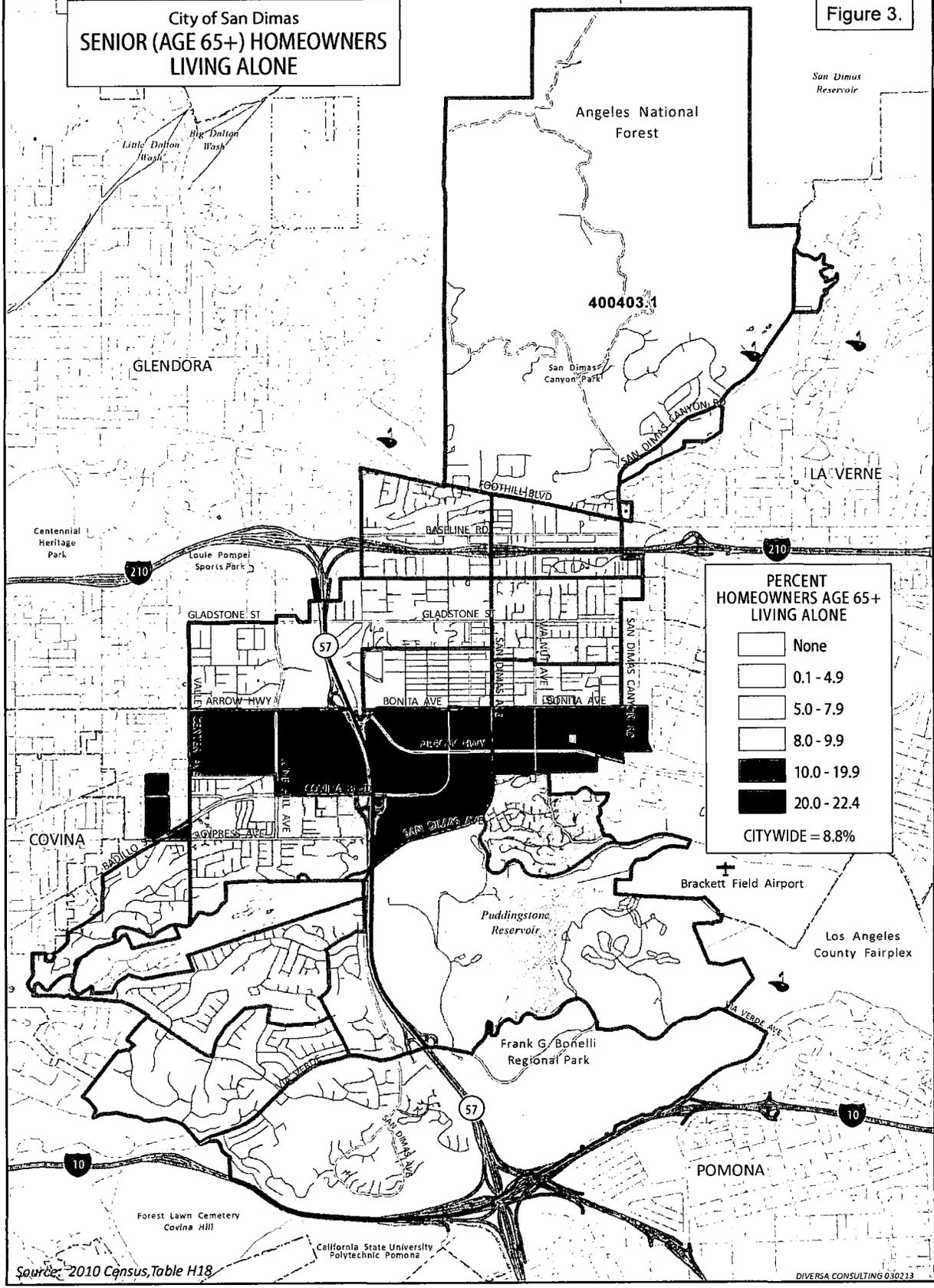
Senior Households

Approximately 16 percent of San Dimas' population, or 5,183 residents, are 65 years of age or older. Close to a third (30%) of these elderly residents have some type of disability, which may require some type of housing accommodation or assistance with housing maintenance. One-quarter of the City's households are headed by a senior, of which three-quarters are homeowners and one-quarter are renters. Of senior households, 46 percent are lower income (<80% AMI), and 9 percent have incomes that fall below the level of poverty.

Of San Dimas' over 2,400 senior homeowners, 31 percent live alone, over three-quarters of which are women. As these homeowners age, many may be unable to maintain their homes, and may benefit from the installation assistance devices to enhance accessibility. Figure 3 depicts the incidence of senior homeowners living alone by census block group, with the greatest incidence in the older neighborhoods located west of the 57 freeway between Arrow Highway and Covina Boulevard. The City operates a Housing Rehabilitation Program that assists low and moderate-income senior homeowners in making needed repairs and accessibility improvements. Until recently, the City offered the SHARES Program, which matches older adults with others interested in sharing a living space; this program has been placed on hold due to funding constraints.

City of San Dimas
**SENIOR (AGE 65+) HOMEOWNERS
 LIVING ALONE**

Figure 3.



Source: 2010 Census, Table H18

DIVERSA CONSULTING 030213

San Dimas currently has seventeen residential care facilities for the elderly licensed by the State of California. Fourteen of these facilities are in a small, group home setting, with six or fewer occupants, with three large facilities – San Dimas Retirement Center, Atria Rancho Park and Emeritus at San Dimas – providing capacity for up to 668 seniors. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

In addition to housing, seniors have a variety of service needs including transportation, health care, and recreation. The San Dimas Senior Center offers a number of programs specifically designed for seniors and their needs. These programs include life-long learning opportunities in a field of choice, computer classes, fitness classes designed to assist seniors live independently, and health and nutrition classes. The Senior Center is able to provide a limited assessment of senior health throughout the year. Other efforts to support the elderly in San Dimas include a Meals-on-Wheels program that prepares and delivers meals to homebound seniors; information about transportation services; a monthly senior newsletter; a senior help line; a listing of senior housing; and other essential referrals. The Senior Center serves as a central hub for many of these activities. The seniors using the services at the Center are increasingly frail. The San Dimas Senior Citizen Commission provides guidance and advice to City Council and staff regarding the on-going senior activities provided by the City.

Persons with Disabilities

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2005-2007 American Community Survey (ACS) identifies 3,122 San Dimas residents over the age of five as having one or more disabilities, representing nine percent of the City's population. One-third of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among San Dimas disabled residents:

- Hearing – 28%
- Ambulatory – 58%
- Cognitive – 29%
- Vision – 14%

Of the City's senior population, 30 percent suffer from a disability. As San Dimas' population continues to age, the number of residents with disabilities will also increase.

Efforts to support the disabled in San Dimas include a Meals-on-Wheels program that prepares and delivers meals to individuals who are temporarily or permanently disabled. The City's Housing Rehabilitation Program can provide assistance to low and moderate income disabled households for accessibility accommodations. The City also provides exercise classes and hosts an annual dance for persons with disabilities at the City's Community Center.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To

maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. San Dimas has one licensed adult residential facility and three licensed group homes for youth, providing housing for up to 6 disabled adults and 100 children with disabilities.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The San Gabriel Valley Regional Center (SGPRC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. Within the San Dimas zip code 91773, the San Gabriel Valley Regional Center currently provides services to 189 residents with developmental disabilities, with youth (up to age 14) comprising nearly 40 percent of this total.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

San Dimas supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and ensure reasonable accommodation.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In San Dimas, large households comprise 12 percent of total households. Of the City's approximately 1,460 large households, one-quarter are renters. The American Community Survey documents 1,120 rental units and 6,757 owner units in San Dimas with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. Since San Dimas is home to only 375 large renter households and 1,085 large owner households, there is a more than adequate supply of both rental and ownership units to accommodate the City's large households.

Female-Headed Households

Female-headed households typically have a special need for such services as health care and childcare, among others. Single-person female households are frequently elderly widows, whereas female-headed households with two or more members are frequently single mothers. Female-headed households, especially those with children, tend to have lower incomes, which limits their housing options and access to supportive services. The 2010 Census reports 1,462 female-headed family households in San Dimas, comprising 12 percent of total households. Of these female-headed households, half have children under the age of 18 and 13 percent have incomes below the poverty line. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The City of San Dimas offers a variety of youth programs that can help supplement day care. Children and teens can participate in a range of activities including a drop-in teen center at the City's Swim and Racquet Center, various intramural sports leagues, arts and dance classes, day camps, and dances.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. In many parts of southern California, agriculture production is an important contribution to local economies. The City of San Dimas has no agricultural land in active crop production, but does have approximately 78 acres zoned for agriculture that is used for grazing.

According to data compiled by SCAG, only 15 San Dimas residents are employed in the industries of farming, fishing or forestry, representing only 0.04 percent of the City's labor force. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Homeless

The 2011 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) included a count of homeless on the street, in shelters (emergency, transitional and safe haven), hidden homeless and youth. In the San Gabriel Valley, LA Service Provider (SPA) 3, the total homeless population increased from the 2009 count of 3,269 to 3,918 in 2011. Within San Dimas, these actual count figures identified seven homeless (all from the street count). San Dimas also participated in the 2013 Homeless Count, but the results of that count will not be available until later in the year.

In the SPA 3 Area, 29% of the homeless were categorized as "chronic homeless". A majority fell within the 25-54 age group; 34% experienced substance abuse issues; 33% suffered from mental health issues; and 22% had a physical disability.

The San Gabriel Valley Consortium on Homelessness maintains an on-line database of services available to the homeless in the San Gabriel Valley (www.sgv.org). Within San Dimas, a Food Bank offers a limited number of overnight motel vouchers in addition to food. An active network of faith-

based organizations in the area also provide food and overnight vouchers. Students enrolled in the Bonita Unified School District have access to the services of a Homeless Liaison staff member who can direct them to the appropriate services in the area. In nearby Pomona, the Volunteers of America operate an intake and referral center in nearby Pomona, including on street case managers. The San Gabriel Valley Center, located in El Monte, services communities from Monterey Park to Pomona, providing street outreach, an access center (with case management, counseling, and other services), a 90-day emergency center, and short-term housing for victims of domestic violence. The West Covina Access Center also offers referrals, case management and other services to the homeless.

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of San Dimas' physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-9 displays housing production in San Dimas compared to neighboring cities and the County of Los Angeles. During the 1990's, San Dimas' housing stock grew by 9 percent, well above the 3 percent housing growth experienced Countywide. Only Claremont came close to the same housing growth at 7 percent. The neighboring cities of Glendora and La Verne experienced growth levels of only 2 percent.

The 2010 U.S. Census documents San Dimas' housing stock at 12,506 units, reflecting no net increase in the City's housing stock over the past decade. Combined with a decrease in household size, the absence of housing growth between 2000-2010 resulted in a decline in the City's population by approximately 1,500 residents (refer to Table II-1 earlier in this chapter).

Table II-9: Regional Housing Growth Trends 1990-2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Claremont	10,831	11,559	12,156	7%	5%
Glendora	16,876	17,145	17,778	2%	4%
La Verne	11,113	11,286	11,686	2%	4%
San Dimas	11,479	12,503	12,506	9%	0%
L.A. County	3,163,343	3,270,909	3,443,087	3%	5%

Source: U.S. Census 1990, 2000, and 2010.

2. Housing Type and Tenure

Table II-10 depicts the mix of housing types in San Dimas. Single-family homes remain the dominant housing type, comprising 71 percent of the City's 2010 housing stock, compared to multi-family units which comprise 17 percent. San Dimas also has 900 mobile homes located in 5 mobile home parks – 3 senior parks and 2 family parks.

Table II-10: Housing Type 1990 – 2010

Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	7,252	63%	7,530	60%	7,302	58%
SF Attached	1,581	14%	2,114	17%	1,621	13%
Total SF	8,833	77%	9,644	77%	8,923	71%
2 to 4 Units	310	3%	363	3%	312	2%
5 or more units	1,404	12%	1,629	13%	1,820	15%
Total Multi-Family	1,714	15%	1,992	16%	2,132	17%
Mobile Homes & Other ¹	932	8%	949	8%	1,451	12%
Total Housing Units	11,479	100%	12,585	100%	12,506	100%
Vacancy Rate	4.63%	--	2.80%	--	3.81%	--

Source: U.S. Census 1990, 2000 and 2010. Dept of Finance 2010 Population and Housing Estimates.

¹ While 2010 State Dept of Finance (DOF) shows a 500 unit increase in the number of "mobile homes/other" from the 2000 Census, the City has in fact had no change in the number of mobile homes over the past decade. Given the corresponding decrease in nearly 500 single-family attached units between 2000 and 2010 reported by DOF, these data discrepancies would appear to result from a mis-categorization of these single-family attached units into the mobile home/other category.

Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. According to the 2010 Census and as seen in Table II-11, 73 percent of San Dimas households were homeowners, a slight reduction in the 76 percent homeownership rate in 1990. The proportion of owner-occupied households in San Dimas remains significantly above the Countywide average of 48 percent.

Table II-11: Housing Tenure 1990-2010

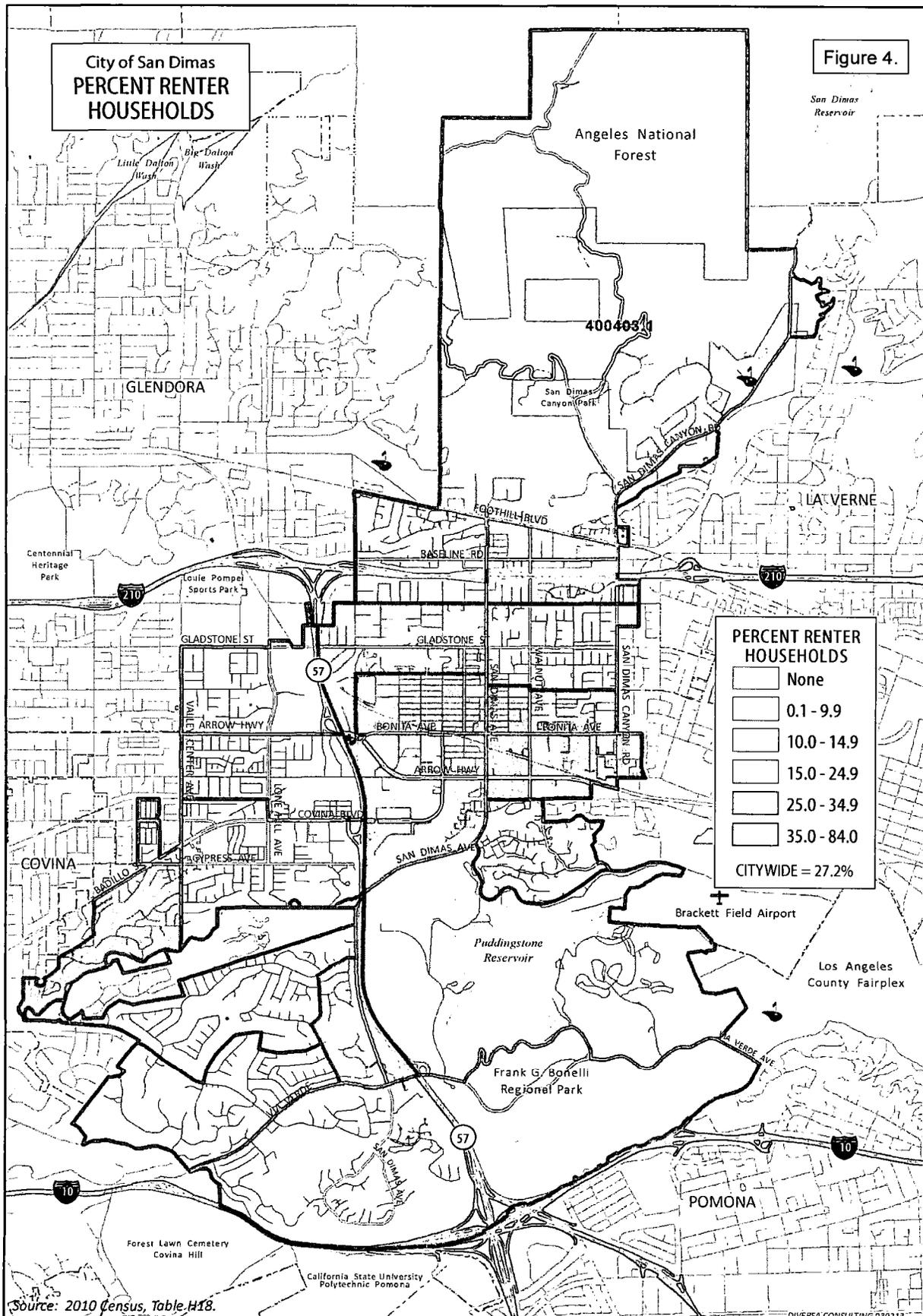
Housing Tenure	1990		2000		2010	
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent
Renter	2,608	24%	3,196	26%	3,273	27%
Owner	8,340	76%	8,967	74%	8,757	73%
Total	10,948	100%	12,163	100%	12,030	100%

Source: U.S. Census, 1990, 2000, and 2010.

As shown in Figure 4, the highest concentrations of renter households (>35%) reside in the central portions of San Dimas surrounding Bonita Avenue. These areas also correspond to the greatest number of multi-family buildings and the areas with more modest income households.

**City of San Dimas
PERCENT RENTER
HOUSEHOLDS**

Figure 4.



Source: 2010 Census, Table H18.

Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. A vacancy rate of less than five percent may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding or overpayment. A low vacancy rate or a particularly 'tight' housing market may also lead to high competition for units, raising rental and housing prices.

According to the 2010 Census, the citywide residential vacancy rate in San Dimas was 3.81 percent, showing a modest increase in the City's 2000 vacancy rate of 2.8 percent. Rental vacancies in 2010 were at 5.6 percent, indicating the supply of rental housing in 2010 was sufficiently meeting demand and providing mobility. Ownership vacancies were at 1.1 percent, below the ideal rate of two percent.



3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Table II-12 displays the age of San Dimas' occupied housing stock by tenure as of 2010. With 65 percent of the City's housing stock built prior to 1979, two-thirds of San Dimas' housing has reached the 30-year benchmark, representing almost 8,000 units. The aging of such a large portion of San Dimas' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

In 2001, the City conducted a survey of both property and housing conditions in neighborhoods with concentrations of pre-1970 housing. The properties were generally in good to excellent condition with 10 percent in poor or deteriorated conditions. The survey of housing conditions indicated that 50 homes (16%) of the 314 homes in the survey areas needed minor repair; 60 homes (19%) were in need of moderate to substantial rehabilitation; while no homes were in a dilapidated state. This survey represents observations from the exterior only and does not reflect other conditions that are often present in older housing stock. For example, at 30 years, a home's original systems (plumbing, electrical, heating and air conditioning) are usually in need of replacement or substantial repair. As housing stock ages, more units will be in need of at least minor repair. Rehabilitation of existing housing is important to the City. The City's rehabilitation program is a way to assist lower income households maintain their residence.

Table II-12: Age of Housing Stock 2010

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	50	2%	123	1%	1%
2000-2004	0	0%	313	3%	3%
1990-1999	250	8%	839	9%	9%
1980-1989	814	25%	1,987	22%	23%
1970-1979	1,081	34%	2,893	32%	32%
1960-1969	355	11%	1,718	19%	17%
1950-1959	365	11%	726	8%	9%
1940-1949	200	6%	118	1%	3%
1939 or earlier	109	3%	328	4%	4%
Total	3,224	100%	9,045	100%	100%

Source: U.S. Census 2005-09 American Community Survey.

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to San Dimas residents.

Rental Housing Market

An internet rent survey was conducted in March 2013 to evaluate rental costs in San Dimas. Table II-13 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 33 non-duplicative multi-family units were listed as available for rent in San Dimas. Median monthly rents were \$925 for a studio, \$1,040 for a one-bedroom unit, \$1,430 for a two-bedroom unit, and \$1,850 for a three-bedroom unit. Two-bedroom units comprised the majority of units advertised, with few studio and one bedroom units advertised as available for rent.

In addition to multi-family rentals, 28 single-family homes were listed for rent. Median rents ranged from \$1,900 for a three-bedroom home, to \$2,065 for a four-bedroom home and \$4,675 for the 2 five-bedroom homes listed. The significant number of single-family home rentals is likely a reflection of the "shadow market" occurring in many California communities where homeowners looking to move are unable to sell or are unwilling to take a large hit to their equity, and instead chose to rent out their homes.

In addition to the full rental units surveyed, 25 individual rooms were listed for rent, ranging in price from \$450 to \$700, with a median price of \$600. Many of the rooms were marketed as convenient in location to students of Claremont University, La Verne University, Cal Poly Pomona, and Devry University. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

Table II-13: Survey of Vacant Rental Units, March 2013

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments/Condominiums/Townhomes</i>			
Studio	2	\$800-\$1,050	\$925
1	3	\$930 - \$1,095	\$1,040
2	21	\$1,254 - \$1,795	\$1,430
3+	7	\$1,750 - \$2,100	\$1,850
<i>Single-Family Homes</i>			
3	22	\$1,188-\$2,950	\$1,900
4	4	\$1,850 - \$3,300	\$2,065
5	2	\$2,850 - \$6,500	\$4,675
<i>Rooms for Rent</i>			
1	25	\$450 - \$700	\$600

Source: www.craigslist.org; March 9, 2013

Homeownership Market

Table II-14 compares single-family and condominium sales prices in San Dimas and nearby communities by zip code during calendar year 2012. A total of 253 single-family homes were sold within the 91773 San Dimas zip code, commanding a median sales price of \$395,000. The City's median home price decreased by about 3 percent from the previous year, in contrast to the nearby cities of La Verne, Glendora, and Claremont, whose home values had either increased or stayed relatively unchanged. Home prices in San Dimas were lower than many of the surrounding communities, but still well above the Countywide median home price of \$340,000. Claremont, La Verne, and Glendora zip code 91741 all had median home prices that exceeded \$425,000.

With 108 condominiums sold in San Dimas, condos comprised 30 percent of the City's residential sales in 2012. The median condo sales price was \$256,000, a modest 5.4 percent decline from the prior year. San Dimas had the highest number of condominium sales as compared to the surrounding communities, with prices in Claremont and Glendora above San Dimas, and prices in La Verne below all the neighboring communities. San Dimas' was the only community within all the neighborhood cities, which showed a decrease in condominium values from 2011, while the others either increased or remained relatively unchanged. The median condominium price in San Dimas was still overall comparable to the Countywide price.

Table II-14: Single-Family Homes and Condominium Sales 2012

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Claremont	91711	321	\$445,000	0.3%	69	\$368,000	3.5%
Glendora	91740	232	\$325,000	1.6%	23	\$275,000	0.8%
	91741	246	\$477,000	4.7%	28	\$362,000	13.1%
La Verne	91750	290	\$425,000	4.9%	53	\$230,000	0.2%
San Dimas	91773	253	\$395,000	-2.9%	108	\$256,000	-5.4%
LA County	All	59,561	\$340,000	4.6%	19,617	\$285,000	3.6%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>



While the prior Table II-14 provides an overview of the subregional housing sales market during calendar year 2012, the following Table II-15 provides more detailed information on the homes and condominiums sold within San Dimas. Of the 253 single-family home sales recorded during 2012, three and four-bedroom units were the most prevalent, characteristic of San Dimas' relatively newer housing stock of larger sized units. For example, the average unit size among the 92 four-bedroom units sold was 2,126 square feet, and the average year built was 1976. Single-family lot sizes are large, averaging nearly 13,000 square feet. Median sales prices ranged from \$280,000 (two-bedroom), to \$449,500 (four-bedroom), and \$595,000 (five-bedroom). The overall median home price in San Dimas was \$395,000 for a 1,900 square foot home built in 1970.

Representing 30 percent of all sales, condominiums represent a significant segment of San Dimas' housing market. Median prices for condominiums ranged from \$247,000 (two-bedroom), to \$268,000 (three-bedroom) and \$370,500 (four-bedroom or more). These two and three-bedroom units, built primarily in early 1980's, continue to offer a relatively affordable homeownership option in San Dimas.

Table II-15: San Dimas 2012 Home and Condominium Sales

# Bedrooms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
2	23	\$165,000 - \$670,000	\$280,000	1,336 sf	11,882 sf	1959
3	119	\$120,000 - \$1,250,000	\$389,000	1,640 sf	10,157 sf	1967
4	92	\$135,000 - \$1,275,000	\$449,500	2,126 sf	16,458 sf	1976
5	19	\$227,000 - \$1,746,000	\$595,000	3,362 sf	16,673 sf	1983
Total	253	\$120,000 - \$1,746,000	\$395,000	1,903 sf	12,940 sf	1970
Condominiums						
2	40	\$140,000 - \$365,000	\$247,000	1,274 sf	--	1984
3	55	\$199,000 - \$628,000	\$268,000	1,441 sf	--	1983
4+	13	\$225,000 - \$660,000	\$370,500	2,140 sf	--	1984
Total	108	\$140,000 - \$660,000	\$256,000	1,463 sf	--	1983

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

Home Foreclosures

Approximately 1.5 million of the 8.7 homes and condominiums in California have been involved in a foreclosure proceeding since 2007. Fortunately, the number of mortgage default notices in the State has been consistently declining since its peak in 2009, with the approximately 18,500 notices filed in first quarter 2013 the lowest level in more than seven years. According to the real estate information service DataQuick, the drop in foreclosure notices is the result of a combination of rising home values, an improving economy, and government efforts to reduce foreclosures.

Within San Dimas, www.Realtytrac.com identified 93 single-family home and condominiums units in June 2013 in various states of foreclosure, including "pre-foreclosure" having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that

received a foreclosure filing in San Dimas in June was 40 percent lower than the previous month and 75 percent lower than the same time last year, and representing 1 filing for every 1,336 residential units in the City. In comparison, the ratio of June foreclosure filings to total housing units in the State, Los Angeles County, and the majority of nearby cities were higher than in San Dimas.¹

Pomona	1 : 607
Covina	1 : 718
Claremont	1 : 778
California	1 : 910
La Verne	1 : 930
Los Angeles County	1 : 1,030
Diamond Bar	1 : 1,108
San Dimas	1 : 1,336
Glendora	1 : 1,469
Walnut	1 : 2,139

While foreclosures have been on the decline, lenders have been shifting towards “short sales” – transactions where the sales price falls short of what is owed on the property. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In 2012, short sales comprised 26 percent of statewide resale activity.

¹ The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

Housing Affordability

The affordability of housing in San Dimas can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-16 presents the maximum affordable purchase price for moderate-income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in San Dimas as previously documented in Table II-15. As illustrated below, the maximum affordable purchase price ranges from \$320,000 for a three-person household, \$357,500 for a four-person household, and \$383,500 for a five-person household, rendering single-family home prices in San Dimas well beyond the reach of moderate-income households.

Condominiums, however, do provide an affordable homeownership option for the moderate-income households in San Dimas. For example, a three-person moderate-income household can afford a purchase price up to \$320,000, and is thus able to afford the \$247,000 median priced two-bedroom condominium. The median price of a three-bedroom condominium (\$268,000) is also affordable for a four-person moderate-income household (\$357,500), as is the four bedroom condominium (\$383,500) affordable for a five-person moderate-income household. Expanding the supply of condominiums, combined with downpayment assistance programs and inclusionary housing requirements, can be an effective way to extend affordable housing opportunities and ensure households earning moderate incomes remain part of the San Dimas community.

Table II-16: 2012 Maximum Affordable Housing Cost (Moderate Income)

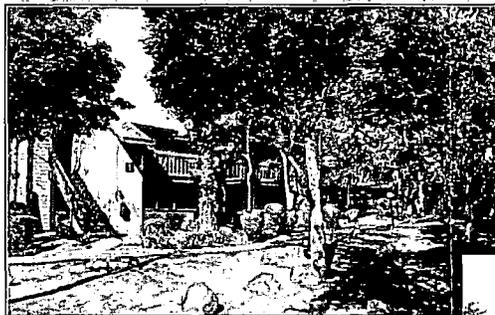
Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$70,000	\$77,750	\$83,950
Income Towards Housing @ 35% Income	\$24,500	\$27,213	\$29,383
Maximum Monthly Housing Cost	\$2,041	\$2,267	\$2,448
Less Ongoing Monthly Expenses:			
Utilities	\$91	\$112	\$138
Taxes (1.1% affordable hsg price)	\$290	\$320	\$350
Insurance	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,380	\$1,540	\$1,650
Supportable 30 yr Mortgage @ 4.0% interest	\$289,000	\$322,500	\$345,500
Homebuyer Downpayment (10%)	\$31,000	\$35,000	\$38,000
Maximum Affordable Purchase Price	\$320,000	\$357,500	\$383,500
San Dimas Median Single-Family Sales Price	\$280,000	\$389,000	\$449,500
San Dimas Median Condo Sales Price	\$247,000	\$268,000	\$370,500

Source: Karen Warner Associates.

Table II-17 presents the maximum affordable rents for very low, low and moderate-income households by household size, and compares with median apartment rents in San Dimas (as documented in the rent survey presented in Table II-13). As Table II-17 indicates, median rent levels are well above the level of affordability for very low income households, although rents on smaller apartment units (studios and one bedrooms) are at levels affordable to low income households, with rents on some of the lower cost two-bedroom units also affordable to this group. Households earning moderate incomes can afford most all apartments in San Dimas, with the exception of three-bedroom units which rent at levels slightly above the moderate income affordability threshold.

Table II-17: 2013 Maximum Affordable Rents* Los Angeles County

Income Level**	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$658	\$753	\$847	\$935
Low Income	\$1,107	\$1,264	\$1,423	\$1,574
Moderate Income	\$1,272	\$1,453	\$1,636	\$1,810
San Dimas Median Apartment Rents	\$925	\$1,040	\$1,430	\$1,850
*Maximum rent reflects deduction of utility allowance per LACDC utility schedule: \$89 for studios, \$102 for 1-bedroom, \$114 for 2 bedrooms, and \$133 for 3 bedrooms.				
**Income levels reflect the 2013 Official State Income Limits published by State HCD				



5. Assisted Housing At-Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing. This section presents an inventory of all assisted rental housing in San Dimas, and evaluates those units at risk of conversion during the ten year, 2013-2023 planning period.

Assisted Housing Inventory

San Dimas' assisted rental housing is summarized in Table II-18. Of the 343 deed-restricted affordable rental units, 229 (two-thirds) are for seniors, while the remaining 114 are family units.

Table II-18: Assisted Housing Inventory

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Voorhis Village*	Family	65	64	Tax Credits Tax Exempt Bonds	2068
Villa San Dimas	Family	51	50	223(a)(7)/ 221(d)(3)M	11/2013 (Section 8) 6/2021 (Loan)
Monte Vista Place	Senior	12	12	RDA Set-Aside	2048
Sunnyside Apartments	Senior	164	33	Bond Refunding	2021
Charter Oak Mobile Home Estates	Senior	186	184	City Bond	(City purchased in 1998)

*Transfer of ownership and issuance of tax credit and bond financing in 2013 extended project affordability controls.

The 65 unit Voorhis Village project was originally financed under the HUD 236(j)(1) program with affordability provided on 21 of the units through Section 8 contracts subject to annual renewals. The project was recently sold to a new owner and was awarded State Low Income Housing Tax Credits and Tax-Exempt Bond financing, expanding the rent-restricted units from 21 to 64 units, and extending the affordability controls for 55 years. The City supported the new project owners in receiving financing by: a) becoming a member of the Statewide Communities Development Authority (CSCDA); and b) conducting a public hearing on the proposal to use Multi-family Housing Revenue Obligations to finance the project.

With the refinancing of Voorhis Village, Villa San Dimas is the only federally assisted multi-family housing development remaining in San Dimas. Villa San Dimas provides 51 family apartment units (including one manager's unit), of which 50 units receive federal rental subsidies through the Section 8 program. The Section 8 contracts on this project are subject to annual renewals.

The City of San Dimas (San Dimas Housing Authority) owns Monte Vista Place, 12 senior rental units on the second floor of a mixed-use building in the Downtown. The owner of the commercial space has an option to purchase the City's ownership of the senior rental units. Were this to occur, the affordability covenants would remain in place.



The Sunnyside senior apartment complex was built in 1984 using bond financing. The project was refinanced in 1996 with a \$5.67 million bond. The current bond requires 33 units (20%) to be available for lower income households, while the remaining units can be rented at market rates.

In addition to the four affordable apartment complexes, the City owns a mobile home park with 186 spaces for seniors, Charter Oak Mobile Home Estates. The City acquired the park in 1998 with an \$8.5 million bond as a means of maintaining affordability for the park's senior citizen residents.

The City of San Dimas has also been proactive in working with the local mobile home parks. In 2000, the City entered into the first Mobile Home Accord with the five mobile home parks in the City. The Accord establishes maximum rents and annual rent increases for each of the five parks in the City. The Accord has been renegotiated and approved for two additional five-year terms, the most recent which extends from January 2010 through January 2015. The Accord has been positive for the City, the park owners and the park residents.

At-Risk Projects

This section evaluates those lower income rental projects in San Dimas at-risk of converting to market-rate uses prior to 2023. Of the five assisted rental housing projects in San Dimas, two are considered to be at-risk during this period - Villa San Dimas and Sunnyside Apartments. Villa San Dimas is at-risk due to its Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals. Sunnyside Apartments is at-risk as the affordability controls on its bond financing expire in 2021.

Preservation and Replacement Options

Preservation or replacement of these two at-risk projects in San Dimas can be achieved in several ways: (1) transfer of ownership to non-profit organizations; (2) provision of rental assistance to tenants using other funding sources; (3) replacement or development of new assisted multi-family housing units; and/or (4) purchase of affordability covenants. These options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: (1) affordability controls can be secured indefinitely, and (2) the project would be eligible for a range of governmental assistance. The feasibility of this option depends on several factors, including the willingness of the apartment owner to sell the project, the existence of non-profit corporations with sufficient administrative capacity to manage the project, and the availability of funding. Potential funding sources for acquisition include Federal tax credits, State mortgage revenue bonds and County administered funds.

The current market value for Villa San Dimas and Sunnyside Apartments can generally be estimated based on each projects' annual income and standards costs associated with apartment maintenance and management. As shown in Table II-19, the market value of the total combined 215 units is estimated at \$25.9 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement costs; actual market values of these projects will depend on the building and market conditions at the time of the appraisal.

Table II-19: Market Value of At-Risk Developments

Project Units	Villa San Dimas	Sunnyside Apartments	Total
1 bedroom	0	144	144
2 bedroom	16	20	36
3 bedroom	20		20
4 bedroom	15		15
Total Units	50	164	215
Annual Operating Cost	\$435,000	\$898,000	\$1,333,000
Gross Annual Income	\$981,000	2,035,000	\$3,016,000
Net Annual Income	\$546,000	1,137,000	\$1,683,000
Est. Market Value	\$8,400,000	\$17,500,000	\$25,900,000

Market value for each project based on the following assumptions:
 Market rents: 1-bd \$1,040, 2-bd \$1,430, 3-bd \$1,700; 4-bd \$2,000; 5% vacancy
 Average unit size: 1-bd 700 sq. ft., 2-bd 900 sq. ft., 3-bd 1,100 sq. ft.
 Annual operating expense = 35% gross income + 1.1% property taxes
 Market value based on 6.5% capitalization rate

Option 2: Rental Assistance

The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could potentially be used to maintain affordability. Subsidies could be structured similar to the Section 8 program, where HUD pays the owners the difference between what tenants can afford to pay (30% of income) and what HUD establishes as the Fair Market Rent. The feasibility of this alternative depends on the willingness of property owners to accept rental assistance. Nonprofit owners are most likely to be willing to accept other rent subsidies, while for-profit owners will compare the negotiated rents to market rents.

Table II-20 provides an analysis of the estimated cost of providing rent subsidies for all 215 units in the two developments (one manager’s unit is excluded). The estimated subsidy required is approximately \$1.006 million annually. The cost of annual subsidies would continue to increase as market rents and operating costs increase. Though affordable rents will also increase based on the area median income, this rise trends at a lower rate than rents and operating costs, raising the annual subsidy required.

Table II-20: Required Rent Subsidies for At-Risk Projects

# Bdrms	# Units	2013 Fair Market Rents	Hhld Size	Hhld Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	144	\$1,101	2 person	\$34,200	\$855	\$246	\$35,420	\$425,000
2 bdrm	36	\$1,421	3 person	\$38,450	\$961	\$460	\$16,560	\$198,700
3 bdrm	20	\$1,921	4 person	\$42,700	\$1,067	\$854	\$17,080	\$205,000
4 bdrm	15	\$2,140	5 person	\$46,150	\$1,154	\$986	\$14,790	\$177,500
Total	215						\$83,850	\$1,006,200

An alternative way to structure rent subsidies is as a rent buy-down. This would involve providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of replacement units is another option to replace at-risk units should they be converted to market rates. The cost of developing housing depends upon the density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit housing developer active in greater southern California, current purchase prices for market rate apartment buildings range anywhere from an average of \$180,000 - \$200,000 per unit. Therefore the cost to replace the 83 rent-restricted units in Villa San Dimas and Sunnyside Apartments can generally be estimated to range from \$15 to \$17 million.

Option 4: Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners eligible to opt out of affordability control in order to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the units require rehabilitation or are too highly leveraged. By providing lump sum financial incentives, an on-going rent subsidy, or reduced mortgage interest rates, the City can ensure that some or all of the assisted units remain affordable. The cost of this option is dependent on the specific situation of the current project financing.

Comparison of Options

The cost effectiveness of the preservation/replacement options mentioned above favors the purchase of replacement units (\$15-\$17 million) over 20 years of rent subsidy (\$20.1 million for all 215 units) or transferring ownership (\$25.9 million). However, if it were possible to structure a deal to subsidize only the 83 rent-restricted units and not the entire project, the rent subsidy option over a 20-year period would be approximately \$8 million. Purchasing affordability covenants is most similar in cost to the rent subsidy option, and is therefore, likely to be more expensive than transferring ownership.

The cost of each option also needs to be weighed against the length of the affordability. For example, the ownership transfer or replacement units would have a 55-year term of affordability as a requirement of the funding sources used, while the rent subsidy term would only be 20 years.

6. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in San Dimas is the extent of “housing problems.” One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table II-21 shows the incidence of overpayment in San Dimas.

Table II-21: Housing Overpayment 2010

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (>30% income on housing)	3,475	38%	45%
Severe Overpayment (>50% income on housing)	1,474	16%	22%
Lower Income Households Overpaying	911	66%	
Renters			
Overpayment (>30% income on housing)	1,552	48%	56%
Severe Overpayment (>50% income on housing)	625	19%	29%
Lower Income Households Overpaying	735	65%	
Total Overpayment	5,027	41%	

Source: American Community Survey (ACS) 2005-2009. Percentage overpayment from ACS applied to 2010 Census count of owner/renter households. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

According to the 2005-2009 American Community Survey, 48 percent of renters in San Dimas were spending more than 30 percent of their income on housing, with 19 percent spending more than half their income. This level of renter overpayment represents an increase from 2000 when just 33 percent of San Dimas renters experienced overpayment, and 15 percent experienced severe overpayment. Similarly, the level of renter overpayment increased significantly in Los Angeles County over the past decade, and at 56 percent exceeds that in San Dimas. In terms of overpayment among lower income households (<80% AMI), 735 lower income renter households and 911 lower income owners were faced with overpayment in San Dimas. The impact of housing overpayment on San Dimas’ lower income households is significant, with the community’s special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table II-22 shows the incidence of overcrowding in San Dimas and Los Angeles County by tenure, as measured by the 2005-2009 American Community Survey. As indicated, just two percent of all households in San Dimas were living in overcrowded conditions, well below the incidence of overcrowding Countywide where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households (4% for renters vs. 1% for owners), the level of renter overcrowding has declined over the past decade, from seven percent in 2000 to four percent in 2010. Overall, household overcrowding remains a relatively minor issue in San Dimas.

Table II-22: Overcrowded Households 2010

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding	117	1%	6%
Severe Overcrowding	71	1%	1%
Renters			
Overcrowding	117	4%	18%
Severe Overcrowding	20	1%	7%
Total Overcrowding	234	2%	12%

Source: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

D. REGIONAL HOUSING NEEDS

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated San Dimas the following share of the region’s housing needs:

Table II-23 Regional Housing Needs Assessment 2014-2021*

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	60	13%
Very Low	31-50%	61	13%
Low	51-80%	72	16%
Moderate	81-120%	77	17%
Above Moderate	120%+	193	42%
Total		463	100%

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

* AMI – Area Median Income.

** An estimated half of the City’s very low income housing needs (60 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential

growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. San Dimas will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.



III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in San Dimas.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The San Dimas General Plan provides the following residential land use categories:

Single Family Estate Very Low - Provides for single-family detached residential use in hillside areas. Maximum density is 1 dwelling unit per acre.

Single Family Very Low - Provides for single-family detached residential use. Maximum density is 3 dwelling units per acre.

Single Family Low - Provides for single-family detached residential use within neighborhoods. This is most prevalent residential use in the City. Maximum density is 6 dwelling units per acre.

Residential Low/Medium - Provides for single-family detached and attached dwelling units housing including cottages, patio homes, duplexes, townhomes, and garden apartments. Maximum density is 8 dwelling units per acre.

Residential Medium - Provides for multi-family residential uses, including two-story apartments, townhouses, and mobile homes at up to 12 dwelling units per acre.

Residential High - Provides opportunities for the most intensive form of residential development, including apartments and multi-story residential developments. Maximum density is 16 dwelling units per acre.

An additional special category of residential land use is that for Mobile Homes which encourages mobile homes to be sited in areas particularly suitable for planned and integrated mobile home parks. A major purpose of this category is to encourage the preservation of existing mobile home parks at their present density. Maximum density is 5 spaces per net acre.

The City's residential development zoning standards and parking standards are summarized in Table III-1 and Table III-2.

Table III-1: Residential Development Standards

Development Standard	S-F*	SF-H (Hillside)	SF-DR (Downtown)	MF	MF-D (Duplex)	MF-30
Density (units/acre)	5.8	5.8	6.2	Varies depending on base zoning district	11.6	30
Minimum Parcel Size (sq ft)	7,500	7,500	7,000	7,500 (SF) No min. for MF	7,500	No minimum
Lot Width (ft.)	50'	140	50		60	
Cul de sac frontage	35	-	20 (flag lot)	-	20 (flag lot)	
Minimum Setbacks						
Front (ft.)	20	20/15 for swing-in driveways	20	15' min/25' average	20'	15'
Side (ft.)	5/12 at driveway	10	5'/10'	Adjacent to SF: 20' for 1 story; 35' for 2 stories. Adjacent to other use: 20'	7.5 per side or 5' and 10'	Adjacent SF: 10' for 1 story; 35' for 2 stories. Adjacent to other use: 15'
Street Side (ft.)	10	10	10	25'	10'	15'
Rear (ft.)	5	none except UBC	3	20'	25' (3' accessory structures)	20' with possible reductions
Maximum Height (ft.)	35' or 2 stories	35' or 2 stories	35' or 2 stories	30' or 2 stories (35' or 3 stories w/ CUP)	35' or 2 stories	35' or 3 stories
Minimum Unit Size (sq ft)	1,050 for 7,500 lot; 1,400 for 10,000 lot	1,600	-	<u>bdrms</u> <u>rental</u> <u>condo</u> Studio 450 n/a 1 600 800 2 850 1,000 > 2 +250 for each add'l bdrm		Studio – 450 1 bdrm – 600 2 bdrm – 850 >2bdrm – +200 for add'l bdrms
Max. % Lot Coverage	35	35	35	60	-	None

*SF-Agriculture (SF-A) allows animals on parcels of 11,000 sq. ft. or greater

Table III-2: Residential Parking Standards

Residential Land Use	Studio	1 Bedroom	2 bedrooms	3+ bedrooms
Single Family*	2 garage spaces	2 garage spaces	2 garage spaces	2 garage spaces
Second Unit (with SF only)	1 covered	1 covered	1 covered + 1 uncovered	1 covered + 1 uncovered
Duplex	2 garage spaces	2 garage spaces	2 garage spaces	2 garage spaces
Apartments (+.33 guest space/unit)	2 covered	2 covered	2 covered	2 covered + 1 uncovered
Condos/Townhomes (+.33 guest space/unit)	2 garage spaces	2 garage spaces	2 garage spaces	2 garage spaces + 1 uncovered
Mobile Homes (+.25 guest space/unit)	2	2	2	2
Transitional & Supportive Housing (designed as apts) (+.20 guest space/unit)	0.5 uncovered	0.5 uncovered	1 uncovered	1.5 uncovered
Emergency Shelters	1 space for every 5 residents + 1 space/employee on max. shift. Shelters within 1,000 ft of public transit may reduce parking by 25%			

* including transitional and supportive housing when designed as single-family residence

San Dimas has adopted several provisions in its Zoning Ordinance that facilitate a range of residential developments types and can lower the cost of developing housing:

Affordable Housing Density Bonus: Chapter 18.22 of the San Dimas Municipal Code sets forth the City's provisions to implement State density bonus law. In summary, applicants of residential projects with five or more units may apply for a density bonus and additional incentive(s) if the project provides construction of one of the following:

- 10% of units for lower income households; or
- 5% of units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10% of units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to these incentives, developers may receive the following reduced parking ratios: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

Specific Plans: San Dimas has adopted a number of specific plans, primarily to manage the intense pressure for single-family development the City experienced during the 1980's. Specific plans have been utilized to ensure sensitive development of the City's hillside areas. The City has also used specific plans as a tool to provide tailored standards for townhouse developments on key parcels, and standards for senior housing adjacent to medical services. The use of specific plans has allowed the City to establish flexible standards for properties with unusual characteristics.

As discussed in the Housing Resources chapter which follows, the City has utilized specific plans as a tool to incorporate higher density multi-family development. These specific plans entitle and require an established minimum acreage to be developed at 30 units per acre within the plan boundaries. Allowing the high density residential acreage to "float" increases development flexibility and site options, enhancing the overall viability of development. San Dimas has utilized this approach in the Specific Plan for Bonita Canyon Gateway, establishing a minimum number of units to be developed at 30 units per acre (48 units) and at a minimum of 16 units per acre (72 units). The City then establishes development standards within the Specific Plan to fully accommodate the required number of units and densities. For example, the standard two stories height limit within the City's residential districts has been modified within the Gateway Specific Plan to allow up to five stories for the 30 units per acre density and up to three stories for the remaining residential and mixed use. The City used a similar approach in the Grove Station project, allowing for modifications in height, parking, and setbacks to accommodate higher densities and a mix of unit types.

Affordable Housing Overlay (AHO): Chapter 18.40 has been added to the San Dimas Municipal Code, establishing the Affordable Housing Overlay Zone and implementing the City's 2008 Housing Element to accommodate minimum default density zoning of 30 units per acre. The overlay zone allows higher density residential to be mixed with non-residential uses as permitted by the underlying zone district. New higher density residential uses within a designated overlay zone are subject to the development standards contained within the MF-30 zone. Two areas are currently designated with the Affordable Housing Overlay: AHO-1 (BUSD property) and AHO-2 (Arrow Highway block south of Gold Line railroad line). Each of these areas is described in greater detail in the residential sites chapter which follows.

Development Standards for Residential Planned Development: In the 1970s, San Dimas adopted an overlay zone for single family areas to allow for clustered developments on larger sites. The base single family zoning standards still apply to the developments.

Parking Standards for Creative Growth Zone Area 3: San Dimas adopted modified parking standards for residential developments in this zone. The modified standards require the same number of parking spaces, but allow some reduced sizes for multiple family developments with congregate garage spaces, and up to 20% of the spaces to be tandem parking.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. Table III-3 summarizes the housing types permitted in each of San Dimas' single and multi-family residential zone districts, as well as the Public/Semi-Public zone (PS).

Table III-3: Housing Types by Zoning District

Housing Types Permitted	Zoning District						
	S-F	SF-H	SF-DR	MF	MF-D	MF-30	PS
Single-Family	P	P	P	P	P		
Multiple-Family						Min 30 du/ac	
2 units				PC	P		
3 - 4 units				PC			
5 - 9 units				PC		P	
10 or more units				PC		P	
Senior Citizen Housing				PC		P	
Manufactured Housing	P			P	P		
Second Units	P	P	P	P	P		
Care Facilities (6 or fewer ppl)	P	P	P	P	P		
Care Facilities (7 or more ppl)	PC	PC	PC	PC	PC		
Transitional & Supportive Housing (single-family configuration) ¹	P	P	P	P			
Transitional & Supportive Housing (multi-family configuration) ¹				PC		P	
Emergency Shelters							P
Single Room Occupancy (SRO)				PC			
Farmworker Housing	N/A						

P = Permitted Use PC = Planning Commission review subject to CUP

¹Transitional & supportive housing is not identified in the MF-D zone as all but a handful of these parcels have been re-designated SF-DR.

Second Units

The passage of AB 1866 (effective July 2003) requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage. In 1993, San Dimas adopted its first ordinance allowing second units. Since then, the City has made several amendments to the ordinance and currently allows second units by right on single and multi-family zoned properties improved with a single family dwelling with a minimum lot size of 10,000 square feet. The maximum size of the second unit is 500 square feet if attached to the single family dwelling; 600 square feet on properties sized 10,000-20,000 square feet; 700 square feet on properties sized 20,001 square feet to one acre; and 850 square feet on properties over one acre in size. Second units shall not exceed two bedrooms. One additional off-street covered parking space is required for the second unit, with an additional uncovered parking space required for the second bedroom.

As a means of ensuring the affordability of second units, San Dimas requires an affordability covenant to be filed for second units to be used as rentals if not occupied by a family member. Units must be provided at an affordable housing cost to very low and low income households, and property owners are required to submit a certified annual report to the City demonstrating compliance with the Affordable Housing Agreement. The City currently has affordability covenants on sixteen second units.

San Dimas has had only limited second unit applications, with just four during the 2006-2012 period. Particularly in light of its aging population, the City is interested in facilitating the provision of second units as a means of allowing seniors to remain in their homes. The Housing Element update includes a program to evaluate and amend the City's current second unit standards, including the potential allowance for occupancy by senior citizens and persons with disabilities without the requirement for an affordability covenant.

Community Care Facilities

Pursuant to State law, local zoning ordinances are required to classify the use of property for the care of six or fewer disabled persons as a residential use that is to be permitted in all residential zones. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

Ordinance 1193, adopted by the San Dimas City Council in 2010, added the following definition of Community Care Facility to the Municipal Code:

“Community care facility” means any facility, place or building which is maintained and operated to provide nonmedical residential care, day treatment or adult day care, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons and abused or neglected children, and includes:

“Residential facility” means any family home, group care facility or similar facility, for twenty-four hour nonmedical care of persons in need of personal services, supervision, or

assistance essential for sustaining the activities of daily living or for the protection of the individual.

“Residential care facility for the elderly” means a housing arrangement chosen voluntarily by persons sixty years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care or health-related services are provided, based upon the person’s varying needs, as determined in order to be admitted and to remain in the facility.

Community care facility shall not include any alcoholism or drug abuse recovery facility, which is defined separately in this code.

The City permits all Community Care Facilities serving 6 or fewer residents in residential zones as required by State law. Community Care Facilities serving 7 or more residents are conditionally permitted in all residential zones.

Review of the California Community Care Licensing Division inventory of community care facilities identifies one adult residential facility (age 18-59) in San Dimas, providing capacity for 6 adults requiring assistance with daily living. Three licensed group homes for children provide care and supervision for up to 100 children with disabilities. The City also has 17 residential care homes for the elderly, providing 668 beds for seniors age 60+ requiring 24 hour assisted living. Fourteen of these facilities are smaller group homes, each providing capacity for six or fewer occupants.

Manufactured Housing

The San Dimas Zoning Code permits manufactured housing by right in the S-F, MF and MF-D districts. The manufactured housing must be on a permanent foundation and meet all the single-family housing development standards.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

In 2004, the City adopted Ordinance No. 1146 (Chapter 1.30 of the San Dimas Municipal Code) relating to reasonable accommodations. The ordinance codifies the City’s practice of providing accommodations when persons with special needs have applied for exceptions from stated requirements of local regulations and practices. The ordinance establishes a clear and defined process for such individuals to make requests for reasonable accommodation in regard to the rules, policies, practices and/or procedures of the City.

The process for a zoning related reasonable accommodation starts with an application requesting a specific zoning accommodation. The Director of Community Development reviews the application, investigates the situation and makes a recommendation to the Development Plan Review Board (DPRB) within 30 days of the application. The DPRB reviews all pertinent information and may

approve, approve with conditions, offer an alternate accommodation, or deny the request. The DPRB's decision can be appealed to City Council.

Accommodations are granted based on the following findings:

1. Whether the request is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funding buildings, facilities and program, or privately funded housing, on an equal basis with citizens who are not disabled;
2. Whether there are preferable and feasible alternatives that may provide an equivalent level of benefit;
3. The physical attributes of and any proposed changes to property and structures;
4. Whether the request will impose an undue financial or administrative burden on the city;
5. Whether the request will require a fundamental alteration of the city's rules, policies, practices or procedures;
6. If a zoning-related issue, whether the request would result in a detriment of the residential character of that neighborhood; and
7. Any other factor(s) that may have a bearing on the request.

Emergency Shelters, Transitional Housing and Supportive Housing

An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, or career counseling.

With adoption of Ordinance No. 1193 (January 2010), the following specific definitions have been added to the San Dimas Municipal Code:

"Transitional housing and transitional housing development" mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program at some predetermined future point in time, which shall be no less than six months.

"Supportive Housing" means housing with no limit on length of stay, that is occupied the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

"Target Population for Supportive and Transitional Housing" means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided under the Lanterman Development Disabilities Services Act (Division 4.5 ((commencing with Section 4500)) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

The City’s Zoning Code allows transitional and supportive housing in the same manner as other similar housing types in the same zone. For example, multi-family housing is allowed with a Conditional Use Permit in the MF zone, and by right in the MF-30 zone, and thus transitional/supportive housing configured as multi-family is similarly permitted. Transitional and supportive housing designed as a single-family residence is permitted by right in all single- and multi-family zone districts, with the exception of MF-30 which requires a minimum of 30 units/acre.

Pursuant to State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelter will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and, at a minimum, provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

San Dimas has conducted a review of its zoning districts and has determined the Public/Semi-Public (P/SP) zone is most conducive to provision of an emergency homeless shelter. The zone allows joint use and joint development opportunities between public, semipublic and private uses that are needed for the growth and general welfare of the city as a whole. A review of potential sites with the P/SP zone identifies at least 5 parcels (of approximately 50 acres) that are underutilized, have areas that could accommodate new development, or have existing buildings that can be converted to an emergency shelter. With the adoption of Ordinance No. 1193, the City now permits emergency shelters in the P/SP zone subject to the same development and management standards as other permitted uses in the zone.

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are usually rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

As called for in San Dimas’ 2008-2014 Housing Element, the City has incorporated explicit provisions for SROs within its Zoning Code. With adoption of Ordinance No. 1215, SROs are conditionally permitted in the MF-30 zone, with the following definition added to the Code:

“Single room occupancy uses” means a guest room or efficiency unit, as defined by California Health and Safety Code section 17958.1, intended or designed to be used, or which is used, rented or hired out, to be occupied, or which is occupied, as a primary residence, by guests.

Farmworker Housing

Only 15 San Dimas residents are employed in farming, fishing or forestry, representing less than 0.1 percent of the City’s labor force. Given the extremely limited presence of farmworkers in the

community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets: curbs, gutters, sidewalks; water lines: sewer; street lighting: and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. There may be imposed as a condition of approval a requirement for public improvements installed by a developer to benefit adjacent properties by providing supplemental capacity, in which case the City enters into an agreement with the developer for reimbursement for provision of this excess capacity.

The City of San Dimas has adopted street improvement standards for both single-family and multi-family tracts that are typical for a suburban jurisdiction and for development of hillside areas. The standard public street widths, with vertical six inch curbs on both sides of the street, are:

- 60 feet with a paved area of 42 feet for neighborhood entrance, collector and local streets for residential uses;
- 54 feet with paved area specified in tentative map for loop, cul-de-sac, or local streets serving more than 24 lots having one-family or two-family uses; and
- 50 feet with paved area specified in tentative map for loop or local street serving 24 lots or less with one-family uses.

The City allows the use of private streets or lanes within hillside developments. The standard widths for private streets are at least 12 feet when serving less than three residential lots; 16 feet when serving three to five lots; and 24 feet when serving six or more lots. Any street exceeding 100 feet in length is required to be at least 20 feet wide. The City also adopted Specific Plan No. 25 for the northern foothill area which requires curbs only where they are needed to prevent erosion, as determined by the planning director and the City Engineer. In this area, rolled curbs are the preferred road edge along paved roads.

4. Development Fees

Building, zoning and site improvement fees can significantly add to the cost of construction, and have a negative effect on the production of low-income housing. The City views development processing as an essential City function; and, therefore, does not expect to recover all costs of development processing. San Dimas has taken steps to set its average fees lower than other similar cities, with the City's current (2013) fee schedule presented in Table III-4.

In addition to City fees, various districts, regional and State agencies also impose fees on development, such as School Districts, Sanitation Districts and State Department of Fish and Game. Many cities are also considering establishing new fee based programs to implement the clean water requirements associated with the State Water Resources Control Board MS4 permit. These fees also contribute to the cost of development and the ability to produce affordable housing.

Table III-4: Residential Development Fees

Zoning	
General Plan Amendments	\$382 Initial Review; Cost + \$3,000 Deposit
Municipal Code Text Amendment	Cost + \$3,000 Deposit
Zone Change	Cost + \$3,000 Deposit
Specific Plan	Cost + \$3,000 Deposit
Specific Plan Amendment	Cost + \$3,000 Deposit
Conditional Use Permit	\$1,092
Variance	\$983
Precise Plan	\$546
Minor Deviation	\$184
Development Agreement	Cost + \$3,000 Deposit
Subdivision	
Tentative Tract Map	\$1,530 + \$55/lot
Revision to Tentative Tract Map	\$1,092 + \$55/lot
Tentative Parcel Map	\$1,366 + \$22/lot
Revision to Parcel Map	\$873 + \$22/lot
Vesting Map	Cost + \$3,000 Deposit
Lot Line Adjustment	\$656
Lot Combination/Merger	\$656
Certificate of Compliance	\$437
Environmental	
Environmental Assessment	\$219
Categorical Exemption (applicant requested)	\$37 + \$75 County Filing Fee
Negative Declaration	\$83 + \$75 Co Filing Fee + \$2,995 Fish & Game ¹
EIR	\$75 Co Filing Fee + \$2,995 Fish & Game ¹ + Actual Cost
Development Plan Review	
Exempt Development Plans	\$0
Director's Review	\$83
Review Board	
Single Family Residence (< 2,500 sq.ft.)	\$202
Single Family Residence (> 2,500 sq.ft.)	\$656
Multiple Family Residence	\$164 + \$22/unit
Plot Plan for Tract Maps	\$83 + \$22/lot
License & Permit Hearing Board	\$382
Impact Fees	
School Impact Fee (paid to School District)	\$2.63/square foot
Sewer Connection Fee	\$4,320-\$4,450/SF, \$3,240-\$3,338/condo, \$2,592-\$2,670/apt or mobilehome
Sewer Frontage Fee	\$157/lot
Park Development Fee	\$400/1 bdrm + \$100/each additional bdrm
Quimby Fee (only for land subdivisions)	Varies based on appraised value per acre

Source: City of San Dimas Development Services Department, 2013; Bonita Unified School District; LA County Sanitation District. ¹Note: The State is considering an increase in the current Fish & Game fee.

The Zoning, Subdivision, Environmental, Development Review and Impact fees for Phase I of the Grove Station project are provided in Table III-5. Phase I includes 38 residential condominium units, each with an average square footage of 1,000 square feet and a two car garage. The total development fees on this project run \$553,328, translating to a per unit fee of \$14,560. In comparison to the projected condominium sales price of approximately \$300,000, development fees for Grove Station constitute only 5 percent of the unit sales price. Development fees for apartment projects are slightly lower than condominiums, with the cost of a Conditional Use Permit (\$1,092) replacing the cost of the Zoning Amendments/Changes (\$9,363) in this example. High density apartments within the MF-30 zone district would not be subject to the CUP fee.

Table III-5: Summary of Development Fees - 38 unit Condominium Project

Type of Fee	Total Project Fee	Fee Per Unit
Permit/ Plan Check/ Inspection	\$150,000	\$3,947
Zoning Amendments/Changes	\$9,363	\$246
Tentative Tract Map	\$3,429	\$90
Development Plan Review	\$1,830	\$48
School Fee	\$119,473	\$3,144
Quimby (per State law)	\$150,290	\$3,955
Park Fee - Local Fee	\$16,200	\$426
Sewer Connection Fee	\$52,744	\$1,388
Utilities fees	\$50,000	\$1,316
	\$553,328	\$14,560/unit

The City's fees are not a development constraint. However, the City does allow Planning-related fees for projects with an affordability component to be reduced at the discretion of the Director of Development Services. For both the Grove Station and Bonita Canyon Gateway affordable projects, the City allowed the developer to defer payment of Quimby Fees for park development.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of development in that developer holding costs are incurred. This influences a developer's decision to build locally and can add to the unit's selling price.

The review process in San Dimas is governed by three primary levels of decision-making bodies: the Development Plan Review Board (DPRB); the Planning Commission (PC); and the City Council (CC). Subdivisions are also reviewed by the Subdivision Committee.

The purpose of the Development Plan Review Board (DPRB), as established in Chapter 18.12 of the San Dimas Zoning Ordinance, is to provide detailed site plan and architectural review of development proposals to ensure compliance with the General Plan and zoning ordinance. The DPRB is comprised of seven members: a City Council member; a Planning Commission member; the Director of Public Works; the City Manager; the Director of Development Services; the Chamber of

Commerce president; and an appointed member of the general public. The DPRB reviews all new single-family, multi-family and mixed-use developments, and may act as either a final decision making body or as an advisory body to the City Council and the Planning Commission. Applicants have the option of submitting preliminary drawings to the Planning Division for informal review and comment prior to the preparation of working drawings, and initiation of the DPRB process.

Zoning Ordinance Section 18.12.060 provides the standard of review for any development plan. These standards address the site plan, overall design, architectural features, signage, and proposed lighting. The DPRB has the authority to impose conditions on a development plan to ensure conformance to the general plan, zoning code, specific plans, and applicable regulations of the Municipal Code. In approving or conditionally approving a development plan, the DPRB is required to make the following findings:

1. The development of the site is suitable for the use or development intended;
2. The development is arranged to avoid traffic congestion, ensure the public health, safety and general welfare, prevent adverse effects on neighboring property;
3. The development is consistent with the General Plan and is in compliance with applicable provisions of the Zoning Code and other ordinances and regulations of the city.

The Subdivision Committee (SC) is comprised of the Director of the Development Services, the City Engineer, the Superintendent of Building and Public Safety, the Director of Parks and Recreation and any other persons necessary for consideration of a tentative tract map. The SC may review each preliminary map prior to the subdivider filing an application. Once the application is received for the tentative tract, the SC acts in an advisory capacity to the Planning Commission.

Table III-6 provides a synopsis of which decision-making bodies reviews each development type and an estimated timing of the review process. San Dimas provides concurrent reviews for developments requiring more than one review process. The City provides a concurrent SC and DPRB review for recommendation to the Planning Commission to coincide with the Planning Commission's review of the proposed tract map for a single family development. There is a 60-90 day processing time for all reviews after submittal of a complete application. For a multiple family rental project, the DPRB recommendation and the Conditional Use Permit (CUP) are prepared concurrently for Planning Commission review, with a processing time of 60-90 days after submittal of a complete application. If a multiple family development requires a tract map, the Subdivision Committee review is concurrent with the DPRB and the CUP process, but can add up to 30 more days for a total of 90-120 days. The City's processing and permit procedures are similar to other neighboring jurisdictions and are not a constraint to the development of housing.

The City's Conditional Use Permit requires the following findings:

1. The site for the use is adequate to accommodate the use and all required features;
2. The site relates to streets and highways adequate to carry the quantity and kind of traffic generated by the proposed use;
3. The use will be arranged, designed, constructed, operated and maintained to be compatible and shall not change the essential character of the area intended in the general plan and zoning ordinances;
4. The use provides for continued growth and orderly development and is consistent with the various elements and objectives of the general plan; and
5. The use is in compliance with the California Environmental Quality Act.

These findings focus on the site, use and relationship to the General Plan and Zoning Ordinance. The City's CUP process does not add significant uncertainty, time or cost to the development; and has not served as a constraint to the development process in San Dimas.

Table III-6: Residential Development Review Process

Development Type	SC	DPRB	PC	CC	Timing (Est)
Single Family (no tract map)		✓			45 days
Single Family (with tract map)	✓	✓	✓	✓	120 days
Multiple Family Rental		✓	✓		45 days
Multiple Family (with tract map)	✓	✓	✓	✓	120 days
Multiple Family (MF-30) Rental		✓			60 days
Multiple Family (MF-30) (with tract map)	✓	✓			90 days
Any Residential with General Plan Amendment or Zone Change		✓	✓	✓	180 days

As called for in the City's 2008-2014 Housing Element, the City of San Dimas has established a Mixed-Use and a Higher Density Residential zone (at 30 units per acre) to accommodate higher density residential and mixed use development in targeted areas of the City. The goal of these zones is to encourage economically and environmentally sustainable projects by creating an incentive to develop vacant and underutilized properties. The City has developed and implemented specific plans as the zoning mechanism to rezone and entitle sites for higher density residential and mixed-use. With the specific plans in place, proposed projects only require review and approval from the Development Plan Review Board. This process typically takes 60 days to complete and does not require a public hearing. A Conditional Use Permit is not be required, and projects do not require a public hearing, unless a tract map is required, in which case the processing time is closer to 90 days.

6. Building Code

San Dimas has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2010 California Energy Code and California Green Building Code Standards (CALGREEN) into the Municipal Code.

In January 2008, the City adopted the new International Building Code (IBC), as required of all jurisdictions in California. The new IBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The new IBC brings California building codes into consistency with the rest of the country. It is expected that changes from the previous State Building Code will increase the costs of development.

San Dimas has adopted the following local amendments to the Building Code in order to protect the public health and safety from hazards indigenous to the City:

- Due to potential fire hazards, in 1982, the City required all multi-family residential buildings in Fire Zone III to be reroofed with fire-retardant materials. These special standards are still applied to new development.
- Due to the City's location in a special wind region, any reroofing of tile, clay or concrete interlocking tiles have additional application standards.
- Due to potential seismic activity, the City has adopted specific standards for building diaphragms, reinforcement, footings, and chimneys.
- The City has also adopted dampproof standards for foundation walls enclosing usable space below finished grade to prevent water damage.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table III-7 summarizes HMDA data for both San Dimas and Los Angeles County as a whole, providing information on the approval status of all home purchase loan applications during 2011. Residential lending activity in San Dimas was relatively modest, with just 422 applications for conventional and FHA home purchase loans, reflecting home purchase activity on approximately five percent of the City's ownership housing. At 75 percent, the mortgage loan approval rate in San Dimas was slightly higher than the County's approval rate of 71 percent. Review of loan denials by census tract indicates no tracts with loan denial rates significantly above the ten percent citywide average.

Table III-7: Status of Home Purchase Loans 2011

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	San Dimas	L.A. County	San Dimas	L.A. County	San Dimas	L.A. County
# Loan Applications	319	62,225	41	13,050	62	12,556
% of Total	75%	71%	10%	15%	15%	14%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land are potential constraints to the development of housing for all income levels. With the exception of hillsides, the City is nearly built out with few vacant lots remaining. The most recent sale of a multi-family/mixed used property is for the Grove Station project site. The City's acquisition price in 2005 and 2006 was approximately \$15 per square foot, translating to approximately \$650,000 per acre

In addition to raw land costs, site improvements contribute to the cost of land, as most remaining vacant parcels in the City have severe topographic constraints and necessitate significant grading to accommodate development. Infill parcels within the older, established areas of San Dimas and near the downtown don't face the same topographic constraints, can support higher densities, and are less costly to develop than the hillside areas.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor *Construction Cost Trends for 2013*, the overall cost of construction materials rose from approximately \$178 to \$205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).¹

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

¹ www.dcd.com/pdf_files/1301trends.pdf

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Both the environment and infrastructure need to be considered when evaluating constraints for the housing development. San Dimas' environmental constraints are general in nature and similar to many other southern California communities: hillsides; potential fire danger; seismic activity; and high winds. The City has addressed these concerns through the adoption of specific development standards in the zoning code and/or amendments to the building code.

The City is dedicated to the process of planning for its share of regional population growth. This planning process must be done in a thoughtful and insightful manner with the main focus being good land use planning that ensures future sustainability. Good land use planning includes the consideration of local as well as regional and statewide issues for years beyond the short planning period for the Housing Element. Therefore, the availability of required infrastructure is a high priority for San Dimas.

1. Local Public Services and Facilities

Incorporated in 1960, San Dimas is a young community with relatively new utility infrastructure and public service capacity not yet in need of repair or replacement. The City has more than adequate infrastructure capacity to accommodate its regional growth needs for 463 additional residential units during the 2014-2021 Housing Element planning period. New development will tie into existing water and sewer mains. However, most hillside sites will require the extension of water, sewer, and other utilities, or approval of on-site septic systems.

2. Regional and State Public Services and Facilities

In addition to housing needs issues, a responsible governmental agency must address other critical regional issues such as transportation, water quality and water availability. San Dimas is particularly concerned about the availability of water and other utilities when considering increasing residential density. Currently, California is experiencing a water crisis as a result of: global warming; extended drought; the condition of infrastructure for water storage and transport; and environmental impact issues in the Sacramento-San Joaquin River Delta and the Colorado River. To help guarantee a sustainable future, it is incumbent upon both the State and regional water agencies to ensure the adequate provision of affordable water consistent with the proposed future growth for the Southern California region. Again, this is of utmost importance to the City of San Dimas as the ability to sustain local growth is dependent upon the availability of these public services.



IV. HOUSING RESOURCES

This chapter describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of San Dimas. The first section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. The following section presents financial resources available to support in the provision of affordable housing in the community. The next section presents administrative resources available to assist in implementing the City's housing programs. The final section is an overview of energy conservation and green building resources available to the City and its residents.

A. AVAILABILITY OF SITES FOR HOUSING

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). San Dimas has a RHNA allocation of 463 units distributed among the following income groups: 60 extremely low income; 61 very low income; 72 low income; 77 moderate income; and 193 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements;
- Vacant residential sites;
- Underutilized sites zoned for residential uses (built to a lesser density than allowed by Code or developed with a non-residential use); and
- Second residential units.

In aggregate, the City's residential sites capacity from the above sources provides for 631 additional units, including 226 lower, 59 moderate and 346 above moderate income. A parcel specific sites inventory and site map is included in Appendix B.

1. Projects with Entitlements

San Dimas has three residential projects with development entitlements that will contribute towards addressing its future RHNA needs. Projects under construction with occupancy projected to occur prior to 2014 – such as Phase2 of the Grove Station project – are discussed under Review of Accomplishments in Chapter V. Only those projects with occupancy in the 2014-2021 planning cycle are credited towards the sites inventory, as presented in Table IV-1.

Table IV-1: Residential Projects with Entitlements (occupancy post 2013)

Project Name	Total Units	Market Rate	Deed Restricted Affordable
Lomita Bonita Apartments	156	132	24
Northern Foothills (SP-25)	105	105	
Downtown Mixed Use	19	19	
Totals	280	256	24

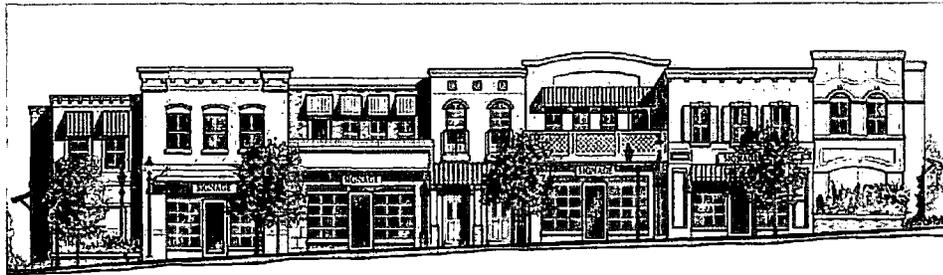
Source: San Dimas Community Development Department, 2013.

- The Loma Bonita Apartments** are located within the 8.5 acre Bonita Canyon Gateway, a previously vacated shopping center the City Council rezoned to Specific Plan No. 26 to facilitate its redevelopment. As called for in the City's 2008-2014 Housing Element, the Specific Plan designates one separate lot of 1.6 acres as exclusively residential at a density of 30 units per acre, requiring 48 units, and also permits an additional 72 units as part of a mixed-use development on 3.3 acres. The resulting apartment project is being developed by Avalon Bay, and includes 156 apartments, including 48 podium units at 30 units/acre on Lot 1 located at the site's northwest corner, with the balance of 108 units developed at densities slightly above 20 units/acre. The former Redevelopment Agency contributed \$2.6 million to buy down the rents on 24 of the project's units, resulting in the provision of 11 very low income and 13 moderate income restricted affordable units. The City also granted a parking reduction on the project and deferral of Quimby Act fees.



- The "Northern Foothills," as defined by Specific Plan No. 25, encompasses a 972 acre area generally located north of Foothill Boulevard between the boundaries of adjoining Glendora and La Verne, and bounded on the north by the Angeles National Forest. Tentative tract maps have been approved for development of a total of 105 large lot single-family homes in the Northern Foothills, with the balance of the Specific Plan area being preserved as open space.

- The **Downtown Mixed-Use** project consists of 19 ownership units, including eight live/work units, six townhomes, and five single-family homes. The project is being developed on a 1.8 acre parcel located directly across the street from the 81 unit Grove Station project, and is designed with complementary traditional downtown architecture. Due to the dissolution of the Redevelopment Agency, no Redevelopment funds were contributed to the project, and all 19 units are thus being provided at market rates. The Downtown Mixed Use project is located within the Creative Growth Zone (CG-3), and was granted a reduction in on-site parking from 54 to 41 spaces based on the availability of adequate public parking within 500 feet of the project.



2. Vacant and Underutilized Land

The City's 2008-2014 Housing Element included a comprehensive review of all vacant and underutilized sites currently designated for residential and mixed-use development in San Dimas. This inventory is hereby updated for the 2014-2021 Housing Element. Table IV-2 provides a summary of the realistic development potential on these sites by General Plan/Zoning category; a parcel-specific sites inventory is included in Appendix A to the Element.

Table IV-2: Developable Available Residential Sites

General Plan Category	Zoning	Permitted Density	Vacant Acres	Underutilized Acres	Potential Dwelling Units
Single Family – Very Low Estate	SF – H	1 du/acre	22.6	--	10 units
Single Family – Very Low	SFA;SP3, 8,11,12	3 du/acre	34.3	4	34 units
Single Family – Low	SF, SP4	6 du/acre	31.1	3.7	46 units
High Density Residential	MF	16 du/acre	--	2.3	36 units
Affordable Housing Overlay Site #1	AHO-1	30 du/acre		3.83	115 units
Affordable Housing Overlay Site #2	AHO-2	30 du/acre		3.3	100 units
TOTAL			88	17.13	341 units

Source: City of San Dimas Vacant Land Survey, 2013.

As shown in Table IV-2, all of the City's remaining vacant residential acreage (without entitlements for development) falls within areas designated by the General Plan for single-family development. Within the Single Family-Very Low Estate category, 22.6 acres of un-entitled land remains,

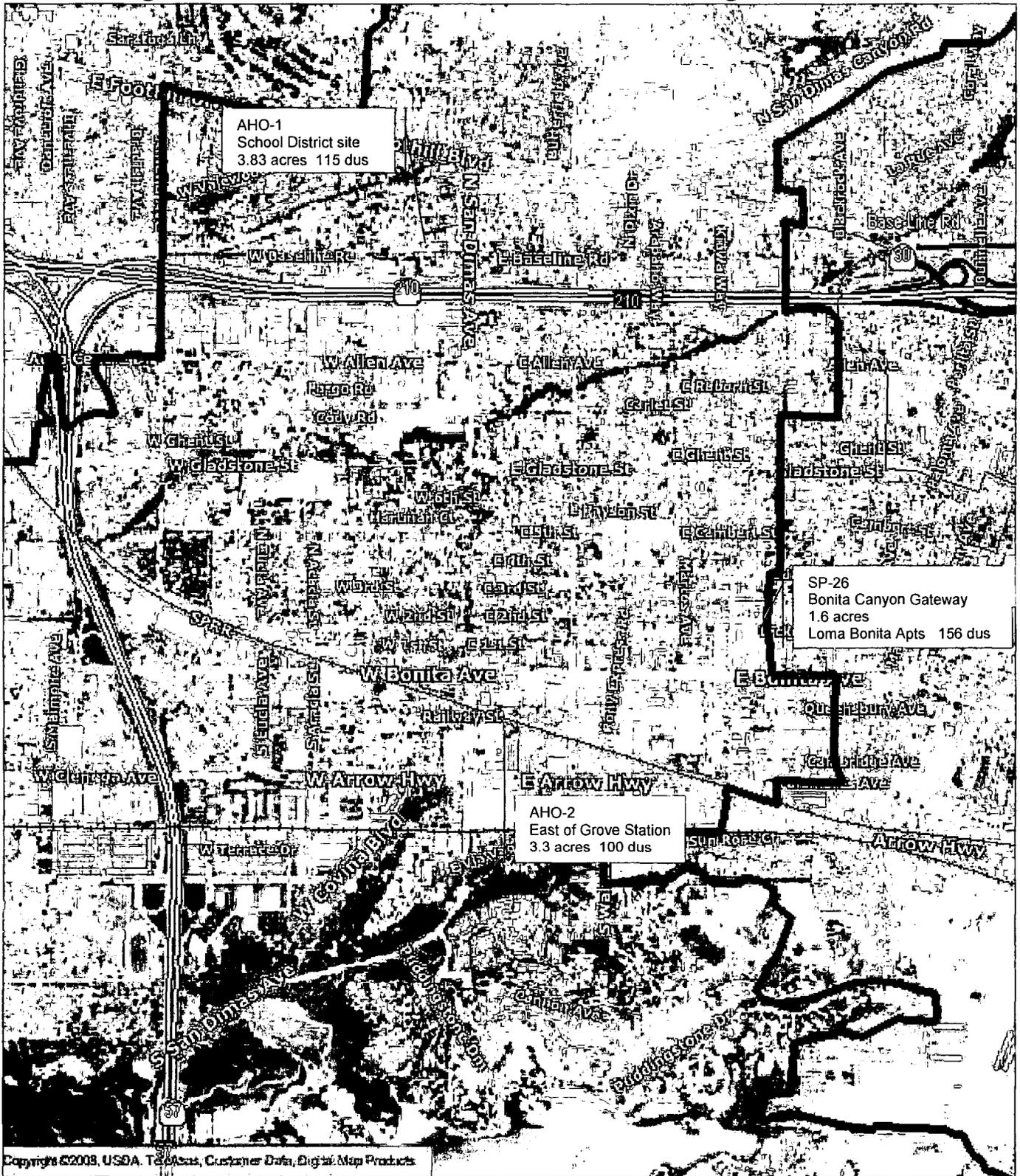
characterized by large, sloping sites in the northern hillsides, and yielding just 10 units. Sites designated Single Family-Very Low are also located in the City's hillsides, but in areas with significantly lesser slopes; the 38.3 acres of vacant and underutilized sites within this designation can accommodate 34 new single-family units. Within the Single Family-Low category, the 34.8 acres identified as suitable for development in the sites inventory yield 46 units. The High Density Residential land use designation is comprised of relatively flat sites which can readily accommodate densities of 16 units per acre. The 2.3 acres of High Density sites consist of several smaller contiguous parcels, and are currently underutilized with primarily older single-family residential uses, and can yield a net increase in 36 multi-family units.

In response a shortfall in sites to address its regional housing needs (RHNA) in the prior 2008-2014 planning period, the City rezoned the following two sites at minimum 30 unit/acre densities as specified in the City's Housing Element (Loma Bonita Apts is under development on the third rezone site, described in the prior section). These two sites were designated with an Affordable Housing Overlay (AHO), requiring a minimum number of acres within the overall site (as specified in the AHO zone) to be developed with residential use subject to the development standards established within the new MF-30 zone district. Additional details on each of these sites is included within Appendix A (Residential sites Inventory) of the Housing Element, and are depicted in figure 5 which follows.

AHO-1: The Bonita School District Office property totaling 7.43 acres, is located on the northwest corner of San Dimas Avenue and Allen Avenue adjacent to the 210 freeway. The site houses the District's offices, bus yard and kitchen, as well as other educational system uses. The rezoning with an Affordable Housing Overlay (AHO-1) at 30 units per acre allows flexibility for the City and property owner to analyze the best location for 3.83 acres of exclusively residential use. The AHO-1 designation for the site includes a requirement that a minimum of 3.83 acres of the property be used for residential use at a minimum of 30 units per acre, yielding a minimum of 115 units. The remaining portion of the site would accommodate a mixed-use project with lower density residential, commercial, office or public/semi-public uses. The School District is interested in rezoning the site and has had preliminary discussions with the City.

AHO-2: This site totals 11.69 acres and is comprised of the properties east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and south of the railroad. Many of these properties are underutilized and all carry a base zoning for light industrial use. The rezoning with an Affordable Housing Overlay (AHO-2) at 30 units per acre would provide flexibility for the City and property owners to analyze the best location for 3.3 acres of residential use. The AHO-2 zone requires that a minimum of 3.3 acres of the property be used for exclusively residential use at the default density of 30 units per acre. This area has been designated by the City Council as a possible location for the future Gold Line station, making this area ideally suited to transit oriented development, and yielding 100 units on 3.3 acres. Of the eight parcels, most are close to an acre in size or larger, with just one ½ acre site. As a means of encouraging consolidation of smaller parcels, the Downtown Specific Plan (refer to Housing Element Program No. 9) will require a minimum one acre lot size within this area to achieve maximum 30 unit per acre densities.

Figure 5 Sites Rezoned under 2008-2014 Housing Element



Potential Future Sites Requiring Rezoning

As part of the Housing Element sites analysis, the City has also selected several properties to consider for longer-term future residential development, as shown in Table IV-3. The intent is to analyze the first two properties in the development of a Downtown Specific Plan for the Bonita Avenue corridor, providing additional opportunities for residential development at densities up to 16 units per acre. The third site would involve revision of the existing downtown zoning to provide additional units above either existing commercial or new commercial/office projects. This revision would be incorporated as part of the Downtown Specific Plan, and would involve analyzing the most appropriate portions of the downtown commercial core to permit residential units and the creation of development standards to facilitate mixed use development; the City currently has a sustainability grant application into SCAG which would help to provide funding for the Downtown Specific Plan (refer to Housing Element Program No. 9). The properties listed in Table IV-3 will be further evaluated as part of these future planning processes, and thus have not been included within the residential sites inventory for the 2014-2021 Housing Element, which encompasses only those sites with zoning already in place.

Table IV-3: Potential Future Residential Sites

Location	Potential Future Zoning Designation	Property Size Acres	Unit Yield Range 12-16 du/acre
Henkels & McCoy 155 N. Eucla	Multiple-Family	2.3	28-37
General Pump – Barricade and Flasher East of Eucla, west of Acacia	Multiple-Family	2.5	30-40
Downtown Residential above Commercial	Creative Growth/ Downtown Specific Plan	N/A	30

3. Second Residential Units

Second units are self-contained living units with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

San Dimas has additional site capacity to accommodate second units, although has experienced a relatively limited number of second unit applications, with just four during the 2008-2012 period. Particularly in light of its aging population, the City is interested in facilitating the provision of second units as a means of allowing seniors to remain in their homes, and has included a program in the Element to evaluate and amend the City's current second unit standards to provide greater flexibility, such as by allowing senior citizens and persons with disabilities to occupy the unit without the requirement for an affordability covenant.

With modification of second unit standards to facilitate, combined with provision of informational materials on second unit opportunities, the City projects a modest increase in the rate of second unit production to ten units during the 2014-2021 planning period. Rent levels on second units are generally less than a one bedroom apartment, and thus can be assumed to fall within levels affordable to moderate income households.

4. Residential Development Potential Compared with San Dimas' Regional Housing Needs

Table IV-4 compares San Dimas' residential unit potential described in the sections above (and quantified in Tables IV-1 and IV-2), and provides a comparison with the City's 2014-2021 Regional Housing Needs (RHNA) for 463 units.

Table IV-4: Comparison of Regional Growth Need and Residential Sites

Income Group	Entitled Projects (post 2013 occupancy)	Vacant Sites	Under- utilized Sites	Affordable Housing Overlay Sites	Second Units	Total Unit Capacity	RHNA
Very Low	11			215		226	121
Low					72		
Moderate	13		36		10	59	77
Above Moderate	256	84	6			346	193
Total	280	84	42	215	10	631	463

In terms of evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, San Dimas falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate income households can be provided at 12 units per acre. Allocating San Dimas' residential sites inventory based on these density thresholds, combined with the 24 very low and moderate income units known in entitled projects, results in the provision of sites suitable for development of 226 units affordable to lower income households, 59 units affordable to moderate income households, and 347 units for above moderate income households. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate San Dimas' regional housing needs. (While the sites inventory shows a shortfall of sites to address the City's moderate income RHNA, the additional site capacity for lower income units can be applied towards moderate income).

It is to San Dimas' benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a "margin of safety" from having to rezone additional sites during the 2014-2021 planning period of the element.

5. Availability of Infrastructure and Public Services

Incorporated in 1960, San Dimas is a younger community with the necessary infrastructure in place to support future development in the established areas of San Dimas and near the downtown. The utility infrastructure is relatively new with a public service capacity not yet in need of repair or replacement. However, most hillside sites will require the extension of water, sewer, and other utilities, or approval of on-site septic systems.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, San Dimas will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

B. FINANCIAL RESOURCES

The extent to which San Dimas can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

The primary local source of funds for affordable housing in San Dimas has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. Therefore, the City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of potential new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.
- SCAG Sustainability Program 2013-2014 Call for Proposals. This new local assistance planning program combines Compass Blueprint assistance for integrated land use and transportation planning with new Green Region initiative assistance for bicycle and pedestrian planning efforts.

Table IV-5 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in San Dimas.

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. San Dimas receives approximately \$130,000 in CDBG funds from LACDC on an annual basis, but may be subject to additional federal cutbacks.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles.	<ul style="list-style-type: none"> ▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC) <i>www.treasurer.ca.gov/ctcac/</i>	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> ▪ New Construction ▪ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP) <i>www.hcd.ca.gov/fa/mhp/</i>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	<ul style="list-style-type: none"> ▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) <i>www.hcd.ca.gov/fa/begin/</i>	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
<p>CalHome www.hcd.ca.gov/fa/calhome</p>	<p>Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.</p>	<ul style="list-style-type: none"> ▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
<p>Affordable Housing Innovation Fund www.hcd.ca.gov/fa</p>	<p>Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities:</p> <ul style="list-style-type: none"> ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program 	<p>Varies depending on activity</p>
<p>Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/</p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.</p>	<ul style="list-style-type: none"> ▪ Development of parks and open space ▪ Water, sewer or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
<p>Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp/</p>	<p>Financial incentives to jurisdictions who construct new units affordable to very low and low income households.</p>	<ul style="list-style-type: none"> ▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.
<p>Transit-Oriented Development Program www.hcd.ca.gov/fa/tod/</p>	<p>Funding for housing and related infrastructure within one-quarter mile of transit stations. Upon funding of the future Gold Line extension, the State TOD program may be applicable to facilitate development around the planned station in San Dimas.</p>	<ul style="list-style-type: none"> ▪ Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit ▪ Land acquisition

Table IV-5: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp.pdf	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> ▪ Site acquisition ▪ Pre-development costs
3. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). With the dissolution of redevelopment agencies, HACoLA has been designated the successor agency, and is responsible for dispersing the remaining \$38 million in City of Industry Funds for affordable housing.	<ul style="list-style-type: none"> ▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	<ul style="list-style-type: none"> ▪ First-Time Homebuyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; and low downpayment mortgages for homes in underserved areas.	<ul style="list-style-type: none"> ▪ Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> ▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> ▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> ▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates, April 2013.

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The local affiliate, Pomona Valley Habitat for Humanity, has built or renovated 34 homes for very low income families.

Jamboree Housing Corporation (JHC): JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Southern California as well as the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties.

Mercy Housing California: Mercy Housing has offices in Los Angeles, San Francisco and Sacramento. Mercy Housing serves more than 10,000 people at about 100 properties. Residents range from families to people with special needs to seniors.

National Community Renaissance (previously Southern California Housing Development Corporation): National CORE is a nonprofit 501(c)3 developer with in-house capacity to construct and renovate large scale developments. Its mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multifamily units throughout Southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life in Southern California communities, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. Green Building Practices

Conventional building construction, use and demolition, along with the manufacturing of building materials, have multiple impacts on our environment. In the United States, buildings account for:

- 36% of total energy use
- 65% of electricity consumption
- 30% of greenhouse gas emissions
- 30% of raw materials use
- 30% of landfill waste
- 12% of potable water consumption

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; San Dimas has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

San Dimas' green building program involves several components. On a project level, staff works with applicants early in the process to explain the State's Green Building Standards, and the long-term financial and environmental benefits of integrating sustainable features in project design. The City promotes green building on its website, including links to various green Remodeling Guides for homeowners.

In 2010, the City undertook the process of developing an Energy Efficiency Conservation Strategy (EECS). This effort was initiated in order to meet funding requirements for the Department of Energy's Energy Efficiency and Conservation Block Grant (EECBG) program. The EECS is intended to both assist in the application for stimulus funds under the EECBG program as well as to guide on-going City action to save energy and reduce emissions. The EECS development process involved the following three components:

- 1) A workshop with City staff to set goals and evaluate current sustainability measures and opportunities
- 2) A comprehensive greenhouse gas (GHG) inventory to determine both municipal and community-wide emissions
- 3) Evaluation, selection and implementation of projects to be funded directly with EECBG funds.

The workshop resulted in formulation of the following top 5 City Goals for Energy Efficiency:

1. Engage, support and educate of residents and the business community in their efforts to be more sustainable in the use of nature resources.
2. Identify and commit to reducing energy and water use in all City Operations.
3. Conduct energy audits and collect key data and information in order to develop and implement a prioritized set of targets and strategies.
4. Promote energy efficiency and water conservation in City housing programs
5. Develop strategies for the reduction of greenhouse gas emissions from transportation by reviewing land use, fleet conversions, and other potential cost effective strategies.

The City is already implementing a number of programs that conserve energy and reduce greenhouse gas emissions, including:

- Green building is promoted via the City's website, which provides links to Remodeling Guides for homeowners.
- The City's website includes a section on Residential Energy Savings that informs cost-effective ways to increase the energy efficiency of homes and ways in which Southern CA Edison can be a useful resource.
- The Environmental Services page on the City's website provides valuable resources such as a carbon footprint calculator, water conservation information, smart gardening workshops, and recycling tips.
- The City has a Tree Preservation Ordinance which has been in effect since 1990.
- The City participates biannually in the County Smart Gardening program, offering free workshops on composting, worm composting, and grass recycling.
- The City's Environmental Coordinator provides outreach to city elementary schools several times a year on energy and water conservation, alternative transportation and pollution.

Several relevant planning efforts are also underway, including the Walnut Creek Preserve Master Plan, update of the Bikeway Systems Master Plan, mixed use zoning, and a comprehensive review of non-motorized transportation routes.

San Dimas recently participated in a partnership with the San Gabriel Valley Council of Governments (SGVCOG) and 27 member cities to address energy efficiency and develop plans and programs as part of the California Public Utility Commission's Long-Term Energy Efficiency Strategic Plan. City Council adopted the resulting San Dimas Electrical Energy Action Plan (EEAP) in January 2013.

In June 2013, the City became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property. Property owners who wish to participate agree to repay the amount borrowed through an assessment on their property taxes.

2. Energy Conservation Programs Offered through Local Utilities

In addition to green building, San Dimas can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.



V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in San Dimas. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2008 Housing Element and then presents San Dimas' Housing Plan for the 2014-2021 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of San Dimas 2008-2014 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- ✓ New Construction for all income groups
- ✓ Residential Rehabilitation
- ✓ Conservation of Existing Housing

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2014-2021 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

**Table V-1:
Review of Accomplishments under 2008-2014 Housing Element**

Policy/Program	Accomplishments
<p>1. Housing Code Enforcement and Abatement <u>2008-14 Objective:</u> Conduct 50 inspections annually. Inform violators of available rehabilitation assistance.</p>	<p><u>Progress:</u> The City continues to implement the code enforcement program and inform eligible households of available rehabilitation assistance. <u>Effectiveness:</u> The program has been effective in maintaining safe and sanitary housing in San Dimas. <u>Appropriateness:</u> As the City's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing stock. This program will be continued in the updated Housing Element.</p>
<p>2. Neighborhood Beautification <u>2008-14 Objective:</u> Re-establish program and coordinate program with Code Enforcement and Housing Rehabilitation.</p>	<p><u>Progress:</u> The Neighborhood Beautification Program was not implemented due to budget cuts and elimination of City Housing staff. <u>Effectiveness:</u> Not applicable. <u>Appropriateness:</u> The program is appropriate for the updated Housing Element, and is expected to be implemented using CDBG funding.</p>
<p>3. Single-Family Rehabilitation <u>2008-14 Objective:</u> Assist 50 lower income households annually through grants and loans, for six year goal to assist 300 households. Assess extending program to moderate income households.</p>	<p><u>Progress:</u> Since 2008, 245 home owners have received loans and grants to rehabilitate their homes, including 5 ELI, 78 VLI, 75 Low, and 87 Mod Income households. The City increased the grant amount from \$3,500 to \$7,500 to cover costs associated with abatement of lead based paint and asbestos. <u>Effectiveness:</u> Assisted over 45 households annually. <u>Appropriateness:</u> The program is extremely successful and in high demand, and remains appropriate to the updated Element using available CDBG funding.</p>
<p>4. Single-Family Substantial Rehabilitation <u>2008-14 Objective:</u> Assist 10 lower income households (from 2008-2014) through CalHome substantial rehabilitation program. Evaluate potential for continuation of program beyond 2010.</p>	<p><u>Progress:</u> Since 2008, the City has assisted 16 lower income households using CalHome funding. <u>Effectiveness:</u> The program was effective while in place, though difficult to qualify households under CalHome guidelines. <u>Appropriateness:</u> Due to funding restrictions, this program will not be continued in the updated Housing Element.</p>
<p>5. Lead-Based Paint/Hazard Assessment Project <u>2008-2014 Objective:</u> Provide lead assessments and assistance (up to \$5,000) to 60 homes, or ten homes annually.</p>	<p><u>Progress:</u> Since 2008, 85 units have had lead-based paint hazards assessed and/or eliminated. <u>Effectiveness:</u> This program has been effective in operating concurrently with the City's Rehabilitation program, and exceeded the goal to address 10 homes annually. <u>Appropriateness:</u> Lead based paint assessment and abatement remains appropriate, and will be integrated within the CDBG-funded Single-Family Rehabilitation Program for the Housing Element update.</p>
<p>6. Mobile Home Park Preservation and Affordability <u>2008-2014 Objective:</u> Renew the City's Mobile Home Accord; continue new space rent credit program at Charter Oaks to assist at least 5 lower income residents annually.</p>	<p><u>Progress:</u> The City renewed the Mobile home Accord for an additional five year period, extending from January 1, 2010 to January 1, 2015. <u>Effectiveness:</u> This program has been effective in providing stability in mobile home park space rents, and the new space rent program has assisted an average of ten households annually within the City-owned Charter Oaks park. <u>Appropriateness:</u> This program maintains affordable housing supply, especially for seniors, and remains appropriate to the Housing Element.</p>

Policy/Program	Accomplishments
<p>7. Preservation of Assisted Rental Housing <u>2008-2014 Objective:</u> Commit funding to preserve Villa San Dimas. Initiate discussions with Voorhis Village.</p>	<p><u>Progress:</u> The Redevelopment Agency budgeted funds and undertook discussions with the owners of Villa San Dimas to provide rehabilitation assistance in exchange for extending affordability covenants. However, with the elimination of Redevelopment funding, the City was unable to complete the negotiations. On the Voorhis Village project, the City supported the new project owners in receiving Tax Exempt Bond financing by becoming a member of the CSCDA and conducting a public hearing on the use of bond funds; the resulting financing has resulted in an increase in the number of low income affordable units from 21 to 65 and an extension in the affordability term to 55 years.</p> <p><u>Effectiveness:</u> While the City and its former Redevelopment Agency were not successful in entering into an agreement with Villa San Dimas, the property owner did extend its Section 8 commitments, thereby reducing the project's at risk status. The City was effective in facilitating the long-term preservation of Voorhis Village and increasing the number of affordable units.</p> <p><u>Appropriateness:</u> Preservation of the City's stock of assisted rental housing remains appropriate to the Housing Element, though will be dependent upon the availability of outside resources.</p>
<p>8. Section 8 Rental Assistance <u>2008-2014 Objective:</u> Continue participation/coordination with HACoLA; encourage landlords to register units; advertise program to residents.</p>	<p><u>Progress:</u> The City continues to participate in the Section 8 program administered by HACoLA, and assists in advertising the program to residents.</p> <p><u>Effectiveness:</u> The Section 8 program is effective in providing needed rental assistance to lower income households, although limited Section 8 funding restricts the number of residents that can be assisted.</p> <p><u>Appropriateness:</u> The Section 8 program provides decent and safe living conditions to those who may not otherwise be able to afford it and remains appropriate to the Element.</p>
<p>9. Rezoning to Accommodate Higher Density Residential and Mixed Use <u>2008-14 Objective:</u> Rezone at least 7.4 acres at 30 units/acre to accommodate 223 units; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to provide at least 38 units at a min of 16 units per acre; and review the existing Noise Ordinance to ensure consistency.</p>	<p><u>Progress:</u> The City adopted a new MF-30 zone district and an Affordable Housing Overlay Zone (AHO - for mixed use areas), both providing "by right" densities of 30 units/acre. Three sites totaling 8.73 acres have been rezoned at 30 unit/acre densities, accommodating up to 263 high density units. In addition to the 1.6 acres of MF-30 within the Bonita Canyon Affordable Housing Overlay, an additional 72 units are permitted on 3.3 acres as part of a mixed-use development, translating to a density of approximately 21 units per acre.</p> <p><u>Effectiveness:</u> The City completed the necessary rezonings identified in the Housing Element.</p> <p><u>Appropriateness:</u> This program was implemented and is no longer necessary for the updated Housing Element.</p>
<p>10. Residential and Mixed-Use Sites Inventory <u>2008-14 Objective:</u> Maintain current inventory of sites, and provide to developers along with information on incentives (Program 12).</p>	<p><u>Progress:</u> The City maintains an inventory of sites to address RHNA requirements; provides incentives through the MF-30 zone and Affordable Housing Overlay, and through density bonus provisions; and shares with potential developers.</p> <p><u>Effectiveness:</u> Affordable development was focused on two sites in the prior planning period – Bonita Canyon Gateway and Grove Station – both which received assistance through the former RDA. As the real estate market improves, this program will likely become more critical to achieving production of affordable units.</p> <p><u>Appropriateness:</u> This program remains appropriate to the updated Element.</p>

Policy/Program	Accomplishments
<p>11. Second Units <u>2008-14 Objective:</u> Continue to implement city's ordinance to accommodate second units.</p>	<p><u>Progress:</u> The City continues to allow second units by right in all residential zone districts, and process second unit applications as received. During the prior planning period, the City issued four building permits for second units. <u>Effectiveness:</u> While the demand for second units was limited during the prior planning period, the City's ordinance was nonetheless effective in accommodating second units, and ensuring their affordability through covenants on rental units. <u>Appropriateness:</u> The second unit program remains appropriate for the updated Element, combined with additional outreach of its availability.</p>
<p>12. Facilitate Infill and Mixed-Use Development <u>2008-14 Objective:</u> Assist in development of 110 new affordable units. Market in conjunction with Housing Site Inventory (Program 10).</p>	<p><u>Progress:</u> The original developer of the Grove Station project completed 14 units (Sub phase 1) prior to bankruptcy and take-over by the bank. The City worked with a new developer to entitle a revised 67 unit condo project for the back portion of the site, which is now under construction. The project includes 6 deed-restricted, affordable for-sale units, assisted by the former San Dimas Redevelopment Agency. <u>Effectiveness:</u> The City (and its former RDA) was effective in stepping in and assuming ownership of unsold project units upon bankruptcy, and in soliciting developer interest in development of the balance of the site. <u>Appropriateness:</u> This program remains appropriate, but will focus on regulatory, rather than financial incentives.</p>
<p>13. Inclusionary Housing <u>2008-14 Objective:</u> Evaluate economic impacts of implementing a 20% inclusionary requirement for multiple-family residential development in redevelopment project areas.</p>	<p><u>Progress:</u> The City initiated review of increasing the inclusionary requirement within RDA areas, but was delayed due to <i>Palmer vs City of Los Angeles</i> court decision, and then terminated due to the Statewide elimination of Redevelopment and RDA project areas. <u>Effectiveness:</u> n/a <u>Appropriateness:</u> No longer applicable.</p>
<p>14. Homebuyer Assistance <u>2008-14 Objective:</u> Develop homebuyer program for 10 Grove Station units; expand the program to purchasers of existing housing.</p>	<p><u>Progress:</u> The Grove Station project is providing ten affordable ownership units for moderate income homebuyers. Due to the loss of RDA funds, this program will not be expanded beyond this project. <u>Effectiveness:</u> The program was effective in assisting moderate income purchasers. <u>Appropriateness:</u> Due to lack of funding, this program is no longer appropriate for the updated Element.</p>
<p>15. Green Building <u>2008-14 Objective:</u> Adopt Citywide Green Building program. Require in Agency-assisted projects.</p>	<p><u>Progress:</u> The City has adopted the State 2010 Green Building Code Standard's within its Municipal Code, and promotes via the City's website which provides links to Remodeling Guides to homeowners. The City has completed a greenhouse gas inventory (GHG), and in 2010 adopted an Energy Efficiency & Conservation Strategy which identifies a series of projects to help the City save energy and reduce GHGs. <u>Effectiveness:</u> The City has been effective in implementing a comprehensive green building program. <u>Appropriateness:</u> Continuing with ongoing education of the public on green building and sustainability practices remains appropriate to the Housing Element update.</p>

Policy/Program	Accomplishments
<p>16. Reduce Cost Impact of City Development Permit Procedures <u>2008-14 Objective:</u> Evaluate affordable projects to assess applicability of fee reduction, deferral or waiver, and expedited project review. Evaluate elimination of CUP requirement for affordable housing.</p>	<p><u>Progress:</u> Both applications received for affordable projects were provided RDA assistance as requested, including fee reductions. Project assistance has been preserved in the State Department of Finance ROPs and housing asset reviews. In addition, the CUP requirement has been eliminated in the new MF-30 and AH Overlay zones. <u>Effectiveness:</u> This program was effective in reducing fees and streamlining processing procedures for affordable housing. <u>Appropriateness:</u> This program has been implemented, and is therefore no longer necessary for the Housing Element update.</p>
<p>17. Zoning Ordinance Revision (Special Needs Housing) <u>2008-14 Objective:</u> Amend the Zoning Code to provide for emergency shelters, transitional housing and supportive housing.</p>	<p><u>Progress:</u> The City adopted Ordinance #1193 in 2010, permitting emergency shelters by right in the P/SP zone, and accommodating transitional and supportive housing as a residential use in the MF zone. Definitions for each of these uses has been added to the Code. <u>Effectiveness:</u> This program was effective in complying with the requirements under SB 2 to provide zoning for special needs housing. <u>Appropriateness:</u> This program has been implemented and is therefore no longer necessary for the Housing Element update.</p>
<p>18. Revise Senior Housing Standards <u>2008-14 Objective:</u> Amend the zoning ordinance to modify or eliminate development standards for senior housing.</p>	<p><u>Progress:</u> The City eliminated Chapter 18.151 (Senior Housing Standards) of the Municipal Code as these standards were considered restrictive. Senior citizen housing is permitted by right in the new MF-30 zone, and with a CUP in the MF zone. <u>Effectiveness:</u> These previous more restrictive standards were never utilized as no senior housing project applications were submitted. <u>Appropriateness:</u> This program has been implemented and is therefore no longer necessary in the updated Housing Element.</p>
<p>19. Revise Multi-family Development Standards <u>2008-14 Objective:</u> Amend the Zoning Code to modify development standards for multi-family housing.</p>	<p><u>Progress:</u> The City adopted a new multi-family zone district (MF-30) to provide appropriate development standards for higher density housing at minimum densities of 30 units/acre, with additional densities achievable through a density bonus.. <u>Effectiveness:</u> This program was effective in establishing development standards to facilitate multi-family and affordable housing. <u>Appropriateness:</u> This program has been implemented and is therefore no longer necessary in the updated Housing Element.</p>
<p>20. Monitor Application of Design Review Process <u>2008-14 Objective:</u> Evaluate impact of design review process on affordable housing on a case-by-case basis, and modify as appropriate.</p>	<p><u>Progress:</u> The City successfully entitled two mixed income projects during the planning period – Grove Station and Bonita Canyon Gateway. No concerns were identified with the City’s design review process on either project. <u>Effectiveness:</u> The City’s design review procedures were effective in achieving quality, affordable housing in an efficient process. <u>Appropriateness:</u> As with all City processes, the City will continue to self-evaluate the effectiveness of its design review procedures, however, a separate program is no longer necessary in the updated Element.</p>
<p>21. Fair Housing <u>2008-14 Objective:</u> Continue referrals to various fair housing agencies; provide fair housing materials to residents.</p>	<p><u>Progress:</u> The City has continued to provide fair housing brochures at City facilities, and provide special announcements on the City website and public access channel. The Housing Section of the City’s website includes a fair housing page with extensive information and referrals. <u>Effectiveness:</u> This program has been effective in educating residents on their Fair Housing rights, and in providing referrals for services. <u>Appropriateness:</u> Though fair housing outreach will be reduced due to elimination of City Housing staff, this program remains appropriate for the updated Housing Element.</p>

Policy/Program	Accomplishments
<p>22. Senior Housing, Alternatives, Resources, Education and Support (SHARES) <u>2008-14 Objective:</u> Serve 600 seniors annually, including 50 home sharing participants.</p>	<p><u>Progress:</u> Due to limitations in funding and limited interest among senior homeowners in taking on a renter, the SHARES Program has been discontinued. However, the City will continue to operate an informal program through the Senior Center to connect seniors with housing opportunities.</p> <p><u>Effectiveness:</u> While few seniors were matched through the SHARES program, the City was effective in providing services to its seniors, including assistance to 791 seniors in 2007/08; 472 in 2008/09; 101 in 2009/10; 106 in 2010/11; and 43 in 2012/13.</p> <p><u>Appropriateness:</u> Senior support services will be incorporated within a comprehensive program for senior housing opportunities in the Housing Element.</p>
<p>23. Accessible Housing <u>2008-14 Objective:</u> Continue implementation of reasonable accommodations ordinance; continue to review ordinances for constraints to accessible housing.</p>	<p><u>Progress:</u> Pursuant to Municipal Code Chapter 1.30, the City continues to provide a clear and defined process for persons with a disability to request a reasonable accommodation from land use and zoning regulations, policies and practices.</p> <p><u>Effectiveness:</u> Almost all requests for reasonable accommodation during the planning period pertained to allowances for RV parking in the front yard driveway area. The City is currently processing a reasonable accommodation request for an oversize second unit to accommodate a disabled occupant.</p> <p><u>Appropriateness:</u> A program for accessible housing remains appropriate to the updated Housing Element.</p>
<p>24. Homeless Assistance <u>2008-14 Objective:</u> Continue participation in SGVCOG Homeless Study; and allocate funds to homeless service providers.</p>	<p><u>Progress:</u> The City participates in the Homeless Count conducted every two years by the Los Angeles Homeless Service Authority, and continues to coordinate with the San Gabriel Valley Consortium on Homelessness in providing referrals to various service agencies in the area. Funds were provided to assist in the start up of the Consortium of Homelessness.</p> <p><u>Effectiveness:</u> The City has been effective in coordinating with regional agencies and promoting services available to the homeless through the City website and through brochures at City Hall, the Senior Center and Library.</p> <p><u>Appropriateness:</u> While the City will continue to participate with the San Gabriel Valley Consortium on Homelessness, due to limitations in funding, no funds are anticipated to be provided to homeless service providers. A separate homeless assistance program is no longer appropriate for the updated housing Element.</p>

Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2008, the City of San Dimas has made significant progress in achieving its housing goals. Major accomplishments include the following:

- ✓ Adopting a new MF-30 zone district and Affordable Housing Overlay Zone, providing by-right densities of 30 units/acre. Rezoning 3 sites totaling 8.73 acres, accommodating up to 263 high density units.
- ✓ Approving development of Loma Bonita Apartments on one of the rezone sites, with construction underway on 156 apartments, including 24 rent restricted units.
- ✓ Providing four affordable townhomes in Phase 1 of Grove Station, with six additional affordable units to be provided in Phase 2.
- ✓ Providing housing rehabilitation assistance to 261 low and moderate income homeowners.
- ✓ Support in refinancing Voorhis Village, increasing the number of affordable units from 22 to 64, and extending affordability controls for 55 years.
- ✓ Renewing the Mobile Home Accord in 2010 which serves to stabilize and establish maximum rent charges and provides a method for resolving disputes for the five mobile home parks in San Dimas, affecting over 900 mobile home units.
- ✓ Retaining ownership of the Charter Oaks Mobile Home Park and maintaining affordability for the senior residents.
- ✓ Adopting zoning for special needs housing, including transitional and supportive housing, emergency shelters and SROs.
- ✓ Adopting standards for density bonuses for provision of affordable housing.
- ✓ Assisting over 1,500 seniors with assistance, referrals, and/or case management services.

Table V-2 summarizes the quantified objectives contained in the City's 2008-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table V-2: Summary of Quantified Objectives 2008-2014 Housing Element

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	81	0	100	5	0	0
Very Low	81	0	110	78	455	455
Low	101	4	230	91	455	455
Moderate	107	10	0	87	0	0
Above Moderate	255	135	0	0	0	0
Totals	625	149	440	261	910	910

New Construction: Goal reflects RHNA. Progress reflects net building permits issued between 1/2006-7/2013 and projects under construction with occupancy to occur in 2013 within this planning period. Affordable units include 4 second units and 10 moderate income restricted units in Phase 1 and 2 of Grove Station.

Rehabilitation: Reflects Single-Family Rehabilitation program and CalHome funded Substantial Rehabilitation program.

Conservation: Reflects preservation of 10 assisted units at Villa San Dimas not meeting committed assistance definition, and 900 mobile home park units.

B. GOALS AND POLICIES

This section of the Housing Element sets forth the goals and policies the City intends to implement to address San Dimas' identified housing needs and other important housing issues.

EXISTING HOUSING

GOAL 1

Conserve and Improve Existing Housing in San Dimas

POLICIES

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2: Provide rehabilitation and home improvement assistance to lower income households and evaluate increasing assistance amounts and expansion to moderate income households.

Policy 1.3: Undertake comprehensive code enforcement throughout the City and target beautification efforts in older neighborhoods to improve the quality of life and condition of housing within these neighborhoods.

Policy 1.4: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.

Policy 1.5: Encourage retention and affordability of mobile homes and continue to work with mobile home park owners and residents through the Mobile Home Accord.

Policy 1.6: Continue to support and publicize rental assistance opportunities for lower income and special needs residents in San Dimas.

ADEQUATE HOUSING SITES

GOAL 2

Provide Adequate Housing Sites to Accommodate Regional Housing Needs

POLICIES

Policy 2.1: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing type, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.2: Promote the efficient use of land by encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy 2.3: Continue to encourage design consistent with the General Plan and appropriate to the community context.

Policy 2.4: Provide opportunities for mixed use and infill housing development in downtown San Dimas as part of the City's ongoing revitalization strategy for the area.

Policy 2.5: Encourage and facilitate the provision of second units in existing and new development as a form of multi-generational housing.

DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING

GOAL 3

Assist in Development and Provision of Affordable Housing

POLICIES

Policy 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy 3.2: Provide regulatory incentives and/or available financial resources to facilitate the development of affordable housing.

Policy 3.3: Support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to provide greater access to affordable housing funds.

Policy 3.4: Pursue federal, state and county funding sources as a means to leverage local funds and maximize assistance for affordable housing.

Policy 3.5: Encourage use of sustainable and green building design in new and existing housing.

Policy 3.6: Continue regional conservation efforts including stormwater runoff, and energy and water reduction strategies.

REMOVE CONSTRAINTS

GOAL 4

Remove Governmental Constraints

POLICIES

Policy 4.1: Support the use of regulatory incentives, such as density bonuses, fee deferrals and parking reductions, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

Policy 4.2: Provide flexibility in development/design guidelines to accommodate new models and approaches to providing housing, such as mixed use, live/work housing and transit-oriented development.

Policy 4.3: Maintain an efficient entitlement process with coordinated permit-processing, design review and environmental clearance procedures.

EQUAL HOUSING

GOAL 5

Provide Equal Housing Opportunity

POLICIES

Policy 5.1: Support the provision of fair housing services and tenant/landlord mediation to City residents.

Policy 5.2: Support regional efforts to address the needs of the homeless in the San Gabriel Valley, and continue to promote social service delivery.

Policy 5.3: Support the development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or the community.

Policy 5.4: Address the special needs of persons with disabilities through provisions for supportive and group housing, homeowner accessibility grants and reasonable accommodation procedures.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address San Dimas' identified housing needs, and are implemented through a series of housing programs offered through the Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-3 located at the end of this section specifies the following for each program: 2014-2021 objectives; funding sources; agency responsible for implementation; and policy addressed. Table V-4 provides a numeric summary of these objectives.

Housing Element statutes now require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The San Dimas Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Single-Family Rehabilitation (Program 3); Mobile Home Park Affordability (Program 4); Section 8 Rental Assistance (Program 6); Second Units (Program 8); Affordable Housing Development Assistance (Program 10); Senior Housing Opportunities (Program 15); and Housing Opportunities for Persons Living with Disabilities (Program 17).

EXISTING AFFORDABLE HOUSING

1. Housing Code Enforcement and Abatement: The City has adopted the Uniform Housing Code and will continue its existing program to inspect potentially substandard residences and abate those needing to be brought into code compliance. The Code Enforcement program combines a proactive canvassing of the City to identify substandard housing and a re-active complaint driven inspection process. The City provides information about the on-going rehabilitation loan and grant program to those cited for code violations. The City's goal is code compliance and vacation of substandard housing is not anticipated.

2014-2021 Objective: Conduct 50 inspections of potentially substandard residences annually to provide minimum requirements for the protection, safety, and welfare of the general public as part of the City's on-going program. Inform violators of available rehabilitation assistance to correct code deficiencies.

2. Neighborhood Beautification: During the 1990s, the City provided neighborhood clean-up along with funds for minor housing repairs within targeted neighborhoods. The program provides an effective tool to stimulate neighborhood participation and revitalization, and will be re-initiated using CDBG funds in income qualified neighborhoods with older housing stock.

2014-2021 Objective: Re-establish the Neighborhood Beautification program using CDBG funds in 2013/14 within targeted neighborhoods, and coordinate the program with Code Enforcement and Housing Rehabilitation.

3. Single-Family Rehabilitation: The City administers a CDBG funded Single-Family Rehabilitation Program to finance the cost of repairs to correct code violations and conditions determined to be

detrimental to health and safety. Grants of up to \$7,500 are available on a first come, first served basis until annual funds are depleted. The program is closely coordinated with Code Enforcement efforts, and also provides for energy efficiency improvements, and lead-based paint and asbestos assessment and abatement.

2014-2021 Objective: Assist 10 lower income households with grants on an annual basis, with a projected income mix of half extremely low and very low income households and half low income households, for a total assistance goal of 80 households. Continue to market the program with brochures available at public facilities, on the City's website and on the City's public access station.

4. Mobile Home Park Preservation and Affordability: San Dimas has over 900 mobile home units within its five mobile home parks and taken several proactive steps to assist in maintaining the affordability of park space rents. The City purchased the 186 space Charter Oaks Mobile Home Park in 1998, and offers a new space rental credit program to provide greater affordability for lower income park residents. All mobile home parks in San Dimas are regulated by the Mobile Home Accord which establishes maximum rent charges and provides a fair method for resolving disputes; the current Accord runs through January 1, 2015. In addition, the City has adopted an ordinance affecting the conversion of both mobile home parks and apartments to condominium ownership units. The ordinance establishes specific noticing requirements to reduce the impact of conversion on current residents, particularly those of low and moderate income.

2014-2021 Objective: Retain affordability of the Charter Oaks Mobile Home Park; continue the new space rental credit program at Charter Oaks Mobile Home Park assisting at least ten lower income residents annually; and evaluate effectiveness of the program annually. Renew the Mobile Home Accord to provide stability in space rents. Continue to implement the conversion ordinance to provide tenant protections.

5. Preservation of Assisted Housing: San Dimas contains two projects, totaling 83 rent-restricted units, considered at-risk of conversion to market rate during the 2013-2023 period – Villa San Dimas (50 affordable units) and Sunnyside Apartments (33 affordable units). Villa San Dimas is at-risk due to its Section 8 project-based contracts with HUD being subject to annual renewal. Sunnyside Apartments is at-risk as the affordability controls on its bond-financing expire in 2021. The following are strategies the City will undertake to work towards preservation of the 83 very low and low income at-risk units:

- **Monitor At-Risk Units:** Contact property owners within at least one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- **Economic Analyses:** Where property owners express an interest in preservation, conduct an economic analyses to determine the present-value cost of buying-down rents.
- **Explore Funding Sources/Program Options:** As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- **Negotiate with Property Owners:** Present options to owners for a one-time rent buy-down, rehabilitation assistance and/or mortgage refinance in exchange for long-term use restrictions.

- **Tenant Education:** Property owners are required to give a twelve-month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

2014-2021 Objective: Contact property owners of at-risk projects to initiate preservation discussions. Based on the outcome of these discussions, the City will: 1) identify preservation incentives; 2) work with priority purchasers; and 3) coordinate technical assistance and education to affected tenants. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds to incentivize owners to maintain affordable rents, or in the case of transfer of ownership to a non-profit, assistance in property acquisition and rehabilitation.

6. Section 8 Rental Assistance: The City will continue to advertise opportunities for residents to participate in Housing Authority of the County of Los Angeles' (HACoLA) Section 8 rental assistance program. This program provides rental subsidies to very low income households, including families, seniors and the disabled. The Section 8 program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. This program assists extremely low and very low income households.

2014-2021 Objective: Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents; encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program.

PROVISION OF ADEQUATE SITES

7. Residential and Mixed-Use Sites Inventory: As part of this Housing Element update, the City performed a parcel-specific vacant sites analysis. In addition, the City has designated two key development opportunity sites, totaling 7.1 acres, with an Affordable Housing Overlay, providing densities of 30 units per acre and capacity for over 200 multi-family units. An inventory of suitable residential sites provides essential information about the City's interest to developers. The Inventory will be available at the Community Development Department public counter and on the City's website.

2014-2021 Objective: Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives.

8. Second Units: A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units provide housing for either persons related to the primary resident on the property or to those that qualify in the categories of low or very low income households.

San Dimas contains many large lots that can accommodate a second unit, although the City has seen a relatively limited number of applications for second units. Considering the benefits second units

can offer an aging population in particular, the City will re-evaluate its second unit standards and assess potential refinements to better facilitate the provision of second units in existing and new development. Areas for consideration include the potential allowance for occupancy by senior citizens and persons with disabilities without the requirement for an affordability covenant.

***2014-2021 Objective:** Review and refine the City's second unit ordinance to facilitate housing options for seniors, persons with disabilities, caregivers, and other lower and extremely low income households. Educate residents on the availability of second units through the City's Affordable Housing Guide.*

9. Downtown Specific Plan. San Dimas has a distinct, historic Downtown with a walkable, pedestrian-friendly scale. The City has supported the integration of housing within the commercial downtown, including: 10 affordable rental units in Monte Vista Place located above the historic Drug Store; 81 ownership units in Grove Station, 10 units of which are affordable to moderate income households; and the 19 unit ownership project to be developed adjacent to Grove Station, providing a mix of live-work units, townhomes and single-family units.

Over the past several years, the City has undertaken several planning efforts to help guide the long-term development and revitalization of the Downtown, including a 20/20 Visioning Charrette, community workshops and the initiation of a Downtown Specific Plan. Due to a lack of funding and limited resources, however, the City was not able to complete the Specific Plan project. The City is now seeking to reinitiate and complete its Downtown Specific Plan, and has submitted a Sustainability Program Proposal to SCAG for funding.

***2014-2021 Objective:** Pursue funding, and re-initiate the Specific Plan for Downtown upon successful award of funds. Provide expanded areas for residential mixed use, develop incentives for consolidation of smaller parcels, and plan for transit-oriented development around the future Gold Line station.*

ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING

10. Affordable Housing Development Assistance. The City can play an important role in facilitating the development of quality, affordable and mixed-income housing in the community through provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral of development fees;
- Flexible development standards;
- Density bonuses as described in Program 12;
- City support in affordable housing funding applications; and
- Financial assistance, as available, through the former RDA Housing Asset Fund.

The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process. As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit.

Within one year of Element adoption, the City will develop an Affordable Housing Brochure and downloadable web page handout which describes the various resources and incentives available to support affordable housing in the community. As an initial step, the brochure will be mailed to major for-profit and non-profit housing and mixed-use developers, with continued outreach to be conducted on a bi-annual basis to promote awareness of affordable housing opportunities.

2014-2021 Objective: Provide regulatory incentives and available financial assistance for the development of affordable and mixed-income housing, with particular consideration to projects that include ELI units. Provide information on incentives during individual dealings with property owners, and through creation and dissemination of an Affordable Housing brochure. Beginning in 2014, specify the waiver of 100% of application processing fees for projects with 10% ELI units within the City's annual Fee Resolution adopted by City Council.

11. Energy Conservation through Green Building: Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; San Dimas has adopted the California Green Building Standards Code (CALGREEN) in its entirety.

San Dimas' green building program involves several components. On a project level, staff works with applicants early in the process to explain the State's Green Building Standards, and the long-term financial and environmental benefits of integrating sustainable features in project design. The City promotes green building on its website, including links to various green Remodeling Guides for homeowners. San Dimas has completed a greenhouse gas inventory (GHG), and in 2010 adopted an Energy Efficiency & Conservation Strategy which identifies a series of projects to help the City save energy and reduce greenhouse gas emissions. The City recently became a participating jurisdiction in the California Home Energy Renovation Opportunity (HERO) Program, providing property owners with low interest financing for energy and water efficiency improvements and electric vehicle charging infrastructure on their property.

2014-2021 Objective: Provide outreach and education to developers, architects and residents on the new CALGREEN code, and ways to incorporate sustainability in project design and in existing structures. Advertise availability of the HERO program to residents.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

12. Affordable Housing Density Bonus: Chapter 18.22 of the San Dimas Municipal Code sets forth the City's provisions to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

2014-2021 Objective: Maintain a local density bonus ordinance consistent with state requirements, and advertise through dissemination of the Guide to Housing brochure at the public counter and on the City's website.

13. CEQA Exemptions for Infill Projects: San Dimas will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

2014-2021 Objective: Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.

EQUAL HOUSING OPPORTUNITY AND SPECIAL NEEDS

14. Fair Housing: The City promotes fair housing and refers residents to various agencies that provide the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

The City provides brochures regarding fair housing services at the City's public facilities, and provides special announcements on the City's website and on the City's public access channel.

2014-2021 Objective: Continue to promote fair housing practices, referring residents to agencies providing fair housing services. This program primarily assists lower income households.

15. Senior Housing Opportunities. Senior citizens (age 65+) have grown to comprise over one-quarter of San Dimas' households, and 30 percent of the City's seniors live with some type of disability. Of San Dimas' approximately 2,400 senior homeowners, 30 percent live alone. Addressing the housing needs of seniors requires strategies which foster independent living (such as accessibility improvements, second units, and rehabilitation assistance, as described under other Housing Element programs), as well as strategies which encourage the provision of variety of supportive living environments for seniors of all income levels.

City ownership of the 186 space Charter Oak Mobile Home Estates, and the 12 unit Monte Vista Place provide long term affordable housing options for seniors in the community. Integration of additional mixed use housing opportunities in the Downtown within walking distance of services can also provide housing suitable for seniors.

***2014-2021 Objective:** Continue to actively pursue opportunities to provide a range of housing options to address the diverse needs of San Dimas' growing number of senior citizens.*

16. Housing Opportunities for Persons Living with Disabilities: The San Gabriel Valley/Pomona Regional Center (SGPRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The SGPRC currently provides services to 189 developmentally disabled residents within the 91773 San Dimas zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the SGPRC to implement an outreach program informing San Dimas families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

San Dimas currently supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all residential zones, subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the SGPRC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects.*

Table V-3: 2014-2021 Housing Program Summary

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EXISTING AFFORDABLE HOUSING						
1. Housing Code Enforcement and Abatement	Bring all housing into code compliance.	Conduct 50 inspections annually. Provide referrals to Single-Family Rehab Program.	General Revenue	Building and Safety; Code Enforcement	2014-2021	1.1; 1.3
2. Neighborhood Beautification	Improve quality of life and housing conditions in neighborhoods with older housing stock	Conduct improvement activities within targeted areas.	CDBG	Building and Safety; Code Enforcement; Community Development	Reinitiate program in 2013/14.	1.1; 1.3
3. Single-Family Rehabilitation	Provide financial assistance to extremely low, very low and low income home owners for home repairs.	Assist 10 households annually, or 80 over the planning period.	CDBG	Community Development	2014-2021	1.2
4. Mobile Home Park Preservation and Affordability	Preserve mobile home parks and retain rent affordability for lower income households.	Renew the Mobile Home Accord. Assist 10 lower income households annually thru Charter Oaks new space rent credit program.	Charter Oaks Mobile Home Park revenue	Community Development	Renew Accord by January 2015. Evaluate space rent credit program annually.	1.5
5. Preservation of Assisted Rental Housing	Preserve the existing 83 lower income rental units at-risk of conversion to market rents.	Contact property owners of at-risk projects. Provide preservation incentives; work with priority purchasers; coordinate tenant education.	Section 8; HOME; other State and Federal funds	Community Development	Contact property owners within one year of potential expiration.	1.4
6. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation and coordination with HACoLA; encourage landlords to register units; advertise program to residents.	Section 8	HACoLA	2014-2021	1.6

Table V-3: 2014-20214 Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame	Policy
PROVISION OF ADEQUATE SITES						
7. Residential and Mixed-Use Sites Inventory	Identify sufficient sites for housing to meet RHNA for all income levels.	Maintain current inventory of sites, and provide to developers along with information on incentives.	Department Budget	Planning Division	2014-2021	2.1
8. Second Units	Promote second units in new and existing housing as a form of affordable, multi-generational housing.	Re-evaluate the City's existing second unit standards and amend accordingly. Incorporate educational information on second units in City's Affordable Housing Guide.	Department Budget	Planning Division	Review and revise second unit standards by 2015, and advertise in Affordable Housing Guide.	2.5
9. Downtown Specific Plan (New)	Establish a plan to help guide the long-term development and revitalization of the downtown, including planning around the future Gold Line station.	Pursue outside funding and re-initiate Specific Plan upon successful award of funds. Provide expanded areas for mixed use, and provide incentives for lot consolidation.	SCAG Sustainability Grant	Planning Division	Submit grant application in 2013, and subsequent years as necessary. Complete Specific Plan by 2015.	2.1; 2.2; 2.4
ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING						
10. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers.	Provide financial and regulatory incentives for affordable housing, with particular consideration given to projects with ELI units. Provide information on incentives to the development community. Specify the waiver of 100% of application processing fees for projects with 10% ELI units within the City's annual fee resolution.	RDA Housing Asset Funds; State MHP grants; Low Income Housing Tax Credits; other outside sources.	Planning Division; Community Development	Reflect ELI fee reductions starting in 2014. Update and disseminate Affordable Housing Guide in 2014, and continue to conduct outreach on a bi-annual basis.	3.1; 3.2; 3.3; 3.4

Table V-3: 2014-2021 Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame	Policy
11. Energy Conservation through Green Building	Promote energy conservation and sustainable design in new and existing development	Provide outreach and education on the new CALGREEN building code. Advertise the availability of the HERO program for energy efficiency improvements to residents.	Department Budgets; outside grant funds	Planning Division	2014-2021	3.5; 3.6
REMOVAL OF GOVERNMENTAL CONSTRAINTS						
12. Density Bonus	Provide density and other incentives to facilitate the production of affordable housing.	Promote density bonus incentives via dissemination of the Affordable Housing Guide.	Department Budget	Planning Division; Community Development	Update and disseminate Housing Guide in 2014.	4.1; 4.2
13. CEQA Exemptions for Infill Projects (New)	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	Department Budget	Planning Division	2014-2021	4.3
EQUAL HOUSING OPPORTUNITY						
14. Fair Housing	Promote fair housing practices, assisting lower income households.	Continue referrals to various fair housing agencies; provide fair housing materials to residents.	Department Budget	Community Development	2014-2021	5.1
15. Senior Housing Opportunities (New)	Support a range of housing options to address the diverse needs of San Dimas' growing senior population.	Actively pursue senior housing opportunities and housing support services.	Low Income Housing Tax Credits; State MHP grants; other outside sources.	Planning Division; Community Development	2014-2021	5.3
16. Housing Opportunities for Persons Living with Disabilities (New)	Support a range of housing options for persons with developmental disabilities.	Coordinate with SGPRC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Low Income Housing Tax Credits; other State and Federal funds.	Planning Division; Community Development	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.	5.4

Summary of Quantified Objectives

The following table summarizes the City of San Dimas' quantified objectives for the 2014-2021 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs assessment (RHNA); rehabilitation objectives which reflect the Single-family Rehabilitation Program; and conservation objectives to reflect maintaining the City's 900 mobile homes and preservation of lower income units in Villa San Dimas and Sunnyside Apartments at risk of conversion to market rates.

Table V-4
2014-2021 Summary of Quantified Objectives

Income Level	New Construction	Rehabilitation	Conservation
	Goal	Goal	Goal
Extremely Low (0 – 30% AMI)	60	20	
Very Low (31 – 50% AMI)	61	20	500
Low (51 – 80% AMI)	72	40	483
Moderate (81 – 120% AMI)	77		
Above Moderate (>120% AMI)	193		
Totals	463	80	983

AMI – Area Median Income

New Construction Objective: Reflects San Dimas' 2014-2021 RHNA. Of allocation for 121 very low income units, half is allocated to extremely low income and half to very low income households.

Rehabilitation Objective: Reflects Single-Family Rehabilitation Program.

Conservation Objective: Reflects preservation of 83 at-risk rental units (Villa San Dimas - 50 VLI units, Sunnyside Apts – 33 LI units), and 900 mobile home park units (assumed 50% VLI, 50% LI).



APPENDIX A

RESIDENTIAL SITES INVENTORY

**Residential Projects with Occupancy prior to 12/31/13
Entitled Residential Projects with Occupancy between 1/1/2014-2021
2014-2021 Residential Sites Inventory
Residential Sites Rezoned per 2008-2014 Housing Element**

**Entitled Residential Projects With Expected Occupancy
Prior to Dec. 31, 2013**

Project Name	Zoning	Project Density (Units/acre)	Number of Units To Be Built	Market Rate Units	Deed-Restricted Affordable Units By Income Level		
					Moderate	Low	Very Low
Grove Station	CG-3	20	67 townhomes	61	6		
Baseline Tract	SFA 20000	2	6 SFR	6			
Lone Hill Tract	SF 7500	4	18 SFR	18			
1049 Via Romales	SP-12	In-Fill Lot	1	1			
Total			92	86	6		

**Entitled Residential Projects With Expected Occupancy
between Jan. 1, 2014 and 2021**

Project Name	Zoning	Project Density (units/ac)	Total Units	Market Rate Units	Deed-Restricted Affordable Units By Income Level			Notes
					Moderate	Low	Very Low	
Bonita Canyon Gateway – Loma Bonita Apartments	Specific Plan 26	48 units- 30 du/ac 72 units- 21 du/ac	156 apts	132	13		11	\$2.6 million rent buy down from former RDA; parking reduction; fee deferral for Quimby
Northern Foothills	Specific Plan 25	0.3	105	105				Approved Tentative Tract Map
Downtown Mixed Use	Creative Growth Area 3	11 du/ac	19	19				5 single-family homes, 6 townhomes, 8 live- work residences
Total			280	256	13		11	

2014-2021 Residential Sites Inventory

(Housing Element Table IV-2)

<u>APN #</u>	<u>Site Address</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Permitted Density</u>	<u>Site Acreage</u>	<u>Unit Potential</u>	<u>Site Status</u>
Single Family - Very Low Estate							
8665002015	Terrebonne	Single Family-Very Low Estate	SF-H	1 du/acre	5.6	1	Vacant
8382011017	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.3	1	Vacant
8382011019	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.1	1	Vacant
8382011022	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	6.2	2	Vacant
8382011023	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.9	1	Vacant
8382011031	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	2.8	1	Vacant
8382011046	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.7	1	Vacant
8382011050	De Anza Heights Dr.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.0	1	Vacant
8382012020	S. Walnut Ave.	Single Family-Very Low Estate	SF-H(PH)	1 du/acre	1.0	1	Vacant
					22.6	10	All acres vacant
Single Family - Very Low							
8385020041	S. Valley Center	Single Family-Very Low	SFA-16000	3 du/acre	0.4	1	Vacant
8385020042	S. Valley Center	Single Family-Very Low	SFA-16000	3 du/acre	0.4	1	Vacant
8385020043	S. Valley Center	Single Family-Very Low	SFA-16000	3 du/acre	0.5	1	Vacant
8392015020	Chaparral- Cody	Single Family-Very Low	SFA-16000	3 du/acre	0.5	1	Vacant
8392015041	W. Gladstone	Single Family-Very Low	SFA-16000	3 du/acre	0.9	1	Vacant
8661017011	Cherokee Ct.	Single Family-Very Low	SFA-16000	3 du/acre	1.0	2	Vacant
8392018013	613 W. Ghent	Single Family-Very Low	SFA-16000	3 du/acre	0.8	1	Vacant
8448038032	1514 Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	2.2	1	Vacant
8448038035	1532 Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.4	1	Vacant
8448038040	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	3.0	1	Vacant
8448038045	Paseo Lucinda	Single Family-Very Low	SP-11	3 du/acre	1.0	1	Vacant
8448038056	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.2	1	Vacant
8448038051	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.0	1	Vacant
8448038052	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.7	1	Vacant
8448038053	1551 Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.8	1	Vacant
8448038054	Calle Cristina	Single Family-Very Low	SP-11	3 du/acre	1.7	1	Vacant
8448056002	1042 Via Romales	Single Family-Very Low	SP-12	3 du/acre	0.7	1	Vacant
8448056008	1042 Via Romales	Single Family-Very Low	SP-12	3 du/acre	0.7	1	Vacant
8386005050	526 Gladstone	Single Family-Very Low	SP-3	3 du/acre	4.0	3	One house
8386001077	330 W. Gladstone	Single Family-Very Low	SP-3	3 du/acre	2.4	1	Vacant
8386050064	619 W. Gladstone	Single Family-Very Low	SP-3	3 du/acre	0.5	1	Vacant
8386050067	607 W. Gladstone	Single Family-Very Low	SP-3	3 du/acre	0.4	1	Vacant
8382017004	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.2	1	Vacant
8382017009	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.1	1	Vacant
8382017011	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.1	1	Vacant
8382017018	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	0.9	1	Vacant
8382017019	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	1.0	1	Vacant
8382017024	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	0.9	1	Vacant
8382017025	Puddingstone	Single Family-Very Low	SP-8	3 du/acre	2.0	1	Vacant
8382018040	Rebecca	Single Family-Very Low	SP-8	3 du/acre	1.2	1	Vacant
8382018041	Rebecca	Single Family-Very Low	SP-8	3 du/acre	0.9	1	Vacant
					38.3	34	34.3 ac vacant;
Single Family - Low							
8426021006 & 838	End of Valley Ctr.	Single Family-Low	SP-4	6 du/ac	19.0	18	Vacant
8390021048-053	217 W. Commercial	Single Family-Low	SF-7000	6 du/ac	0.8	3	Vacant
8386001021-027	Paseo Aldeano	Single Family-Low	SF7500	6 du/ac	1.2	7	Vacant
8665003001	1426 N. Cataract	Single Family-Low	SFA 16000	6 du/ac	6.2	7	Vacant
8392050029	405 W. Gladstone	Single Family-Low	SFA 16000	6 du/ac	3.7	3	One house
8382013041 et.al	Puddingstone	Single Family-Low	SFA-10000	6 du/ac	1.5	5	Vacant
8392006075	N. Walnut/Allen	Single Family-Low	SFA-20000	6 du/ac	0.5	1	Vacant
8426033015	Edinburgh	Single Family-Low	SP-4	6 du/ac	1.0	1	Vacant

2014-2021 Residential Sites Inventory

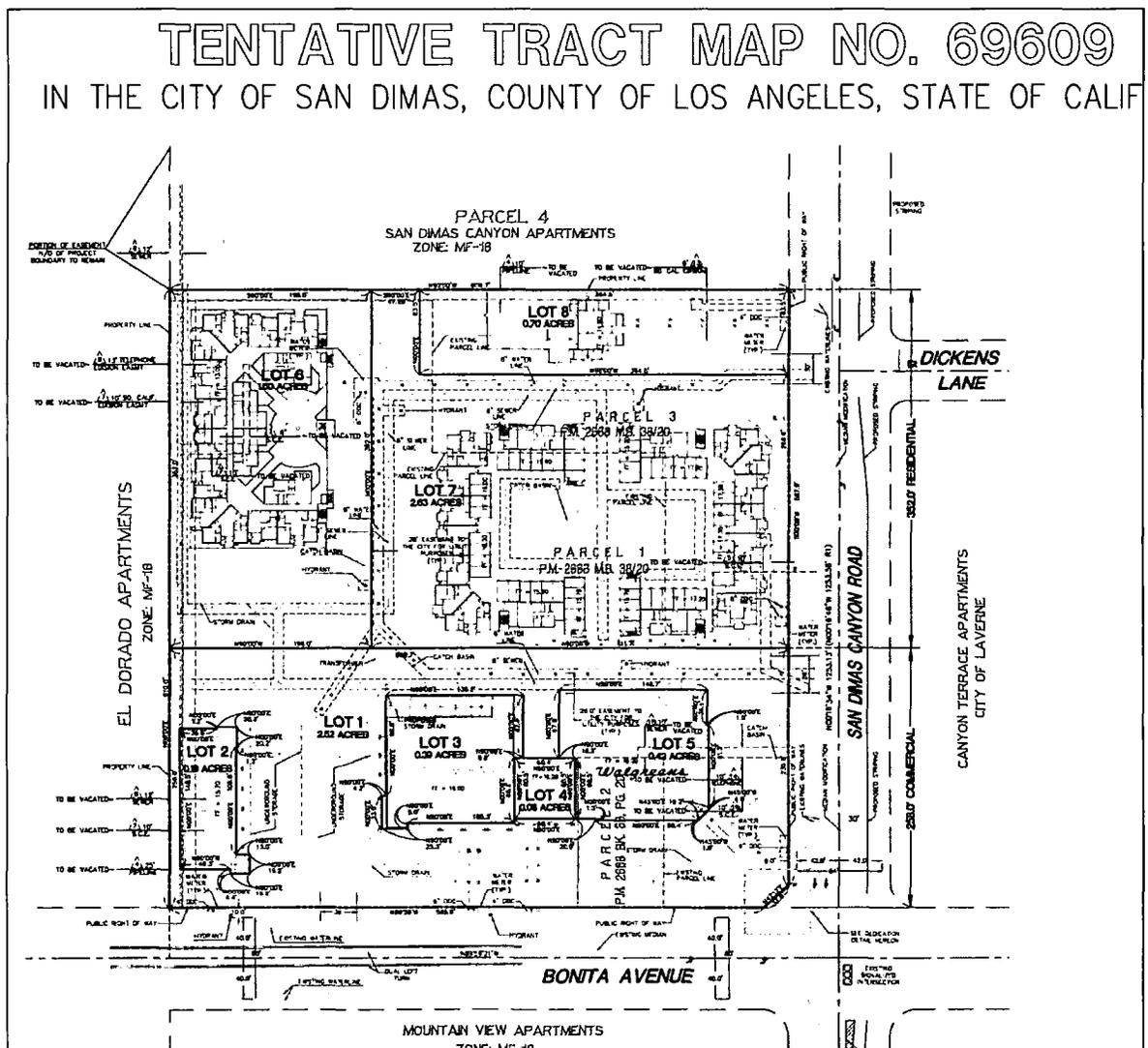
(Housing Element Table IV-2)

<u>APN #</u>	<u>Site Address</u>	<u>General Plan</u>	<u>Zoning</u>	<u>Permitted Density</u>	<u>Site Acreage</u>	<u>Unit Potential</u>	<u>Site Status</u>
8392006077	N. Walnut/Allen	Single Family-Low	SFA-20000	6 du/ac	1.0	1	Vacant
					34.8	46	31.1 ac vacant; :
<u>High Density Residential</u>							
8392011068	922 N. San Dimas Av	High	MF(16)	16 du/ac	0.8		Underutilized
8392011027	912 N. San Dimas Av	High	MF(16)	16 du/ac	0.3		Underutilized
8392011028	904 N. San Dimas Av	High	MF(16)	16 du/ac	0.1		Underutilized
8392011029	902 N. San Dimas Av	High	MF(16)	16 du/ac	0.1		Underutilized
8392011030	121 East Allen Av	High	MF(16)	16 du/ac	0.2		Underutilized
8392011069	129 East Allen Av	High	MF(16)	16 du/ac	0.3		Underutilized
8392011032	133 East Allen Av	High	MF(16)	16 du/ac	0.2		Underutilized
8392011047	915 Sedona Ct	High	MF(16)	16 du/ac	0.2		Underutilized
					2.3	36	All acres under
<u>Affordable Housing Overlay Zone</u>							
Bonita School District Office							
8390012900	115 W. Allen Ave.	Public/Semi-Public	AHO-1	30 du/ac	AHO-1 3.83 acres (of total 7.43)	115	Underutilized - offices, bus yard, district kitchen
Arrow Hwy block east of San Dimas Ave, south of Gold Line railway, west of Walnut Ave							
8390018907-909		Public/Semi-Public	AHO-2	30 du/ac	2.18		City Yard
8390018023		Downtown Mixed Use	AHO-2	30 du/ac	0.51		M&N Dairy and C
8390018040		Commercial	AHO-2	30 du/ac	1.97		Industrial Bldgs.
8390018045		Commercial	AHO-2	30 du/ac	0.90		Industrial Bldgs.
8390018046		Commercial	AHO-2	30 du/ac	0.95		Industrial Bldgs.
8390018028		Industrial	AHO-2	30 du/ac	0.83		Kennel
8390018036-037		Industrial	AHO-2	30 du/ac	2.19		Office Bldg.
					AHO-2 3.3 acres (of total 11.69)	100	

Residential Sites Rezoned per 2008-2014 Housing Element

Bonita Canyon Gateway (Former Canyon Center) Site.

The City Council approved Specific Plan No. 26 for this 8.5 acre property on May 27, 2008. The Specific Plan creates one 1.6 acre parcel zoned for 30 units per acre (48 units) with an additional 72 units on 3.3 acres (a density of 21 units per acre) and a 3.6 acre commercial project. The resulting apartment project is being developed by Avalon Bay and will provide 156 apartments, including 11 very low income and 13 moderate income restricted affordable units. The former Redevelopment Agency contributed \$2.6 million to buy down the rents on the 24 affordable units, and the City also granted a parking reduction on the project and deferral of Quimby Act fees.

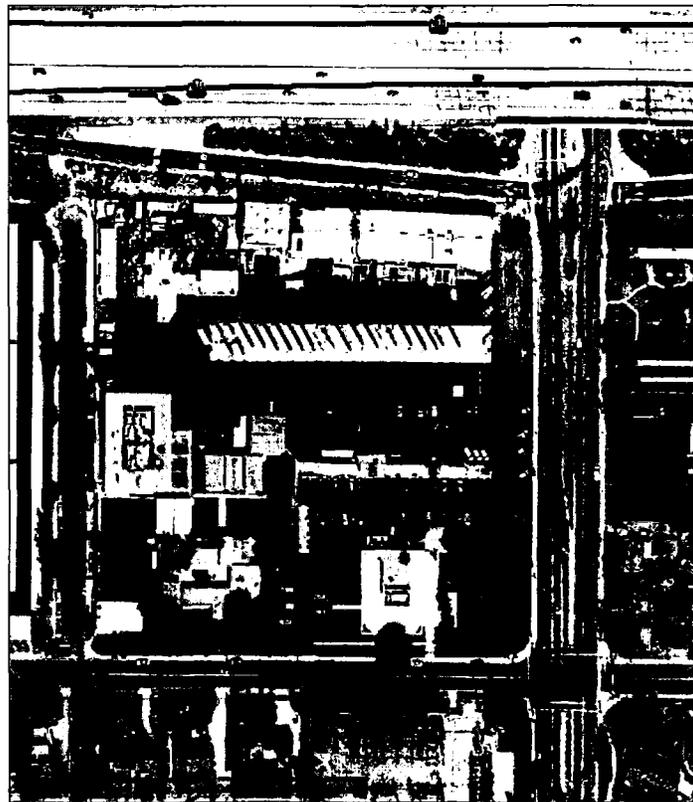


Bonita Unified School District Office Site (APN 8392-012-900).

This 7.43 property is located on the northwest corner of San Dimas Avenue and Allen Avenue. It is adjacent (south) of the 210 Freeway at the San Dimas Avenue Freeway exit. The property is currently home to the Bonita School District offices and facilities, the district bus yard and central kitchen food preparation facility. The majority of buildings on the property are over 30 years old. The property is zoned Public/Semi-Public and has a Commercial General Plan designation.

This property was chosen for rezoning in the 2008-2014 Housing Element because a majority of the property is underutilized and transition to a mixed use with a mandatory residential component could spur property development. A significant portion of the property is taken up by typical industrial uses, such as the bus yard and central kitchen.

The rezoning was structured as an Affordable Housing Overlay (AHO), entitling a minimum of 3.83 acres at 30 dwelling units per acre (115 units) somewhere on the property. The balance of the property will complete the mixed use project with lower density residential, commercial, office or public/semi-public use. By allowing the 3.83 acres to be floating, there will be a greater amount of development flexibility that will serve to improve the residential development ability of the property.



Properties East of Grove Station.

There are eight sites immediately east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and east of San Dimas Avenue that are underutilized and were identified for rezoning in the 2008-2014 Housing Element. These sites comprise 11.69 acres. The majority of the property is currently zoned Light Manufacturing (M-1), with one 0.51 parcel zoned Creative Growth Zone – Area 3. Each of the eight sites is owned separately, including one publicly owned site. The area has been designated by the City Council as a possible location for a Gold Line station, and is identified as such in the Final Environmental Impact Report for the Gold Line Extension.

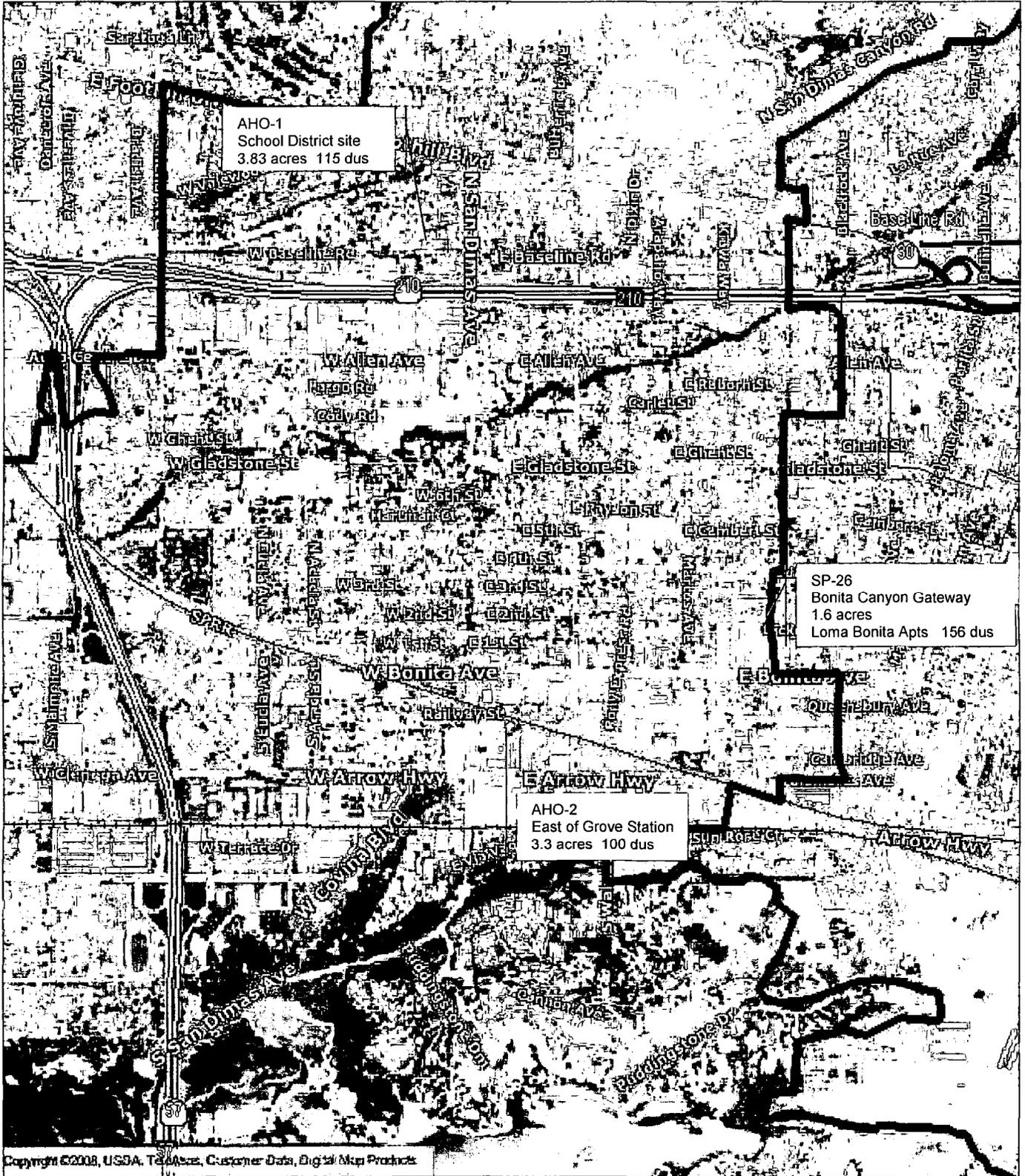
The rezoning was structured as an Affordable Housing Overlay, requiring and providing entitlements for at least 3.3 acres of the property to be designated for exclusively residential use at 30 dwelling units per acre (100 units). The remaining portion of the site could be developed as office, commercial, or mixed-use. Since the site is adjacent to the Grove Station mixed-use project and has the potential as a transit oriented development, the Affordable Housing Overlay provides a flexible zoning tool for development of the site.

The following table addresses the existing land use of each lot in the area:

APN	Current Use	Acreage	Year Built	Condition
8390-018-023	M&N Dairy and Gas Station	0.51	1967	This property is underutilized. As a corner location, it is an entry into the downtown area and warrants a total site rebuild.
8390-018-040	San Dimas Arrow Business Park	1.97	1980	This 2 acre industrial property is underutilized. Buildings are in very poor condition and the site has a deficiency of parking. A total site rebuild is warranted.
8390-018-048 & 8390-018-027	San Dimas Storage Center	2.16	1978	This 2.1 acre industrial property is underutilized and an older one story self storage. The higher and better use for this property would be a mixed use transit oriented development because of its locating in the planning area. Relocation of the storage facility may be warranted.
8390-018-045	135 East Arrow Hwy.	0.90	1980	There is an auto repair facility on this property. It is underutilized as a .9 acre property with very limited existing development and less than 10% lot coverage.
8390-018-046	207 East Arrow Hwy.	0.95	1967	There is an industrial use on this

				property. It is underutilized as a .95 acre property with very limited existing development and has less than 10% lot coverage.
8390-018-028	213-219 East Arrow Hwy.	0.83	1895	A dog kennel is located on this property and the house on the 219 property is historic. The historic house may warrant preservation, or relocation, but the balance of the property would lend itself to mixed use development.
8390-018-036	279 East Arrow Hwy. Jacobs Engineering.	1.7	1988	There are approved plans to change this industrial building into an office building. This site will be part of the mixed- used zone, but not used for housing. It is a 1.7 acre property.
8390-018-907,908 & 909	301 South Walnut (City Yard)	2.18	1970's	The 2 acre City Yard property is adjacent to the railroad and has driveway access to Walnut Avenue. The property is underutilized as an industrial use in an area with the potential for more dense development. The facility is older and could be located at many other industrial locations in the city.

Figure 5 Sites Rezoned under 2008-2014 Housing Element





APPENDIX B

PUBLIC OUTREACH

**Housing Element Survey and Results
Public Study Session
Housing Element Notification List**



CITY OF SAN DIMAS 2013-2021 HOUSING ELEMENT SURVEY

The City of San Dimas is starting a new planning process to update its General Plan Housing Element. The Housing Element will set forth San Dimas' strategy for the 2013-2021 period to address the existing and projected housing needs of all economic segments of the community. The first step in this process is to ask you, the resident, what you see as the community's most important housing needs.

If you are a San Dimas resident, please complete the following short survey to provide us with your input. Surveys may be returned: 1) by mail: City of San Dimas, Community Development Department, 245 East Bonita Avenue, San Dimas 91773; 2) by FAX: (909)394-6209; or 3) completed on-line and submitted electronically. All responses are kept completely confidential, and are only reported in the aggregate.

The City sincerely appreciates your assistance. Feel free to contact Ann Garcia at agarcia@ci.san-dimas.ca.us or (909)394-6282 with any questions or comments.

(Responses are indicated for the 51 residents who completed the survey).

1. How long have you lived in San Dimas?

<u>14%</u>	1-5 years	<u>24%</u>	11-20 years
<u>10%</u>	6-10 years	<u>52%</u>	21+ years

2. What type of housing unit do you live in?

<u>74%</u>	Single-family home	<u>12%</u>	Townhome/Condominium
<u>0%</u>	Duplex/Triplex	<u>4%</u>	Mobile Home
<u>8%</u>	Apartment	<u>2%</u>	Second Unit

3. Do you own or rent the unit in which you live?

<u>86%</u>	Own	<u>10%</u>	Rent
<u>4%</u>	Own mobilehome, but pay mobilehome park space rent		
<u>0%</u>	Rent a mobilehome unit		

4. How would you rate the physical condition of the unit you live in?

<u>53%</u>	Excellent condition
<u>35%</u>	Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
<u>10%</u>	Needs modest rehabilitation improvements (i.e. new roof, new wood siding, etc)
<u>2%</u>	Needs major upgrades (i.e. new foundation, new plumbing, new electrical, etc)



Please check the appropriate box below for each category showing what you think are the greatest housing needs in San Dimas. Please provide your input for all items.

HOUSING NEEDS CATEGORY	Average Response	High (4)	Medium (3)	Low (2)	No Need (1)
MAINTENANCE OF HOUSING/NEIGHBORHOOD CONDITIONS					
Property Maintenance/ Code Enforcement	2.72				
Neighborhood Beautification	2.90				
Rehabilitation Assistance for Single-Family Homes	2.40				
Rehabilitation Assistance for Mobile Homes	2.00				
Rehabilitation Assistance for Apartments	2.04				
Improvements for Handicapped Accessibility	2.60				
MAINTENANCE OF HOUSING AFFORDABILITY					
Maintenance of Affordable Mobile Home Park Rents	2.27				
First-Time Homebuyer Assistance	2.53				
Rental Assistance	2.04				
DEVELOPMENT OF NEW HOUSING					
Provision of housing for the local workforce	2.14				
Provision of new housing near downtown/ close to services	2.38				
Revitalization of older commercial and industrial properties through introduction of housing	2.37				
Provision of second units	2.14				

Additional Comments Regarding Housing Needs and Preferences:

- Need additional affordable senior housing for aging baby boomers. Fear of “homelessness” has become a threat to many seniors as their limited, fixed incomes are stretched between life sustaining medications, food and shelter.
- City is changing for the better and we should welcome new development and families who intend on adding to the City’s beautification and education.
- Permitted mobilehome rent increases in senior parks should be in accordance with Social Security raises – the yearly 3.5% space rent increases are driving people out of their homes. For tenants on fixed incomes, a major part of their monthly check goes for the space rent, with little remaining for food, gas or utilities.
- Mobilehome park rents should be compared to other mobilehome parks in the area, factoring in that all utilities are paid by the tenant.



- San Dimas is a great City to live in. Its neighborhoods are a major asset, as are its many amenities.
- The City should preserve its horse properties and open space areas, and not redevelop with housing.
- We like that San Dimas is a predominately single-family community, with long term residents and a close knit feeling. There is greater turnover with rental housing, which can bring down property values.
- Don't want additional apartments. Need a slow growth approach – don't allow additional housing beyond that provided for under existing zoning.
- High vacancies in existing housing (and businesses) should be filled first before going forward with development of additional housing.
- The City needs to conduct code enforcement on a particular apartment complex located near the bowling alley.
- All neighborhoods should have street lighting to provide public safety.
- Need greater flexibility in development code, i.e. variances, when individual needs present themselves.



City Council

CURTIS W. MORRIS, Mayor
EMMETT BADAR, Mayor Pro Tem

DENIS BERTONE

JOHN EBINER
JEFF TEMPLEMAN

City Manager

BLAINE M. MICHAELIS

Assistant City Manager

Treasurer/City Clerk

**Assistant City Manager of
Community Development**
LAWRENCE STEVENS

Director of Public Works
KRISHNA PATEL

**Director of Parks
and Recreation**
THERESA BRUNS

City Attorney
J. KENNETH BROWN

March 6, 2013

**Subject: Notice of Joint Planning Commission/City Council Study
Session for the 2013-2021 City of San Dimas Housing Element Update**

To Whom It May Concern:

The City of San Dimas has begun the process of updating the Housing Element of the General Plan for the 2013-2021 period as required by State law. The Housing Element establishes policies and programs to address San Dimas' existing and projected housing needs, including the city's fair share of the regional housing need (or "RHNA").

On **Monday, March 11, 2013 at 6:00 pm**, staff is hosting a joint study session with the Planning Commission and City Council to discuss goals and objectives for the Housing Element and to seek input from the public. The study session is open to the public and will be held in the Council Chambers Conference Room at City Hall located at 245 E. Bonita Avenue. We encourage you to attend the meeting if you are interested in contributing to our Housing Element update. If you are a resident of San Dimas, we also invite you to complete a short on-line survey at www.cityofsandimas.com to let us know what you see as the community's most important housing needs.

If you have any questions concerning the study session, or if you cannot attend but wish to submit comments, please contact Ms. Ann Garcia at (909) 394-6282 or agarcia@ci.san-dimas.ca.us.

Sincerely,

Ann Garcia
Community Development

San Dimas Chamber of Commerce
246 E. Bonita Avenue
San Dimas, CA 91773

Citrus Valley Association of Realtors
655 W. Arrow Hwy.
San Dimas, CA 91773

Villa San Dimas
249 S. Acacia Street
San Dimas, CA 91773

Voorhis Village
505 N. San Dimas Canyon Road
San Dimas, CA 91773

Sunnyside Senior Apartments
251 S. Walnut
San Dimas, CA 91773

Monte Vista Senior Apartments
105 N. Monte Vista
San Dimas, CA 91773

Charter Oak Mobil Home Park
801 W. Covina Blvd.
San Dimas, CA 91773

Cienega Valley Estates
1245 Cienega
San Dimas, CA 91773

Lone Hill Manor
1205 W. Cypress Ave.
San Dimas, CA 91773

Mobileland
1635 W. Covina Ave.
San Dimas, CA 91773

San Dimas Royal
1630 W. Covina Ave.
San Dimas, CA 91773

Meals on Wheels
P.O. Box 7821
La Verne, CA 91750

Food Bank
110 E. Third Street
San Dimas, CA 91773

West Covina Access Center
415 S. Glendora Ave., #F
West Covina, CA 91790

Inland Valley Hope Partners
1735 N. Park Avenue
Pomona, CA 91768

Catholic Charities
315 N. Park Avenue
Pomona, CA 91768

Vineyard Christian Fellowship
100 E. Foothill Blvd.
San Dimas, CA 91773

Pomona Neighborhood Center
999 W. Holt Avenue, Suite D
Pomona, CA 91768

Salvation Army
490 E. La Verne Avenue
Pomona, CA 91767

American Red Cross
675 N. Park Avenue
Pomona, CA 91768

Pomona Access Social Services
Center (PASS)
502 W. Holt Avenue
Pomona, CA 91768

Glendora Welfare Association
114 N. Glendora Ave, Suite 218
Glendora, CA 91741

Prototypes - Women's Center
845 E. Arrow Highway
Pomona, CA 91767

Military and Veterans Affairs
1427 W. Covina Parkway, Ste. 100
West Covina, CA 91790

Pomona Valley Habitat for Humanity
2111 Bonita Ave.
La Verne, CA 91750

Jamboree Housing Corporation
17701 Cowan Ave, Suite 100
Irvine, CA 92614

Southern Calif. Development Corp.
(SoCal Housing)
9065 Haven Ave, Suite 100
Rancho Cucamonga, CA 91730

Mercy Housing
1500 S. Grand Ave, Suite 100
Los Angeles, CA 90015

Senior Citizen Commissioners

RESOLUTION PC-1495

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT 13-02, ADOPTING THE 2014-2021 SAN DIMAS HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, an amendment to the San Dimas General Plan has been duly initiated by the City;

WHEREAS, the amendment is described as the revision of the Housing Element of the General Plan for the 2014-2021 planning period;

WHEREAS, the existing Housing Element adopted in 2008 will be completely replaced by this revision;

WHEREAS, the amendment would be citywide;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on November 21, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The General Plan Amendment conforms to the goals, policies, and objectives of the General Plan in that the proposed revisions to the Housing Element are internally consistent with the other Elements of the General Plan. The Housing Element has been prepared to meet the requirements of State Housing Law as required in Government Code Section 65000 et. seq. The Draft Housing Element was reviewed by the Planning Commission and City Council and public meetings have been held to encourage public input. The document had been reviewed by the State Department of Housing and Community Development and the document amended to address State concerns and comments.
- B. There are changed conditions that warrant the amendment in that the Housing Element is required to be revised by State Law and housing conditions have evolved through time that necessitate the revisions.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends approval of General Plan Amendment 13-02 adopting the 2014-2021 San Dimas Housing Element of the General Plan as set forth in the attached Exhibit A.

PASSED, APPROVED and ADOPTED, the 21st day of November, 2013, by the following vote:

AYES: Bratt, Davis, Ensberg, Rahi, Schoonover

NOES: None

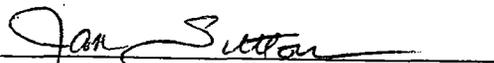
ABSTAIN: None

ABSENT: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton,
Planning Secretary



Planning Commission Staff Report

DATE: November 21, 2013
TO: Planning Commission
FROM: Community Development Department
SUBJECT: General Plan Amendment 13-02
San Dimas 2014-2021 Housing Element
Final Adoption

SUMMARY

On September 19, 2013 the Planning Commission reviewed the Draft Housing Element. Later that month the City Council reviewed the Draft Element and approved its submittal to the State Office of Housing and Community Development (HCD) for review and approval.

HCD reviewed the document and requested minor changes. HCD has approved the City's 2014-2021 Housing Element with those changes.

The City has prepared an Initial Study to analyze possible environmental impacts and recommends a Negative Declaration for the project.

BACKGROUND

The City of San Dimas 2014-2021 Housing Element is presented to the Planning Commission for final approval. In an attempt to make the review easier, Staff has previously provided the Commission with red-lined and clean copies of the Draft document. The HCD changes are attached to this report. The entire revised document is also provided.

In addition to the Housing Element, an Initial Study checklist form is provided with a complete analysis of the potential impacts associated with the proposed

Amendment. No comments have been received. Staff recommends a Negative Declaration for the project.

ANALYSIS

There were two minor changes made in the Housing Element during the HCD review process. They are attached to this report with the changes highlighted in green. These changes included a revision to Table III-3 on Page III-5 explaining why the MF-D Zone was not modified to allow transitional and supportive housing and revision to Goal #10 (see Pages V-15, 15 & 20) regarding processing fees for projects with extremely low income units.

The Housing Element includes a description of changing demographic and household characteristics summarized as follows:

Demographics

- 2000-10 shows -5% population decline
- Declining young adult population and increasing middle age and senior population
- Decreasing white population and increasing hispanic population

Households

- Decline in household and family size
- Approximately 30% of households earn less than moderate incomes
- Special needs populations include:
 - Seniors (16%) with approximately 30% having a disability; 77% in owner occupied households; 46% having lower income; 25% living alone
 - Persons with disabilities 9%
 - Large household (5+ persons) are 12% of households with 25% renters
 - Female headed households are 12% with 13% having lower incomes
 - Homeless count was 7 persons (< 1%)

Housing Stock

- No net increase in last decade
- 71% single family, 17% multi-family & 12% mobilehome/other
- 73% owner occupied and 23% renter occupied
- Rental vacancy rate of 5.6% & owner vacancy rate of 1.1% (3.81% total)
- 65% of housing built before 1979
- Median rental rates for multi-family are \$925 for studio, \$1040 for one bedroom, \$1430 for two bedroom and \$1850 for 3+ bedroom; single family rental rate of \$2000 for 3 or 4 bedroom

- Median sale price for single family of \$395K and for condominium of \$265K
- Approximately 93 homes/condos in foreclosure – 1:1336
- Single family homes prices generally exceed affordability guidelines for moderate income families but condominiums are within affordable ranges
- Rental rates are affordable to moderate income households but not for lower income categories
- Two assisted housing projects are at risk of conversion
 - Villa San Dimas (50 units of Section 8) in 2013
 - Sunnyside Apartments (33 of 164 totals units) in 2021
- Housing overpayment for owners is 38% including 16% severely overpaying, renter overpayment is 48% with 19% severely overpaying (41% average)
- Housing overpayment is severe on lower incomes and special needs populations
- Overcrowding is 1% for owner households and 4% for renter households
- The RHNA planning targets established by SCAG for this cycle are:

Income Level	% of Median Income	Units	Percent
Extremely Low	0-30%	60	13%
Very Low	31-50%	61	13%
Low	51-80%	72	16%
Moderate	81-120%	77	17%
Above Moderate	120%+	193	42%
TOTAL		463	

Availability of Housing Sites

- Regional share of 463 units is accommodated by entitled residential projects; vacant residential sites; underutilized sites zoned for residential; and second units
- Sites rezoned pursuant to the 2008-14 Housing Element have been appropriately rezoned and are available to accommodate the regional fair share

- Some consideration to facilitate additional second units may be appropriate
- Overall residential site capacity exceeds the RHNA

Financial Resources

- The loss of redevelopment has eliminated the primary local tool for creating affordable housing
- The CDBG program remains in tact but has reduced funding
- Other Federal, State, County and private funding programs may be available for some projects
- Local non-profits may be a source of funding for some projects
- There are increasing opportunities for expansion of green building practices and energy conservation programs through local utilities

2008-14 Housing Element Accomplishments

- Adopting a new MF-30 zone district and Affordable Housing Overlay Zone, providing by-right densities of 30 units/acre.
- Rezoning 3 sites totaling 8.73 acres, accommodating up to 263 high density units.
- Approving development of Loma Bonita Apartments on one of the rezone sites, with construction underway on 156 apartments, including 24 rent restricted units.
- Providing four affordable townhomes in Phase 1 of Grove Station, with six additional affordable units to be provided in Phase 2.
- Providing housing rehabilitation assistance to 261 low and moderate income homeowners.
- Support in refinancing Voorhis Village, increasing the number of affordable units from 22 to 64, and extending affordability controls for 55 years.
- Renewing the Mobile Home Accord in 2010 which serves to stabilize and establish maximum rent charges and provides a method for resolving disputes for the five mobile home parks in San Dimas, affecting over 900 mobile home units.
- Retaining ownership of the Charter Oaks Mobile Home Park and maintaining affordability for the senior residents.
- Adopting zoning for special needs housing, including transitional and supportive housing, emergency shelters and SROs.
- Adopting standards for density bonuses for provision of affordable housing.
- Assisting over 1,500 seniors with assistance, referrals, and/or case management services.

Goals and Policies

- Conserve and Improve Existing Housing in San Dimas (includes six supportive policies)
- Provide adequate Housing Sites to Accommodate Regional housing Needs (includes five supportive policies)

HCD CHANGES (highlighted in green)

Page III-5

Table III-3: Housing Types by Zoning District

Housing Types Permitted	Zoning District						
	S-F	SF-H	SF-DR	MF	MF-D	MF-30	PS
Single-Family	P	P	P	P	P		
Multiple-Family						Min 30 du/ac	
2 units				PC	P		
3 - 4 units				PC			
5 - 9 units				PC		P	
10 or more units				PC		P	
Senior Citizen Housing				PC		P	
Manufactured Housing	P			P	P		
Second Units	P	P	P	P	P		
Care Facilities (6 or fewer ppl)	P	P	P	P	P		
Care Facilities (7 or more ppl)	PC	PC	PC	PC	PC		
Transitional & Supportive Housing (single-family configuration)	P	P	P	P			
Transitional & Supportive Housing (multi-family configuration)				PC		P	
Emergency Shelters							P
Single Room Occupancy (SRO)				PC			
Farmworker Housing	N/A						

P = Permitted Use PC = Planning Commission review subject to CUP

Transitional & supportive housing is not identified in the MF-D zone as it is a benefit of these better have been designated SRO's.

Pages V-14 & 15

ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING

10. Affordable Housing Development Assistance. The City can play an important role in facilitating the development of quality, affordable and mixed-income housing in the community

through provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction or deferral of development fees;
- Flexible development standards;
- Density bonuses as described in Program 12;
- City support in affordable housing funding applications; and
- Financial assistance, as available, through the former RDA Housing Asset Fund.

The City can also provide technical assistance to developers in support of affordable housing, including: evaluation of projects for appropriate use of funding sources and moving projects forward through the City review process. As a means of specifically encouraging the provision of housing affordable to extremely low income (ELI - <30% AMI) households, the City will waive 100% of Planning Department entitlement application processing fees for projects with a minimum ten percent ELI units, or not less than one unit. Within one year of Element adoption, the City will develop an Affordable Housing Brochure which describes the various resources and incentives available to support affordable housing in the community.

Page V-20

ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING						
10. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers.	Provide financial and regulatory incentives for affordable housing, with particular consideration given to projects with ELI units. Provide information on incentives to the development community. Specify the waiver of 100% of application processing fees for projects with 10% ELI units within the City's annual Fee Resolution.	RDA Housing Asset Funds; State MHP grants; Low Income Housing Tax Credits; other outside sources.	Planning Division; Community Development	Reflect ELI fee reductions starting in 2014. Update and disseminate Affordable Housing Guide in 2014.	3.1; 3.2; 3.3; 3.4



Planning Division
245 East Bonita Ave., San Dimas CA 91773
(909) 394-6250

ENVIRONMENTAL CHECKLIST FORM Part 2 - Initial Study

BACKGROUND:

1. **Project File:** City of San Dimas 2014-2021 Housing Element
2. **Related Files:** None
3. **Description of Project:** Please see next page
4. **Project Sponsor's Name and Address:**
City of San Dimas
Planning Department
245 East Bonita Avenue
San Dimas, CA 91773
5. **General Plan Designation:** All designations Citywide
6. **Zoning:** All zones Citywide
7. **Surrounding Land Uses and Setting (Briefly describe the project's surroundings):** This is an amendment to the General Plan that is Citywide in application.
8. **Lead Agency Name and Address:**
City of San Dimas
Planning Department
245 East Bonita Avenue
San Dimas, CA 91773
9. **Contact Person and Phone Number:**
Larry Stevens, AICP
Assistant City Manager for Community Development
(909) 394-6280
10. **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** None

PROJECT DESCRIPTION:

The 2014-2021 Housing Element is a state mandated update of San Dimas' General Plan Housing Element. The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2014-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals focus on:

- 1) Conserving and improving existing housing in San Dimas;
- 2) Providing adequate housing sites to accommodate regional housing needs;
- 3) Assisting in development and provision of affordable housing;
- 4) Removing governmental constraints; and
- 5) Providing equal housing opportunity.

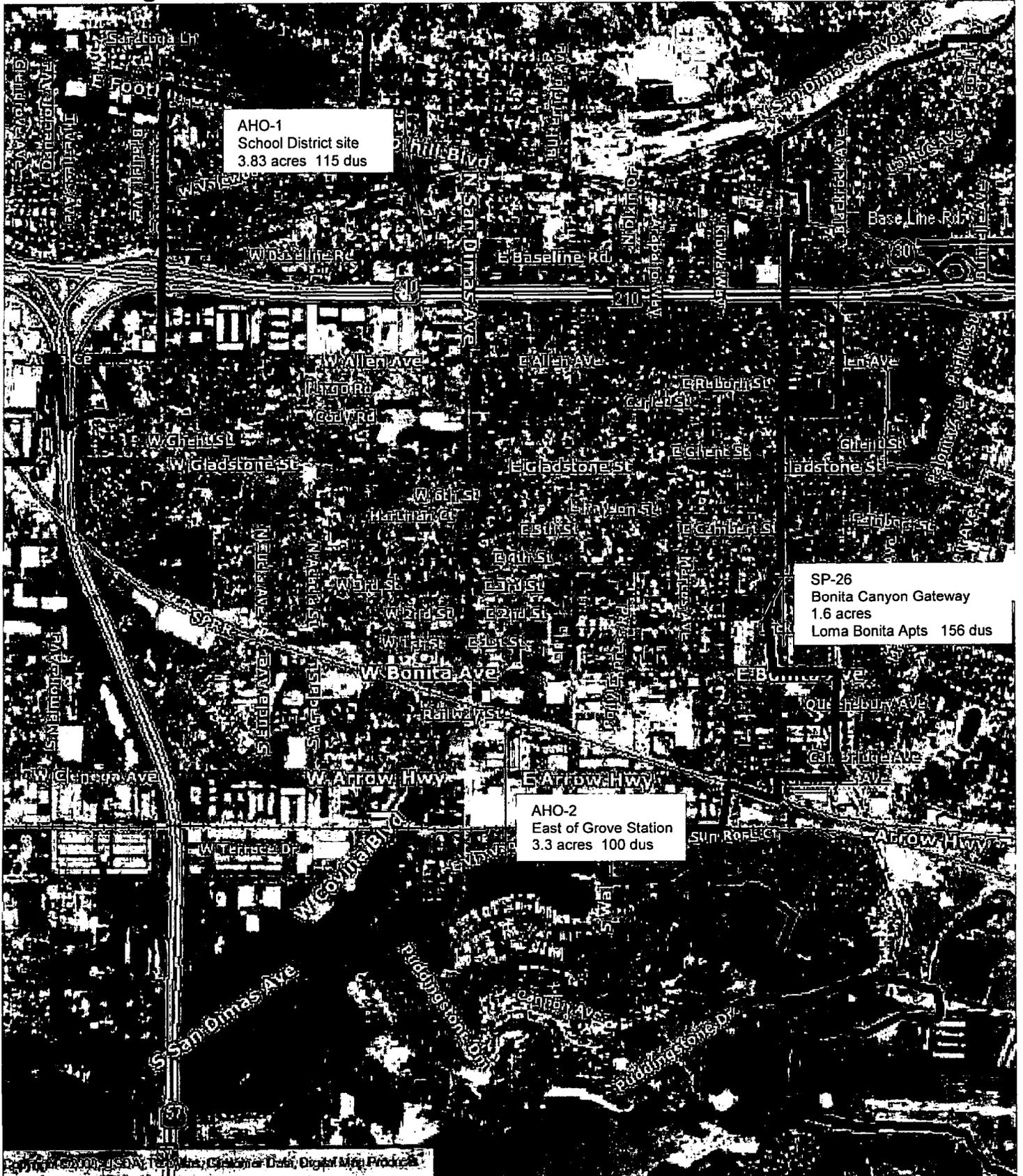
As described in the draft Housing Element (Section IV, Housing Resources), San Dimas has an identified regional housing growth need (RHNA) of 463 units for the 2014-2021 planning period. San Dimas plans on fulfilling its RHNA allocation using a combination of methods:

- 1) Residential projects with development entitlements;
- 2) Vacant sites currently zoned for residential development;
- 3) Underutilized sites zoned for residential uses (currently built to a lesser density than allowed by Code or developed with a non-residential use); and
- 4) Second residential units.

Figure 1 in this document illustrates the City's General Plan Land Use Map, and Figure 2 shows the location of areas rezoned for multi-family and mixed use development under the 2008-2014 Housing Element.

Analysis in this document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element. No specific rezoning or development proposal is part of the Housing Element and the environmental effects of any future land use designation changes, rezoning or development projects would need to undergo separate and specific CEQA review, beyond this current document.

Figure 2 Sites Rezoned under 2008-2014 Housing Element



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less Than-Significant-Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology & Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Waste Materials	<input type="checkbox"/> Hydrology & Water Quality
<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities & Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION - On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: _____ Date: _____

Reviewed By: _____ Date: _____

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

EVALUATION OF ENVIRONMENTAL IMPACTS:				
1.	AESTHETICS. <i>Would the project:</i>			
	a) Have a substantial affect a scenic vista?	()	()	(✓)
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	()	()	(✓)
	c) Substantially degrade the existing visual character or quality of the site and its surroundings?	()	()	(✓)
	d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	()	()	(✓)

Comments:

- a – c) As described in the 1991 General Plan Final Environmental Impact Report (FEIR), San Dimas has many scenic resources including foothills, canyons, parks, water features, historical structures and local scenic highways (page 3.0-69), although there are no State Scenic Highways. The General Plan includes many goals and policies to protect scenic resources and protect the rural feel of the community. The Housing Element includes policies and programs that focus on maintaining and enhancing the visual character of San Dimas (please see Policies 1.1, 1.3, 2.3 and programs 1 and 2).

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. Any proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project-specific environmental review. The site-specific impacts, including affects on scenic vistas, scenic resources or the existing visual character, would be assessed at that time. In addition, San Dimas requires design review prior to approval of development projects. Any needed mitigation measures or conditions of approval would be identified during the individual project or plan review, including compliance with the Housing Element policies and programs mentioned above. Therefore, no impact to aesthetics is anticipated from adoption of the Housing Element.

- d) Please refer to the response above. All future development projects would need to be consistent with the City standards that require shielding, diffusing, or indirect lighting to avoid glare. Therefore, no impact is anticipated from adoption of the Housing Element.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

2. AGRICULTURAL RESOURCES. <i>Would the project:</i> a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	()	(✓)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(✓)
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	()	()	()	(✓)

Comments:

a - c) There are no Class I prime agricultural soils within San Dimas (General Plan Exhibit VI-1). Further, there are no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), according to maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The 1991 General Plan estimated that there were 507 undeveloped acres of Class II potential prime agricultural soils located in the northern half of the city, and areas north of Bonelli Regional Park. Of these total 507 acres, 172 acres were designated open space while the remaining 335 acres were undeveloped parcels of various sizes. The General Plan concluded that "most of these parcels are adjacent to existing residential developments, making the agricultural uses incompatible because of the use of pesticides, fertilizers and equipment noise.

There are seven areas of agriculturally zoned land within San Dimas, mostly landscape plant nurseries of approximately 5 acres each. There are no Williamson Act contracts within the City.

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. San Dimas plans to fulfill its RHNA through a variety of methods including development on vacant and underutilized residential sites and provision of second residential units. Any future proposals to develop the sites discussed in the Element would be a separate analysis under CEQA when individual projects are reviewed. Any potential impacts to agricultural resources and needed mitigation measures or conditions of approval would be identified at that time. Therefore, no impact on agricultural resources is anticipated from adoption of the Housing Element.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. AIR QUALITY. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	()	()	()	(✓)
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	()	()	()	(✓)
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	()	()	()	(✓)
d) Expose sensitive receptors to substantial pollutant concentrations?	()	()	()	(✓)
e) Create objectionable odors affecting a substantial number of people?	()	()	()	(✓)

Comments:

a - c) The City of San Dimas is located within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD), within the South Coast Air Basin (SCAB). The SCAB encompasses 6,745 square miles and includes portions of San Bernardino, Riverside, Los Angeles, and Orange Counties. The SCAQMD stretches from the Pacific Ocean in the west, to the Angeles National Forest to the north, Orange County to the south, and Riverside and San Bernardino Counties to the east. The Final 2007 Air Quality Management Plan (AQMP) was adopted by the AQMD Governing Board on June 1, 2007.

The City of San Dimas is predominantly built-out. The majority of large undeveloped areas are designated as open space or conservation areas. As described in the project description of this document, the Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time. San Dimas plans to fulfill its RHNA through a variety of methods including development on vacant and underutilized residential sites and provision of second residential units. Mixed-use development is one of the strategies identified in the Housing Element (please refer to Section IV, Housing Resources, Policy 2.2 and Program 9). This type of development is seen as a potential way to reduce air pollution, as it places people near jobs, retail and other services and promotes the use of alternative transportation and pedestrian linkages.

Global warming and greenhouse gas (GHG) emissions are an emerging environmental concern being raised on statewide, national, and global levels. Regional, State, and Federal agencies are developing strategies to control pollutant emissions that contribute to global warming. While no modeling protocol or significance criteria have been established, the Housing Element includes policies and programs to help promote green building and energy conservation efforts (please refer to Policies 3.5 and 3.6 and Program 11). Specifically, Program 11 provides education and outreach on the new CALGREEN building code and the City's participation in the HERO program.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The specific air quality impacts of future development described in the Housing Element, including any conflicts with an air quality plan, air quality standard violation or cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment, would be evaluated under CEQA as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval would be identified during the individual project or plan review, including compliance with the Housing Element policies and programs mentioned above. Therefore, no impact to Air Quality is anticipated from adoption of the Housing Element.

- d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. At least one of the sites rezoned as part of the 2008-2014 Housing Element (Bonita School District Office) has the potential to place residents near major roadways and the 210 freeway. However, since the Housing Element does not include a physical project, it is impossible to speculate about the impacts to these sensitive receptors. At the time of the specific project review and corresponding CEQA preparation, any needed mitigation measures and conditions of approval would be identified. Therefore, no impact is anticipated from adoption of the Housing Element.
- e) Typically, residential uses do not create objectionable odors. Please see the responses above (a – d). Therefore, no impact is anticipated from adoption of the Housing Element.

4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	()	()	(✓)
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	()	()	()	(✓)
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	()	()	()	(✓)
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	()	()	()	(✓)
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan?	()	()	()	(✓)

Comments:

a – f) The City's 1991 General Plan and associated Final Environmental Impact Report (FEIR) list the many natural habitats and species found in and around the city. According to the General Plan, the majority of the habitats and native plant species are found in eight areas (primarily U.S. Forest Service land and several creeks and canyons that bisect the community) within San Dimas. The General Plan Conservation Element specifically calls for retaining these areas as Conservation Overlay areas. The City has a Tree Ordinance that aims to preserve and protect mature significant trees and other desirable trees that help define the community's character (Municipal Code Chapter 18.162).

San Dimas plans to fulfill its RHNA through a variety of methods including development on vacant and underutilized residential sites and provision of second residential units. The specific environmental effects of this future residential development, including potential impacts on sensitive species habitat, riparian habitat, wetlands, or trees would be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with the General Plan, the City's Tree Ordinance and any other applicable federal, state or local requirements. Therefore, no impact on biological resources is anticipated from adoption of the Housing Element.

5. CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	()	()	()	(✓)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	()	()	()	(✓)
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	()	()	()	(✓)
d) Disturb any human remains, including those interred outside of formal cemeteries?	()	()	()	(✓)

Comments:

a – d) The General Plan FEIR included the following information about cultural resources in San Dimas:

- The San Dimas area is known to have been inhabited by the Gabrielano Indians, probably in the Cienega Springs, San Dimas Canyon, Walnut Creek, and Way Hill areas.
- There are seven prehistoric sites identified within San Dimas.
- The San Dimas area is underlain by sedimentary rocks assigned to the Late Miocene age marine Puente Formation. According to the San Bernardino County database, seven paleontological sites or resources have been recorded within the City of San Dimas or the sphere-of-influence. The Puente Formation deposits are about 8 to 10 million years

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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old, and have revealed numerous fossils of marine vertebrates and is considered to be of high paleontological significance for the discovery of significant fossils.

In 1991, the San Dimas Historical Society conducted a Historic Resources Survey and identified 328 residential structures of cultural and historic significance.

The San Dimas Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. No physical development is proposed in the Element. A policy is included in the Element to "Preserve the character, scale and quality of established residential neighborhoods." (Policy 1.1). This policy supports the Historic Preservation Element of the General Plan. San Dimas plans to fulfill its RHNA through a variety of methods including development on vacant and underutilized residential sites and provision of second residential units. The specific environmental effects of this future development, including any adverse changes to historical and archaeological resources, direct or indirect impacts on unique paleontological resources, or disturbances to human remains, would be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with federal, state and local statutes. Future development would need to comply with Housing Element Policy 1.1 as well as the policies in the Historic Preservation Element with respect to cultural resources. Therefore, adoption of the Housing Element is not anticipated to have an impact on historical, archaeological or paleontological resources, nor would it disturb human remains.

<p>6. GEOLOGY AND SOILS. <i>Would the project:</i></p> <p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	()	()	()	(✓)
<p>ii) Strong seismic ground shaking?</p>	()	()	()	(✓)
<p>iii) Seismic-related ground failure, including liquefaction?</p>	()	()	()	(✓)
<p>iv) Landslides?</p>	()	()	()	(✓)
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	()	()	()	(✓)
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	()	()	()	(✓)
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	()	()	()	(✓)

Comments:

a – e) As described in the San Dimas General Plan FEIR, the Sierra Madre Fault Zone represents the principal seismic hazard in San Dimas (page 3.0-12). Other faults include the San Andreas Fault Zone, Way Hill, Indian Hill and Walnut Creek (General Plan FEIR, page 3.0-12). The San Dimas area is subject to strong Santa Ana wind conditions during September to April, which generates blowing sand and dust, and creates erosion problems. Landslides have occurred on the steeper natural hillsides in the San Gabriel foothills (General Plan FEIR, page 3.0-17). There are no areas in San Dimas identified as subject to potential subsidence and the overall potential for liquefaction is considered low (General Plan FEIR, page 3.0-18). The majority of San Dimas is located on alluvial soil deposits; these types of soils are not considered to be expansive.

San Dimas has several regulations to help minimize impacts from geologic hazards. These include the Hillside Development Ordinance, adherence to the Uniform Building Code and specific standards for building diaphragms, reinforcement, footings, and chimneys. In addition, soils, geologic and structural evaluation reports are required of all new development prior to issuance of grading and building permits.

The Housing Element includes identified sites and policies to accommodate development on vacant and underutilized residential sites. Any potential impacts related to geologic hazards, including erosion and landslides, would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with the City's development requirements mentioned above. Therefore, no impact on geology and soils is anticipated from adoption of the Housing Element.

7. GREENHOUSE GAS EMISSIONS. <i>Would the project.</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	()	()	()	(✓)
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases?	()	()	()	(✓)

Comments:

a – b)

The Housing Element includes identified sites, policies and programs to accommodate the City's regional housing demand identified by SCAG, and does call for any change to current Land Use or Zoning designations. The project (2014-2021 Housing Element) does not have the potential to directly produce greenhouse gas (GHG) emissions. However, there may be indirect constructional and operational emissions from projects developed pursuant to the Housing Element. Vehicles operated by residents of residential development will produce greenhouse gas emissions, but the marginal impact of these emissions on regional levels of greenhouse

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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gases will be less than significant.

Moreover, the City has many efforts underway to help reduce air quality pollution in the City, including greenhouse gases. These efforts include: (1) adoption of an Energy Efficiency Conservation Strategy to reduce greenhouse gas emissions; (2) adoption of an Electrical Energy Action Plan; (3) promotion of green building via the City's website, including links to a green remodeling guide for homeowners; and (4) participation in California's HERO Program, providing property owners with low interest financing for energy and water efficiency improvements and electrical vehicle charging infrastructure on their property.

Existing and potential future development in San Dimas is accounted for in the Air Quality Management Plan provided by SCAG. The 2014-2021 Housing Element does not propose any increase in development beyond that provided for in the City's General Plan. The Housing Element does not conflict with applicable policies, plans or programs adopted for the purpose of reducing CHG emissions.

8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	()	(✓)
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	()	()	()	(✓)
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	()	()	()	(✓)
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	()	()	()	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(✓)
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	()	()	()	(✓)

Comments:

- a - d) The San Dimas Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. Residential uses do not typically involve the transport, use, or disposal of hazardous materials; the use of hazardous materials or volatile fuels; or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. All future residential development discussed in the Housing Element would be analyzed under CEQA in conjunction with the approval of a particular project. This includes evaluating if a particular site is listed as a hazardous waste or substance materials site. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with Federal, State, and local regulations concerning hazardous materials and/or waste. Therefore, no impact is anticipated from adoption of the Housing Element.

- e - f) The closest public airport to San Dimas is Brackett Field, located in La Verne, and there are no private airstrips within 5 miles of the City. The Housing Element does not propose any physical development at this time. All future development projects would be analyzed under CEQA in conjunction with the approval of a particular project. Therefore, no impact is anticipated from adoption of the Housing Element.

- g) The City's 2004 Natural Hazard Mitigation Plan includes policies and procedures to be administered by the Los Angeles County Fire Department, the City's contract fire service provider, in the event of a disaster. As specific development projects are proposed, they would be analyzed under separate CEQA review to ensure they do not conflict with this emergency plan. Therefore, no impact is anticipated from adoption of the Housing Element.

- h) According to the 2004 Natural Hazard Mitigation Plan, San Dimas faces the greatest ongoing threat from a wind-driven fire in the Wildland/Urban Interface area located in the hillsides and canyons in the northern part of the City. Many tools are in place to minimize the potential risk of wildland fires, including standard fire protection measures, the City's Hillside Development Ordinance and the City's local amendments to the California Building Code requiring all multi-family residential buildings in Fire Zone III to be reroofed with fire-retardant materials. Future residential developments in this Wildland/Urban Interface area would be analyzed under separate CEQA review. Therefore, no impact is anticipated from adoption of the Housing Element.

9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	()	()	()	(✓)
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	()	()	()	(✓)

Issues and Supporting Information Sources:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	()	()	()	(✓)
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	()	()	()	(✓)
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	()	()	()	(✓)
f)	Otherwise substantially degrade water quality?	()	()	()	(✓)
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	()	()	()	(✓)
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	()	()	()	(✓)
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	()	()	()	(✓)
j)	Inundation by seiche, tsunami, or mudflow?	()	()	()	(✓)

Comments:

a - f) San Dimas overlies three groundwater basins of varying water depth. The Los Angeles County Flood Control District is responsible for groundwater recharge along the San Dimas Canyon wash and Walnut Creek. Water and sewer service for the City is provided by the Golden State Water Company. The State of California is authorized to administer various aspects of the National Pollution Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act. The General Construction Permit treats any construction activity over one acre as an industrial activity, requiring a permit under the State's General NPDES permit. The State Water Resource Control Board (SWRCB) through the Los Angeles Regional Water Quality Control Board, administers these permits. Requirements of the General Construction Permit include implementation of a Storm Water Pollution Prevention Plan (SWPPP) that would specify Best Management Practices (BMPs) and preparation of a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. Also, a grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits. For projects of any size, an erosion control plan must be prepared that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading.

The San Dimas Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. No physical development is proposed at this time. Any potential impacts related to water quality or drainage systems would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation measures or conditions of approval would be identified at that time, including compliance with the NPDES and grading permits mentioned above. Therefore, no impact is anticipated from adoption of the Housing Element.

g – h) The San Dimas area is flood protected by an extensive storm drain system designed to convey a 100-year storm event. The system is substantially improved and provides an integrated approach for regional and local drainage flows. This existing system includes several debris dams and levees north of the City, spreading grounds, concrete-lined channels, and underground storm drains. Any potential impacts from future development related to flooding would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified at that time. Therefore, no impact is anticipated from adoption of the Housing Element.

i - j) As described in the General Plan FEIR, the major risk of seiches in San Dimas would occur if earthquake movement of water within Puddingstone or San Dimas Canyon Reservoirs might burst the dam or overtop them (General Plan FEIR, page 3.0-19). However, the General Plan Safety Element includes goals, policies and implementation measures to help lessen these risks. Numerous man-made controls have been constructed to reduce the mudflow impacts to the level of non-significance within the City. This existing system includes several debris dams, and spreading grounds along San Dimas Canyon. Any potential impacts from future development would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified at that time. Therefore, no impact is anticipated from adoption of the Housing Element.

10. LAND USE AND PLANNING. <i>Would the project:</i>				
a) Physically divide an established community?	()	()	()	(✓)
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	()	()	()	(✓)
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	()	()	()	(✓)

Comments:

a) As described in the project description of this document, the Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. San Dimas plans to fulfill a majority of its RHNA through development on vacant and underutilized residential sites. The Element includes policies to protect the existing character of San Dimas. Policy 1.1 calls for the City to, "Preserve the character, scale and quality of established residential neighborhoods" and Policy 2.3 states, "Continue to encourage design consistent with the General Plan and appropriate to the community context." Any potential impacts on the existing community from future development would be analyzed under CEQA in conjunction with the approval of a particular project. Therefore, no adverse impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The General Plan FEIR states that San Dimas had a total of 10,729 housing units in 1989 and assumed a buildout of 850 additional units by the year 2020 (pages 3.0-64 and -67). However, upon the release of the 1990 U.S. Census numbers, it was discovered that the existing number of residential units in the City was actually 11,479. Reflecting this updated information, the City adjusted the 2020 residential buildout numbers to 12,329 units.

As described in Table II-9 of the Housing Element, San Dimas had a housing count of 12,506 units by the 2010 Census, an increase of 1,207 units since the 1990 Census, and exceeding the 2020 General Plan buildout by approximately 175 units. This is due to the fact that during the 1990's, San Dimas' housing stock grew by 9 percent, well above the 3 percent housing growth experienced Countywide and above the level anticipated under the General Plan.

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction within the SCAG region. This is known as the "Regional Housing Needs Assessment" (RHNA) process. San Dimas plans to fulfill its RHNA through a variety of methods including development on vacant and underutilized residential sites; provision of second residential units; and entitled residential projects (zoning in place). The potential environmental effects of this future development will be evaluated as individual project plans or proposals are submitted, and any appropriate mitigation measures would be identified. Therefore, a less-than-significant impact is anticipated from adoption of the Housing Element.

- c) There are no Habitat Conservation Plans (HCPs) or Natural Communities Conservation Plans (NCCPs) in the City. Please refer to Section 4 of this document for further discussion of biological resources. No impact is anticipated from adoption of the Housing Element.

11. MINERAL RESOURCES. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	()	()	()	(✓)
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	()	()	()	(✓)

Comments:

- a - b) The San Dimas Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. Future housing growth described in the Housing Element will primarily be accommodated on vacant and underutilized residential sites in the developed portions of the City. Therefore, adoption of the Housing Element is not anticipated to have an impact on mineral resources.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	()	(✓)
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	()	()	()	(✓)
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(✓)
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(✓)

Comments:

a - e) The primary source of ambient noise levels in San Dimas is traffic and, for areas near rail line, train movements along the AT & SF rail line. The closest public airport to San Dimas is Brackett Field located in La Verne.

The City's General Plan Noise Element and Noise Ordinance set noise standards for San Dimas. This includes construction noise and both exterior and interior operational noise standards for residential uses. In addition, both the Department of Housing and Urban Development (HUD) and State Department of California have established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn) and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA.

San Dimas has a RHNA of 463 units for the 2014-2021 planning period. The Housing Element illustrates sites and policies to accommodate development on vacant and underutilized residential sites and through the provision of second residential units. The addition of these new residential units has the potential to increase noise as a result of construction (temporary increase), additional traffic and other typical urban activities. Some of the parcels rezoned as part of the 2008-2014 Housing Element implementation would experience heightened noise levels due to the proximity to the 210 freeway, major streets and the railroad. However, sound attenuation techniques, including double pane windows and building orientation, can all be utilized to reduce noise to acceptable levels for residential development.

Any proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project-specific environmental review. The site-specific noise

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions, including temporary increases in noise levels due to construction and possible groundborne vibrations, would be assessed at that time. Any needed mitigation measures or conditions of approval would be identified during the individual project or plan review, including compliance with the General Plan Noise Element and the City's Noise Ordinance. Therefore, no impact is anticipated from adoption of the Housing Element.

- c) There are no private airstrips within 5 miles of the City limits. No impact is anticipated.

13. POPULATION AND HOUSING. <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	()	()	(✓)	()
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	()	()	()	(✓)
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	()	()	()	(✓)

Comments:

- a) The City's RHNA for the 2014-2021 planning period is 463 residential units. The City plans on meeting the majority of this growth with new development on vacant and underutilized residential sites and provision of second residential units. The Housing Element is a policy document and does not include any specific development proposal. The potential environmental impacts from future residential projects would be evaluated under separate CEQA review. Any needed mitigation measures or conditions of approval would be identified at that time.
- b - c) Since the Housing Element is a policy document which accommodates already planned for growth and does not propose physical change, its adoption will not displace substantial numbers of existing housing or people. The Element includes policies and programs to help conserve, improve and develop housing within the City, including affordable housing. The specific environmental effects of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Therefore, no housing or people would be displaced as a result of adopting the Housing Element and no impacts are anticipated.

14. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a) Fire protection?	()	()	()	(✓)
b) Police protection?	()	()	()	(✓)
c) Schools?	()	()	()	(✓)

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Parks?	()	()	()	(✓)
e) Other public facilities?	()	()	()	(✓)

Comments:

a - e) The City of San Dimas is served by the Los Angeles County Fire Department, the Los Angeles County Sheriff's Department, the Bonita Unified School District, Glendora School District, Covina Valley School District and the San Dimas Parks and Recreation Department. The City's RHNA for the 2014-2021 planning period is 463 residential units. The City plans on meeting the majority of this growth with new development on vacant and underutilized residential sites and provision of second residential units. The specific environmental effects, including impacts on public services, of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval would be identified during each CEQA review, including the payment of any school impact or park development fees and compliance with the Uniform Building and Fire Codes. Therefore, no impacts are anticipated from adoption of the Housing Element.

15. RECREATION. <i>Would the project:</i> a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	()	()	()	(✓)
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	()	()	()	(✓)

Comments:

a - b) A variety of parks and recreational facilities are located in San Dimas, including the Frank G. Bonelli Regional Park. The City's Parks and Recreation Department is responsible for the maintenance of all parks and recreational facilities in San Dimas. Any proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project-specific environmental review. The impacts on existing parks/recreational facilities or impacts from new or expanded facilities would be assessed at that time. Any needed mitigation measures or conditions of approval would be identified, including the payment of park development fees. Therefore, no impacts are anticipated from adoption of the Housing Element.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	()	()	()	(✓)
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	()	()	()	(✓)
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	()	()	()	(✓)
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(✓)
e) Result in inadequate emergency access?	()	()	()	(✓)
f) Result in inadequate parking capacity?	()	()	()	(✓)
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	()	()	()	(✓)

Comments:

a – b, d – g) As described in the Housing Element, San Dimas is a younger community with the necessary infrastructure in place to support future development in the established areas of the city and near the downtown (page IV-8). The City’s transportation system, addressed in the General Plan Circulation Element, includes Interstate 210, Interstate 10, State Route 30, arterial and collector streets and public transit.

The San Dimas Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The Element includes identified sites and policies to accommodate new residential development on vacant and underutilized residential sites in the developed portions of the City, including mixed use development in the downtown. Mixed-use development is seen as a way to place people near jobs, retail and other services and promote the use of alternative transportation and pedestrian linkages.

Any potential impacts related to transportation, including increased vehicle trips, hazards from design features, inadequate emergency access, insufficient parking, or conflicts with adopted policies, plans or programs supporting alternative transportation would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified during the individual project or plan review, including payment of the City’s Transportation Development fee and installation of street improvements. Therefore, no impacts are anticipated from adoption of the Housing Element.

c) New residential development would not result in a change in air traffic patterns for Brackett Field, the closest public airport to the city. No impacts are anticipated.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	()	()	()	(✓)
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	()	(✓)
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.?	()	()	()	(✓)
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	()	()	()	(✓)
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	()	()	()	(✓)
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	()	()	()	(✓)
g) Comply with Federal, State, and local statutes and regulations related to solid waste?	()	()	()	(✓)

Comments:

a - g) The Golden State Water Company provides all water and wastewater service to the City of San Dimas. All projects within the city must meet the requirements of the Los Angeles Regional Water Quality Control Board regarding wastewater. Please refer to Section 8, Hydrology and Water Quality, of this document regarding storm drainage. Solid waste disposal is provided by the current City contracted hauler who disposes the refuse at a permitted landfill with sufficient capacity to handle the City's solid waste disposal needs. The City of San Dimas continues to implement waste reduction procedures consistent with AB 939.

Incorporated in 1960, San Dimas is a young community with relatively new utility infrastructure and public service capacity not yet in need of repair or replacement. The City has more than adequate infrastructure capacity to accommodate its regional growth needs for 463 additional residential units during the 2014-2021 Housing Element planning period. New development would tie into existing water and sewer mains. However, most hillside sites would require the extension of water, sewer, and other utilities, or approval of on-site septic systems.

San Dimas is particularly concerned about the availability of water and other utilities when considering increasing residential density. Currently, California is experiencing a water crisis as a result of: global warming; extended drought; the condition of infrastructure for water storage and transport; and environmental impact issues in the Sacramento-San Joaquin River Delta and the Colorado River. To help guarantee a sustainable future, it is incumbent upon both the State and

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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regional water agencies to ensure the adequate provision of affordable water consistent with the proposed future growth for the Southern California region.

The Golden State Water Company (GSWC) was contacted regarding the anticipated future water supply for San Dimas. The GSWC's 2005 Urban Water Management Plan (UWMP) for San Dimas covers the "San Dimas System", which consists of the City of San Dimas, portions of the cities of La Verne, Walnut, Covina and a portion of the adjacent unincorporated area of Los Angeles County (page 1-2). Water supply for the San Dimas system comes from the Main San Gabriel Groundwater Basin and imported water from the Three Valleys Municipal Water District (TVMWD) and local water from the Covina Irrigating Company (CIC). TVMWD obtains its imported water supply from the Metropolitan Water District of Southern California (Metropolitan) and the CIC diverts water from the San Gabriel River (UWMP, page 3-2). GSWC's water supply is projected to increase by about 52 percent from 2005 to 2030 to meet the associated projected water demands (UWMP, page 3-4).

Appendix J of the UWMP includes household estimates in five-year increments until the year 2030. These estimates are from the Southern California Association of Governments (SCAG) and are based on 2000 U.S. Census data. The number of households for the San Dimas system was estimated to be 20,081 in 2005 and is anticipated to be 25,667 by 2015. This includes 12,702 households for the City of San Dimas in 2005, with an anticipated 16,688 households by 2015. According to correspondence with the GSWD, it is expected that the normal, single-dry year, and multiple-dry year water demands can be met through the year 2030 (Correspondence from Dan W. Talaga, PE, Sr. Civil Engineer, June 6, 2008).

As described in Table II-11 of the Housing Element, the estimated number of households in San Dimas in 2010 was 12,030 (based on the 2010 Census). Adding the RHNA's 463 residential units to this number is well below the anticipated 16,688 households planned for in the UWMP by the year 2015.

The UWMP also addresses water supply reliability. As stated on page 3-8, "In general, GSWC's supply is expected to be 100 percent reliable through 2030". This reliability is a result of, 1) the projected reliability of TVMWD as a member of Metropolitan, which intends to provide 100 percent reliability to member agencies, 2) a reliable water supply from CIC, 3) a reliable water source from surface water diversion from San Dimas Canyon Creek and, 4) GSWC's share of the operating safe yield in the Main San Gabriel Groundwater Basin. The UWMP provides detailed information regarding these reliability provisions.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, San Dimas will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

The Housing Element is a policy document, and does not identify any physical development proposals. The specific environmental effects to utility and service systems from future residential development would be evaluated under separate CEQA review as individual project proposals or plans are submitted. Therefore, no impacts are anticipated from adoption of the Housing Element.

Issues and Supporting Information Sources:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	()	()	()	(✓)
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	()	()	()	(✓)
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	()	()	()	(✓)

Comments:

a - c) As described throughout this document, the Housing Element is one of the elements of the City's General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2014-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The City's RHNA for the 2014-2021 planning period is 463 units. The Element illustrates that the City intends to utilize a variety of methods to meet this RHNA, including projects with entitlements and development on vacant and underutilized residential sites in the developed portions of the City

The Housing Element does not include any specific development proposal for residential units. Rather, it is a policy document that includes goals, policies and programs. All environmental effects of future residential development would be evaluated as individual project proposals or plans are submitted to the City for consideration, pursuant to CEQA. Therefore, adoption of the Housing Element would not degrade the quality of the environment, result in cumulatively considerable impacts or cause substantial adverse effects on human beings.

EARLIER ANALYSES:

Earlier analyses may be used where, pursuant to the tiering, EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of San Dimas, Planning Division offices, 245 East Bonita Avenue:

1. General Plan FEIR (SCH#91011017)

Other Reference Materials

2. City of San Dimas, "Environmental Checklist for General Plan Amendment No. 00-1 and Redevelopment Housing Plan", April 10, 2000.
3. Golden State Water Company, "2005 Urban Water Management Plan – San Dimas", December 2005. Prepared by CH2MHILL.
4. Golden State Water Company, Letter from Dan W. Talaga, PE, Sr. Civil Engineer, dated June 6, 2008.

APPLICATION CERTIFICATION:

I certify that I am the applicant for the project described in this Initial Study. I acknowledge that I have read this Initial Study and the proposed mitigation measures. Further, I have revised the project plans or proposals and/or hereby agree to the proposed mitigation measures to avoid the effects or mitigate the effects to a point where clearly no significant environmental effects would occur.

Applicant's Signature: _____ Date: _____

Print Name and Title: _____



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of [date]

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: Discussion of potential revisions to Ordinance No. 1226
establishing Regulations for Chickens in single family residential
zones

BACKGROUND

At the meeting of November 26, 2013 Ordinance No. 1226 was scheduled for second reading and adoption. The City Council indicated a desire to consider additional changes. Several possible changes were identified and Staff was requested to review those changes and present options to the City Council. These options may include additional procedural steps including referral to the Planning Commission and/or a re-noticed City Council public hearing.

ANALYSIS

Changes identified in the previous meeting on November 26, 2013 are as follows:

Revising the permitted Number of Chickens to be Allowed:

Ordinance No. 1226 as introduced at first reading limits the maximum number of chickens to three as noted below:

Section 18.20.060.B.

1. Not more than three chickens may be kept.

The identified change would be to revise three to four. The issue of the number of chickens was a matter clearly discussed and considered during both the Planning Commission and City Council public hearings. A change to increase the number of chickens to four can be accomplished by revising the above Section and re-introducing the revised Ordinance No. 1226 as a first reading.

Clarification of the household chicken prohibition in Section 18.20.060.A:

Ordinance No. 1226 as introduced at first reading may create confusion regarding the categorization of chickens:

4. Not more than fifteen birds ~~or fowl~~ shall be kept, none of which shall be ~~chickens-roosters, ducks, geese, turkeys, peacocks, or household chickens.~~

Concern was expressed that this language might be interpreted to prohibit chickens or at least create unnecessary confusion. Staff's intent was to ensure that chickens not be included in the permitted 15 birds since all standards for chickens were in Subsection B. The following clarifying language (added text in green) should address this concern:

4. Not more than fifteen birds ~~or fowl~~ shall be kept, none of which shall be ~~chickens-roosters, ducks, geese, turkeys, or peacocks, or household chickens.~~ Standards regarding household chickens are set forth in Section 18.20.060.B.

This change is a minor text change to better explain the distinction of chickens from the standards allowing birds. It is consistent with the intent of both the Planning Commission and City Council as considered in their respective public hearings. A change to clarify this language can be accomplished by revising the above Section and re-introducing the revised Ordinance No. 1226 as a first reading.

Consideration to remove geese and/or ducks from the listing of prohibited birds:

Ordinance No. 1226 as introduced intended to clarify that certain birds and/or fowl were not included in the general definition of birds by excluding them. This exclusion was included in both the definition (Section 18.08.307):

"Household chickens" mean chickens maintained on the premise of a legally constructed single-family residential property as an incidental use of the property for pets or for egg-laying purposes only (no slaughter) for the sole use of the residents of the property (no selling or distribution of eggs). This definition expressly excludes roosters, ducks, geese, turkeys, peacocks and other similar noise-making fowl.

and the standards in Section 18.20.060.A.:

4. Not more than fifteen birds ~~or fowl~~ shall be kept, none of which shall be ~~chickens-roosters, ducks, geese, turkeys, peacocks, or household chickens.~~

Discussion indicated that perhaps ducks and/or geese should be allowed. Points were made that this prohibition of certain birds was a new standard since these birds were allowed in the SF Zones under the existing regulations. Staff differed with this application of the plain language of the existing regulations and relied upon its interpretation that ducks and geese are more like chickens (and hence were previously prohibited) than the types of birds and fowl intended by the existing regulations. This perspective is bolstered when one considers that 15 ducks and or geese, which would be allowed under the plain language application, are simply an excessive number for SF Zoned properties in the City. Staff believes that “birds and fowl” did not really intend to allow any type of bird or fowl but really was intended, particularly when looking at the permitted number of such birds, was intended for commonly caged household birds such as parakeets and canaries and similar smaller birds.

If the City Council intends to allow ducks and /or geese, it could simply delete them from the two identified Sections. This approach, without any other clarification, leaves an open question regarding these types of birds. Are there standards for the keeping of ducks or geese like there are for chickens? Can you have up to 15 or 3 (or 4)?

At the prior public hearings there was at best very limited discussion regarding ducks or geese or other birds/fowl. As a result any change to Ordinance No. 1226 regarding ducks, geese or other birds and fowl likely requires a referral back to the Planning Commission to discuss possible standards and a re-noticed City Council public hearing to consider any Planning Commission recommendation and make any additional ordinance revisions that might be desired.

Other Changes Not Discussed:

Within this topic area the City may also identify other revisions related to this MCTA for consideration by the Planning Commission. These could include:

- A permit procedure for certain types of animals.
- A process to allow additional animals for larger SF lots.
- Other changes

All such considerations should be clearly identified so they can be properly considered by the Planning Commission. It may also be desirable depending upon the extent of those possible revisions to have the Planning Commission conduct new public hearings rather than the simpler "review and report back" procedure.

RECOMMENDATION

Direct Staff as deemed appropriate regarding revisions to Ordinance No. 1226 as follows:

Option 1. Adopt second reading of the previously introduced Ordinance No. 1226 without changes.

Option 2. Revise the number of chickens and/or clarify the chicken prohibition in Section 18.20.060.A.4 and re-introduce revised Ordinance No. 1226 as first reading.

Option 3. Identify areas of more substantive revisions (i.e. ducks, geese, etc.) and refer those matters back to the Planning for review and report back and/or new public hearing by the Planning Commission. Then conduct a re-noticed City Council public hearing.

Respectfully Submitted,



Larry Stevens
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1226

ORDINANCE NO. 1226

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-05, AMENDING CHAPTERS 18.08, 18.16, AND 18.20 OF THE SAN DIMAS MUNICIPAL ZONING CODE

THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Title 18, Chapters 8, 16, and 20 of the San Dimas Municipal Code shall be amended, as provided for in Exhibit "A"

SECTION 2. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED THIS xxx DAY OF xxx, 2013.

Curt Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1226 was regularly introduced at the regular meeting of the City Council on November 12, 2013, and was thereafter adopted and passed at the regular meeting of the City Council held on _____, 2013 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1226 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

EXHIBIT A

*New text changes are in Blue and Underlined

*Deleted text is in ~~Red and Strikethrough~~

Definitions Section- Chapter 18.08

18.08.307 Household chickens.

“Household chickens” mean chickens maintained on the premise of a legally constructed single-family residential property as an incidental use of the property for pets or for egg-laying purposes only (no slaughter) for the sole use of the residents of the property (no selling or distribution of eggs). This definition expressly excludes roosters, ducks, geese, turkeys, peacocks and other similar noise-making fowl.

Zoning Districts, Maps, and Boundaries- 18.16.040

~~18.16.040 Zoning of certain classifications of annexed territory.~~

~~Notwithstanding the provisions of Section 18.16.030, all land or territory annexed to the city after the effective date of the amendment codified in this section which is classified under the zoning ordinance of the county with a minimum area requirement of one acre or more may be used for those purposes permitted under the zone classification R-A-20,000 under the city zoning ordinance, and the zoning map shall be amended so as to indicate such land or territory as having such zoning designation.~~

~~(Ord. 61 § 1, 1962; Ord. 37 § 310, 1961)~~

Residential Zones Generally- Chapter 18.20

18.20.010 Applicability.

As used in this chapter, “residential zones” means zones SF, SFA, SFDR, SFH, AL, MFD, MF-10, MF-15, MF-20 and those specific plans which permit or conditionally permit residential uses.

(Ord. 931 § 3, 1990; Ord. 37 § 201, 1961)

18.20.055 Roosters.

A person shall not keep or maintain any live rooster or rooster of any age in any residential zone, whether such rooster is kept or maintained for the personal use of the occupant or otherwise.

18.20.060 Animals.

A. Household pets may be kept in residential zones under the following conditions;

1. Such pets shall not be kept in such number or under such conditions that create a neighborhood nuisance from noise, odors, dust or appearance.
2. Not more than three adult dogs or cats or three similar domestic animals or three animals of any combination of the above may be kept.
3. Not more than three small animals, such as guinea pigs, rabbits or white mice may be kept.
4. Not more than fifteen birds ~~or fowl~~ shall be kept, none of which shall be ~~chickens~~ roosters, ducks, geese, turkeys, peacocks, or household chickens.
5. No venomous animals nor any animal that cannot be or is not actually prevented from invading or becoming a nuisance to neighboring premises may be kept.

B. In addition to other permitted animal uses in the respective zone, household chickens may be kept as an accessory use to a legally-established detached, single-family residence on a lot size of no less than 5,000 square feet in zones which permit single-family residential uses under the following conditions:

1. Not more than three chickens may be kept.
2. Such chickens shall not be kept under such conditions that create a neighborhood nuisance from noise, odors, dust, or appearance.
3. An appropriate coop enclosure shall be provided. Said coop shall not exceed six (6) feet in height or 120 square feet in area and shall comply with the setback requirements for accessory structures in their respective zone. The coop shall provide a minimum of 4 square feet of space per chicken and may not be located in front of the main building line. Chickens

shall be kept in their coops from dusk until dawn. When allowed outside their coops, household chickens shall be kept within adequate fences no greater than six (6) feet in height so that they do not have access to neighboring property.

4. Feed for such animals shall be stored in rodent proof containers and feeders.

~~B. Provided further, however, in R-A zones in parcels of eleven thousand square feet or larger with a minimum width of eighty feet and containing not more than one dwelling unit, domestic animals in addition to the household pets as limited in subsection (A) of this section shall be permitted within the following limitations, and solely for the use of the family residing on the parcel:~~

- ~~1. Rabbits, not to exceed one buck and four does;~~
- ~~2. Fowl for meat purposes, not to exceed twenty five;~~
- ~~3. Chickens for eggs, not to exceed twenty layers;~~
- ~~4. Calves, not to exceed one calf under two years of age, and none older;~~
- ~~5. Goats, not to exceed two milk goats and one young goat.~~

C. All animals shall be properly housed at a distance of not less than thirty-five feet from any residence, with the exception of household pets and household chickens, whose houses must comply with the setback standards of their respective zones. If allowed outside their houses, animals shall be kept within adequate fences so that they do not have access to neighboring property.

(Ord. 368 § 1, 1972; Ord. 120 § 2, 1964; Ord. 37 § 206, 1961)



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of December 10, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Ken Duran, Assistant City Manager

SUBJECT: Report on overnight parking enforcement on Oakway Ave. and Ghent St. – resident petition to not enforce

SUMMARY

At the November 26, 2013 City Council meeting residents who live on the corner of Allen Ave. and Oakway Ave. spoke regarding overnight parking enforcement on Oakway. The Council asked staff for a report on the situation. Staff provided a memo to the Council outlining the recent enforcement on Oakway and Ghent. A resident petition has been submitted requesting the City Council have the City stop mandatory overnight parking permits on Oakway and Ghent. At the meeting staff will provide a summary of our previous memo on this matter.

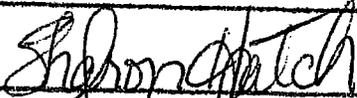
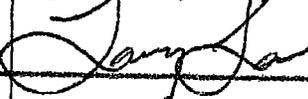


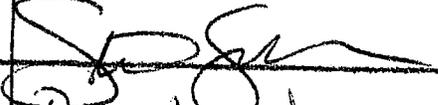
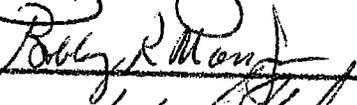
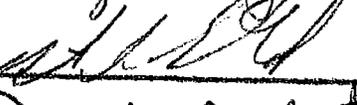
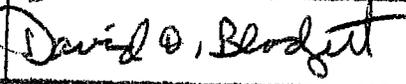
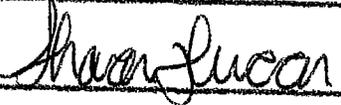
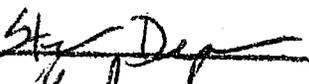
Petition to [Action]

Petition Summary: Placing mandatory parking permits on these two streets (North Oakway Avenue and West Ghe causing many problems. We can't get a permit unless we throw away our valuables in our garages, sell a car we have worked long and hard for. We are forced to spend money on a permit or a ticket. Why does the city where is all this money going to? Many families on these streets have adult children living in the home who they need the spaces in front of their homes for parking. Family members who come for a visit and stay over get a parking permit. This is not how a family should be forced to live. There was a complaint and now two families are paying for it. We should be told what the complaint is. It is affecting all of us and we have no idea why. Families these days and this parking problem just adds more stress. People have lived here for decades with no major problems this over reaction to a complaint. We have had no parking problems on our streets until now.

Action Petitioned For: We the undersigned are concerned residents of North Oakway Avenue and West Ghe leaders, Mayor Curtis W Morris, Mayor Pro Tem Denis Bertone, and City Council Members Emmett Badar, J Templeman, to act now to Stop the Mandatory Overnight Parking Permits.

Date	Signature	Printed Name	Address
11/17/13	<i>Derek Hatch</i>	Derek Hatch	550 W ALLEN AVE
11/17/13	<i>Eric Barthel</i>	ERICK BARTHEL	850 N. OAKWAY AVE
11/17/13	<i>J. Berberade</i>	JEL BERBERADE	830 N. OAKWAY

11-23-2013		SHARON HATCH	550 WEST ALLEN
11/24/13		Larry Lair	614 W. Ghent
11-24-13		Gutierrez	610 W Ghent

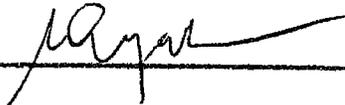
Date	Signature	Printed Name	Address
11-24-13		Carol Gutierrez	610 W. Ghent St
11-24-13		Steve Selby	604 W. Ghent
11-24-13		Bobby R. Moss Jr.	722 N. OAKWAY AVE
11-24-13		Peter Growwald	607-W. Ghent St.
11-24-13		David D. Blodgett	744 OAKWAY
11-24-13		Sharon Duncan	812 N. Oakway
11/24/13		Steve Duncan	812 N. Oakway
12/2/13		Chad Couce	824 N Oakway
12/21/13		Rachel Couce	824 N Oakway

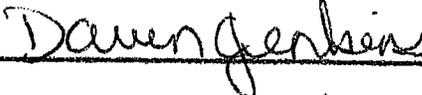
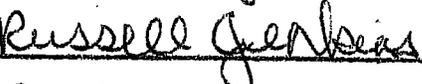
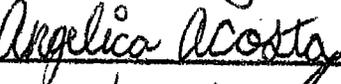
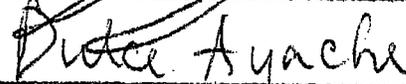
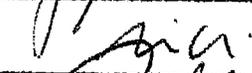
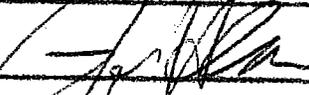
Go to www.AtYourBusiness.com for more free business forms

11-17-13	hi bob	BENJAMIN R. HEISS	828 N. OAKWAY
11/20/13	David Hatch	DAVID ALAN HATCH SR	550 W. ALLEN AVE
11/20/13	David Hatch Jr	David Hatch Jr	550 W. Allen Ave.

Date	Signature	Printed Name	Address
11-20-13	Karen Poague	KAREN Poague	821 Oakway Ave
11-20-13	Cathy Mugino	CATHY GUGINO	811 OAKWAY AV
11-20-13	Paulette Meyer	ANNETTE MORAW	733 N. Oakway
11-20-13	Brian Sheehan	BRIAN Sheehan	740 N. OAKWAY
11-20-13	Pat Sheehan	PAT SHEEHAN	740 N. OAKWAY
11-20-13	Paulette Meyer	PAULETTE MEYER	540 W. Grant
11-20-13	Arlene Crespin	Arlene Crespin	610 W. Grant
11/20/13		Giovanni Mugino	014 W. Hunt St

Go to www.AtYourBusiness.com for more free business forms

11-20-13		ENRICO ROMIREZ	830 N. OAKWAY AVE SPRINGFIELD, MO
11-20-13		EJAY BERBERABE	"
11-20-13		WILLIAM MYAURE	"

Date	Signature	Printed Name	Address
11-20-13		Dawn Jenkins	800 N. OAKWAY AVE
11-20-13		Russell Jenkins	800 N. OAKWAY AVE
November 20, 2013		Angelica Acosta	843 N. OAKWAY AVE.
11-20-13		Erick Sun	838. OAKWAY AVE
11-23-13		Rebecca Ayache	830 N. OAKWAY AVE
11-23-13		Jocelyn Berberabe	830 N. OAKWAY AVE
11/23/13		Nicole Gilliland	835 N OAKWAY AVE
11-23-13		Tyler Holle	835. N. OAKWAY AVE

Go to www.AtYourBusiness.com for more free business forms

12-3-13	Rodrigo Sanchez	RODRIGO SANCHEZ	728 N. AMELIA AVE
12-3-13	Piet Van Gaalen	PIET VAN GAALLEN	812 N. AMELIA AVE
12-3-13	Gere Campbell	Gere Campbell	740 Amelia ST 796 Amelia ST
12/3/13	Donna Acosta	Donna Acosta	843 N OAKWAY
12-3-13	Leo Acosta	LEO ACOSTA	843 N OAKWAY



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of December 10, 2013

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: US Postal Service Protection Act of 2013 – request for city review/action

SUMMARY

Tuesday December 3rd, Julie Draayom, a resident requested that this matter be placed on this city council agenda. With no city council meeting until January 14, 2014 – and because the request came from a resident, staff placed this matter on the agenda.

The general purpose of the request is for the city council to be aware of the positions advocated by National Association of Letter Carriers as they relate to proposals and procedures underway to address the financial challenges of the US Postal Service. The NALC is working to gain support for changes made in that process through the adoption of S-316 which was introduced February 13, 2013 and has been held in its initial committee assignment since that time. The Title description of S-316 is a follows:

“A bill to recalculate and restore retirement annuity obligations of the United States Postal Service, to eliminate the requirement that the United States Postal Service prefund the Postal Service Retiree Health Benefits Fund, to place restrictions on the closure of postal facilities, to create incentives for innovation for the United States Postal Service, to maintain levels of postal service, and for other purposes.”

Generally, the city has declined to take a position on matters outside our jurisdiction and/or municipal responsibilities. The city has also been hesitant to make recommendations or take positions on the operations and employee relations of other organizations. We are requesting your initial direction regarding this request.

RECOMMENDATION

Listen to the issue and concerns regarding the Postal Service Protection Act of 2013; however, respectfully decline to take a city position on the matter.

Attachment:

Information provided from Julie Draaham – request from the NALC

The following resolution is slowing being introduced around So CA.

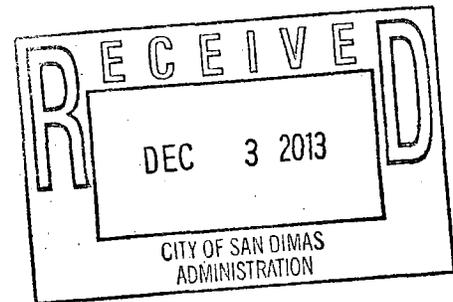
It is being discussed in LA, Pasadena, Anaheim, Ventura, and San Diego

It passed in Santa Ana and shortly will be voted on in Redlands.

Nothing yet for Costa Mesa. For more conservative areas like that and San Dimas we are asking our members to use the slightly different attached resolution. If you are circulating, or going to be, anything in those two cities please use this one.

Thanks Brigid

**John
John Beaumont
NALC State President
Cell - (415) 297-9527**



City Council Resolution

WHEREAS, The US Postal Service is a vital component of this country's economic and communications infrastructure handling and delivering 160 billion pieces of mail and generating more than \$65 billion in revenues annually, while receiving no taxpayer funding; and

WHEREAS, The mailing industry, which employs 8 million Americans, generates over \$1 trillion dollars annually, and represents approximately seven percent of the country's Gross Domestic Product (GDP), depends on the US Postal Service's invaluable mail processing, retail and last-mile delivery networks 6 days a week; and

WHEREAS, The US Postal Service is the only private company or federal agency required by Congress to pre-fund future retiree health benefits for 75 years, requiring \$5.5 billion dollars to be paid annually. In addition, the health benefits for postal retirees is fully funded with billions of dollars in excess, so there is no need to require a crippling \$5.5 billion additional annual payment that is causing unnecessary service cuts; and

WHEREAS, Protecting voting by mail, which is now commonplace in California, is essential to our democracy; and

WHEREAS, The US Postal Service is the second largest employer of US Veterans in the country with over 22% of its employees United States Veterans; and

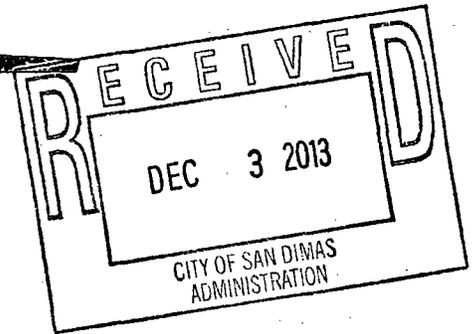
WHEREAS, Rural communities, many of which do not have access to the Internet, remain dependent on the Postal Service for vital communications and for the shipment of goods; and

WHEREAS, Small businesses along with many Americans, particularly seniors, depend on the Postal Service for receipt of their prescription drugs; now

THEREFORE BE IT RESOLVED, That the _____ City Council urges US Senator Barbara Boxer and US Senator Dianne Feinstein to support postal reform legislation that would: Secure the continuance of 6-day mail delivery; Stabilize the Postal Service's finances by reforming or eliminating future retiree health financing policies that are crippling the Postal Service's finances; Strengthen and protect the Postal Service's invaluable mail processing, retail and last-mile delivery networks that together comprise a crucial part of the nation's infrastructure; Retain door-to-door delivery for 30 million plus households and businesses; and be it further

RESOLVED, That the _____ City Council transmit copies of this resolution to the President and Vice President of the United States, to the Majority Leader of the Senate, to both US Senator Barbara Boxer and US Senator Dianne Feinstein, and to the United States Postmaster General.

Coastside Democrats



THE POSTAL SERVICE PROTECTION ACT OF 2013 November 21, 2013

If a resolution has been introduced and/or voted on by your city council or other elected body urging Senator Boxer and Senator Feinstein to support The Postal Service Protection Act of 213 please notify John Beaumont. Please contact John if you have any questions.

**John Beaumont, State President
National Association of Letter Carriers
415-297-9527**

Thank you for your support

**Brigid O'Farrell
Coastside Democrats
650-867-0745
mbrigidofarrell@gmail.com**



WHEREAS, The Postal Service Protection Act of 2013 would sustain the United States Postal Service and avert unnecessary closures that hurt communities; and

WHEREAS, The Postal Service Protection Act of 2013 would prohibit cuts to Saturday delivery, thus protecting rural communities, small businesses, and senior citizens, as well as reducing the need for customers to seek other delivery options; and

WHEREAS, The United States Postal Service's financial issues are due to unnecessary requirements and regulations imposed on it. The Postal Service Protection Act of 2013 would remove burdensome regulations, so the United States Postal Service can manage its budget more effectively and be more competitive with other delivery service providers; and

WHEREAS, The Postal Service Protection Act of 2013 would give serious consideration to the employment status of the second largest civilian workforce in the country made up of over a half a million people living and working in all of our communities, with over 22% veterans, many with disabilities; and

WHEREAS, The Postal Service Protection Act of 2013 would reinstate overnight delivery standards to speed mail delivery and prevent shutdowns of mail sorting centers, and protect voting by mail throughout California which is now commonplace and will remain essential to our democracy; now

THEREFORE BE IT RESOLVED, That the _____ City Council urges US Senator Barbara Boxer and US Senator Dianne Feinstein to pass the Postal Service Protection Act of 2013, Senate Bill 316, sponsored by Senator Bernard Sanders, that would ensure the modernization and preservation of the United States Postal Service; and be it further

RESOLVED, That the _____ City Council urges US Senator Barbara Boxer and US Senator Dianne Feinstein to oppose any postal reform legislation that does not end the mandate requiring the USPS to pre-fund future retiree health benefits, does not continue the mandate for 6-day delivery service, does not protect door to door delivery as it currently exists, and does not provide additional oversight and transparency to the United States Postal Service's plan to close, relocate, or sell 3,270 post offices; and be it further

RESOLVED, That the _____ City Council transmit copies of this resolution to the President and Vice President of the United States, to the Majority Leader of the Senate, to both US Senator Barbara Boxer and US Senator Dianne Feinstein, and to the United States Postmaster General.



San Mateo County Democratic Party - 751 Laurel Street • Box 702 • San Carlos, CA 94070

October 29, 2013

Senator Dianne Feinstein
One Post Street, Suite 2450
San Francisco, CA 94104

Dear Senator Feinstein:

I write to you on behalf of the San Mateo Democratic Central Committee and urge you to support The Postal Protection Act of 2013—S. 316. This year, a resolution was passed at the California Democratic Party Convention to encourage you, Senator Boxer and the California Democratic Congressional Delegation "to support efforts that end the mandate requiring USPS to pre-fund health care benefits and allow the USPS to recover overpayments made to federal pension plans." (<http://www.cadem.org/resources/resolutions?id=0611>)

S-316 offers such sensible reforms while saving thousands of good jobs and critical services for local communities here in California and across the country. There is a great deal of grassroots support in California for the US Postal Service. This was one of only 18 resolutions to pass the convention. (<http://www.govtrack.us/congress/bills/113/s316/text>).

Last month, a resolution in support of S-316 was unanimously passed by the AFL-CIO Convention in Los Angeles. The resolution was introduced by the American Postal Workers Union, the National Association of Letter Carriers, and the Laborers' International Union of North America, all with members here in California. (<http://www.aflcio.org/About/Exec-Council/Conventions/2013/Resolutions>)

Congress created most of the problems faced by the US Postal Service and Congress can fix the problems. The San Mateo Democratic Central Committee strongly urges you to co-sponsor The Postal Protection Act of 2013, S-316

Democratically Yours,

A handwritten signature in black ink that reads "David Burruto".

David Burruto, Chair

cc. Art Pulaski (bblum@calaborfed.org)
Tim Paulson (tpaulson@sflaborcouncil.org),
Shelley Kessler (unionmd@shcgloba.net)
John Beaumont (csalc214@gmail.com)

Paid for by the San Mateo County Democratic Central Committee
(www.SanMateoDemocrats.org) and not authorized by any candidate or candidate's committee.





San Mateo County Democratic Party • 751 Laurel Street • Box 702 • San Carlos, CA 94070

October 29, 2013

Senator Barbara Boxer
Suite 203
70 Washington Street
Oakland, CA 94607

Dear Senator Boxer:

I write to you on behalf of the San Mateo Democratic Central Committee and urge you to support The Postal Protection Act of 2013—S. 316. This year, a resolution was passed at the California Democratic Party Convention to encourage you, Senator Feinstein and the California Democratic Congressional Delegation "to support efforts that end the mandate requiring USPS to pre-fund health care benefits and allow the USPS to recover overpayments made to federal pension plans." (<http://www.cadem.org/resources/resolutions?id=0611>)

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Congress created most of the problems faced by the US Postal Service and Congress can fix the problems. The San Mateo Democratic Central Committee strongly urges you to co-sponsor The Postal Protection Act of 2013, S-316.

Democratically Yours,

A handwritten signature in cursive script that reads "David Burruto".

David Burruto, Chair

cc. Art Pulaski (bblum@calaborfed.org)
Tim Paulson (tpaulson@sflaborcouncil.org).
Shelley Kessler (unionmd@sbcglobal.net)
John Beaumont (cscal214@gmail.com)

Paid for by the San Mateo County Democratic Central Committee
(www.SanMateoDemocrats.org) and not authorized by any candidate or candidate's committee.



Blaine Michaelis

REC'S FROM JULIE DRAAYOM

12-6-13

From: Matt Draayom <cabin_rubywonderdog@yahoo.com>
Sent: Friday, December 06, 2013 7:47 AM
To: Blaine Michaelis
Subject: Re: City Council Agenda Dec 10th - Postal Protection Act of 2013

Dear Blaine, Thank you for getting this on the calendar. I got the email and hope to make it to the meeting. I am a mail carrier in Irvine . It is Christmas so we are experiencing heavy parcel volume and it is hard to get home much before 7:00. This is tied into retaining local Post offices like ours and stopping the destruction of an American institution. It is not a political issue to which there are red or blue sides. I hope it is understood the first resolution is the one recommended for our use and the insueing letters only examples of the letters we could individually draft to our legislators. I hope that for the good of millions of citizen's nationwide who depend on the Post Office for everyday delivery that San Dimas will stand up and be counted as supporting us in this fight for survival. Thank you Julie Gauthier Draayom

Blaine Michaelis < > wrote:

Julie,

Here is the information – please let me know that you received this e-mail.

Thanks

Blaine

Blaine Michaelis

City Manager

City of San Dimas

245 East Bonita Ave.

San Dimas, CA 91773

909-394-6213 ph

909-394-6209 fax

e-mail

web site



San Dimas Public Financing Authority Staff Report

TO: Honorable President and members of the Authority
For the Meeting of December 10, 2013

FROM: Blaine Michaelis, Secretary Treasurer *BM*

SUBJECT: Annual meeting of the Authority

SUMMARY

This is the annual meeting of the Authority. The only business is to approve the minutes from the last annual meeting December 11, 2012 and to appoint officers for 2014.

RECOMMENDATION

1. Approve the minutes from the December 11, 2012 meeting.
2. Appoint Curt Morris as President of the Corporation; Mayor Pro Tem Denis Bertone as Vice President and Blaine Michaelis as Secretary/Treasurer as provided for in the by-laws.

Attachment:
December 11, 2012 meeting minutes



CITY OF SAN DIMAS
MINUTES
SAN DIMAS PUBLIC FACILITIES FINANCING CORPORATION
TUESDAY, DECEMBER 11, 2012
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

PRESENT:

President Curtis W. Morris
Mr. Emmett Badar
Mr. Denis Bertone
Mr. John Ebner
Mr. Jeff Templeman

Secretary/Treasurer Blaine Michaelis
City Attorney J. Kenneth Brown
Assistant City Manager Ken Duran
Deputy City Clerk Debra Black

CALL TO ORDER

Chairman Morris called the meeting of the San Dimas Public Facilities Financing Corporation to order at 8:23 p.m.

Mayor Morris asked City Manager Michaelis to explain what the corporation is.

Mr. Michaelis responded that it is an entity that allows the city to secure funding to finance projects. The Corporation meets infrequently because we don't have the need; but the bylaws require an annual meeting be conducted in the month of December. The bylaws also require that the leadership be reaffirmed and it is customary that the Mayor and Mayor Pro Tem serve as President and Vice Chair and the City Manager service as Secretary-Treasurer. The Board serves without compensation. The recommendation would be to affirm leadership.

PUBLIC COMMENTS (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)

No one came forward.

APPROVAL OF MINUTES FOR MEETING OF DECEMBER 13, 2011.

MOTION: Moved by Councilmember Templeman and seconded by Councilmember Badar to approve minutes. Motion carried unanimously.

ELECTION OF OFFICERS

It was moved by Mr. Bertone, seconded by Mr. Badar, to confirm the appointment of Mr. Morris as President of the Corporation, as stipulated in the bylaws; to confirm the appointment of Mr. Templeman as Vice President, as stipulated in the bylaws; and to reappoint Mr. Michaelis to serve as Secretary/Treasurer of the Corporation. The motion carried unanimously.

MEMBERS OF THE CORPORATION

There were no comments.

ADJOURNMENT

Chairman Morris adjourned the meeting at 8:26 p.m.

Deputy City Clerk



San Dimas Housing Authority Staff Report

TO: Honorable President and members of the Authority
For the Meeting of December 10, 2013

FROM: Blaine Michaelis, Secretary *BM*

SUBJECT: Annual meeting of the Authority

SUMMARY

This is the annual meeting of the Authority. The only official business is to approve the unapproved minutes from previous meetings – December 11, 2012, May 14, 2013, and May 28, 2013. I will have a brief oral report on the 2013 activities of the Authority.

RECOMMENDATION

1. Approve the minutes from the December 11, 2012, May 14, 2013, and May 28, 2013.
2. Receive a brief oral report from the Secretary regarding the activities of the Authority in 2013.

Attachment:
Minutes to be approved.



**MINUTES
SAN DIMAS HOUSING AUTHORITY MEETING
TUESDAY, DECEMBER 11, 2012
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE**

PRESENT:

Chairman Curtis W. Morris
Mr. Emmett Badar
Mr. Denis Bertone
Mr. John Ebiner
Mr. Templeman

Executive Director Blaine Michaelis
City Attorney J. Kenneth Brown
Assistant City Manager Ken Duran
Deputy City Clerk Debra Black

CALL TO ORDER

Chairman Morris called the meeting to order at 8:26 p.m.

City Manager Michaelis explained that the Housing Authority is the entity which owns the Senior Housing above the Hardware Store and the Charter Oak Mobile Home Park.

Assistant City Manager Ken Duran explained that the Housing Authority was originally set up as the authority to issue bonds for the purchase, management and continued operation of the Charter Oak Mobile Park. With the dissolution of the Redevelopment Agency this past year, the city opted to transfer the assets from the Redevelopment Agency to the Housing Authority. The city staff of the Authority has been working on the dissolution process. As the process begins to settle the Authority will have some new responsibilities, so the Authority will meet on a more regular basis. It may also have some new opportunities down the road as far as new housing programs as we determine what the funding sources might be.

PUBLIC COMMENTS *(This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)*

No one came forward.

APPROVAL OF MINUTES

It was moved by Mr. Ebiner, seconded by Mr. Templeman, to approve the minutes of the December 13, 2011 and January 24, 2012 meeting. The motion carried unanimously.

MEMBERS OF THE AUTHORITY

There were no comments.

ADJOURNMENT

Chairman Morris adjourned the meeting at 8:30 p.m.

Deputy City Clerk



**MINUTES
SAN DIMAS HOUSING AUTHORITY MEETING
TUESDAY, MAY 14, 2013
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE**

PRESENT:

Chairman Curtis W. Morris
Mr. Emmett Badar
Mr. Denis Bertone
Mr. John Ebner
Mr. Templeman

Executive Director Blaine Michaelis
City Attorney J. Kenneth Brown
Assistant City Manager Ken Duran
Deputy City Clerk Debra Black

CALL TO ORDER

Mayor Morris recessed the City Council meeting at 7:58 p.m. and convened the meeting of the San Dimas Housing Authority.

- a. Assignment of Interest of VCH-San Dimas Company LLC to Avalon San Dimas L.P. Bonita Gateway Apartment Development

RESOLUTION NO 4, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS AS SUCCESSOR TO THE HOUSING ASSETS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY APPROVING THE ASSIGNMENT TO AND ASSUMPTION BY AVALON SAN DIMAS, L.P. OF THE INTEREST OF VCH-SAN DIMAS COMPANY, LLC IN THE AGREEMENT FOR THE PURCHASE AND SALE OF AFFORDABLE HOUSING COVENANTS AND APPROVING THE TRANSFER OF FUNDS TO ESCROW

City Manager Michaelis gave the background on the history of the project requirement of the affordable housing units and the transaction now needed to help the project go forward.

City Attorney Ken Brown spoke of the purpose of the resolution and explained the process of the transaction and explained that the changes in the document were to add dates to make it more accurate.

MOTION: After the title was read, it was moved by Councilmember Ebner and seconded by Councilmember Bertone to waive further reading and approve Resolution No. 4. The motion carried unanimously.

Mayor Morris invited Mr. Degret and the representative from Avalon Communities up to speak.

Mr. Degret thanked the council and staff for their support of the project and process.

Mayor Morris thanked Mr. Degret for the work his has put into a location that had been derelict for years. His effort has really made a difference in San Dimas and has been a positive asset to the community. The commercial aspect of the project looks good as well.

PUBLIC COMMENTS *(This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)*

No one came forward.

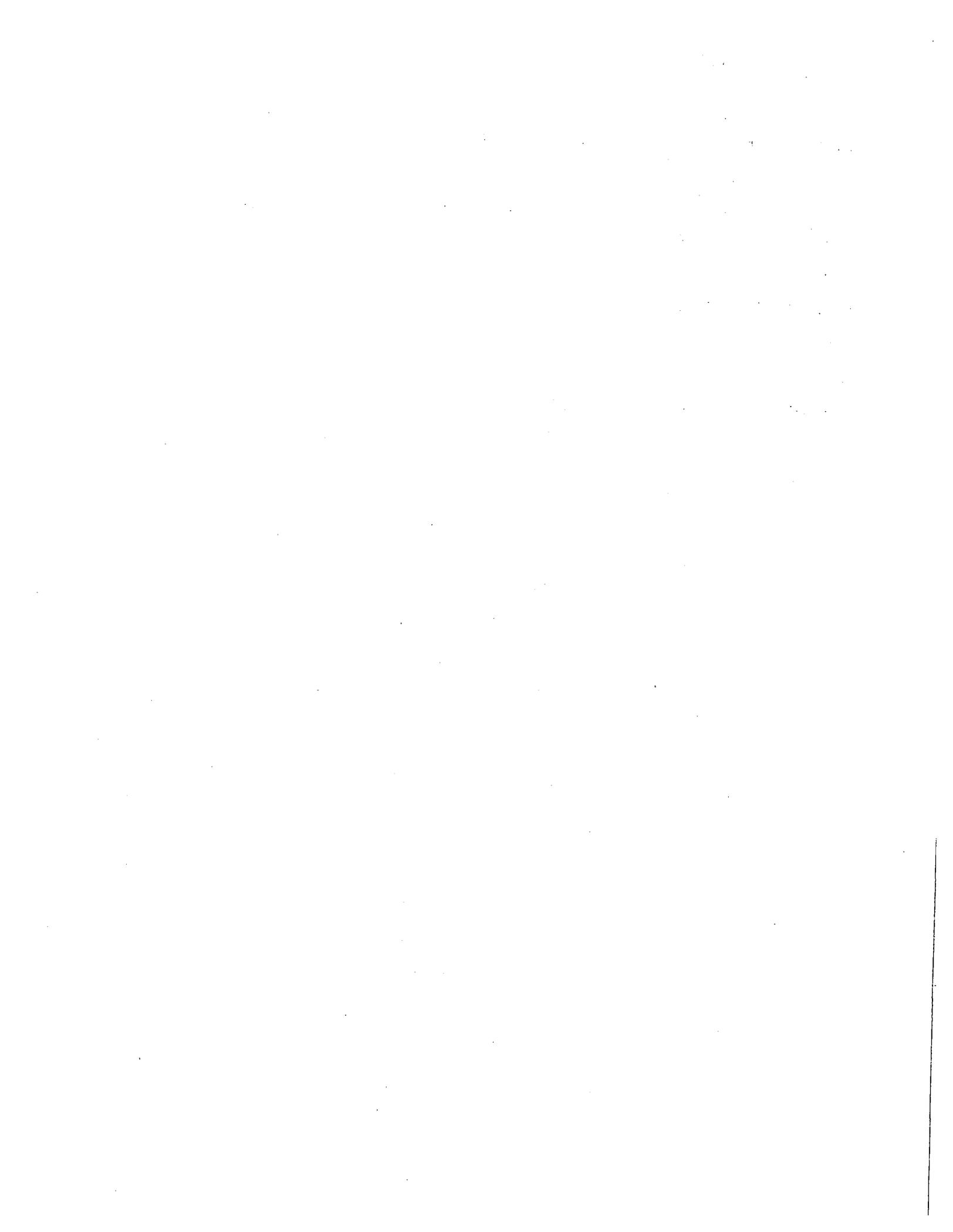
MEMBERS OF THE AUTHORITY

There were no comments.

ADJOURNMENT

Chairman Morris adjourned the meeting at 8:10 p.m.

Deputy City Clerk





MINUTES
SAN DIMAS HOUSING AUTHORITY MEETING
TUESDAY, MAY 28, 2013
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

PRESENT:

Chairman Curtis W. Morris
Mr. Emmett Badar
Mr. Denis Bertone
Mr. John Ebner
Mr. Templeman

Executive Director Blaine Michaelis
City Attorney J. Kenneth Brown
Assistant City Manager Ken Duran
Deputy City Clerk Debra Black

CALL TO ORDER

Mayor Morris convened the meeting of the San Dimas Housing Authority at 7:56 p.m.

a. Purchase of Affordable Units from Olson Urban Housing LLC

- 1) **RESOLUTION NO 5, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS AS SUCCESSOR TO THE HOUSING ASSETS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY APPROVING AN AGREEMENT AMENDING THE OWNER PARTICIPATION AND DISPOSITION AND DEVELOPMENT AGREEMENT TO PROVIDE FOR THE PURCHASE OF HOUSING UNITS FROM OLSON URBAN HOUSING LLC**

City Manager Blaine Michaelis gave a brief explanation of the project and then asked City Attorney Ken Brown to explain the agreement and process of purchasing the units.

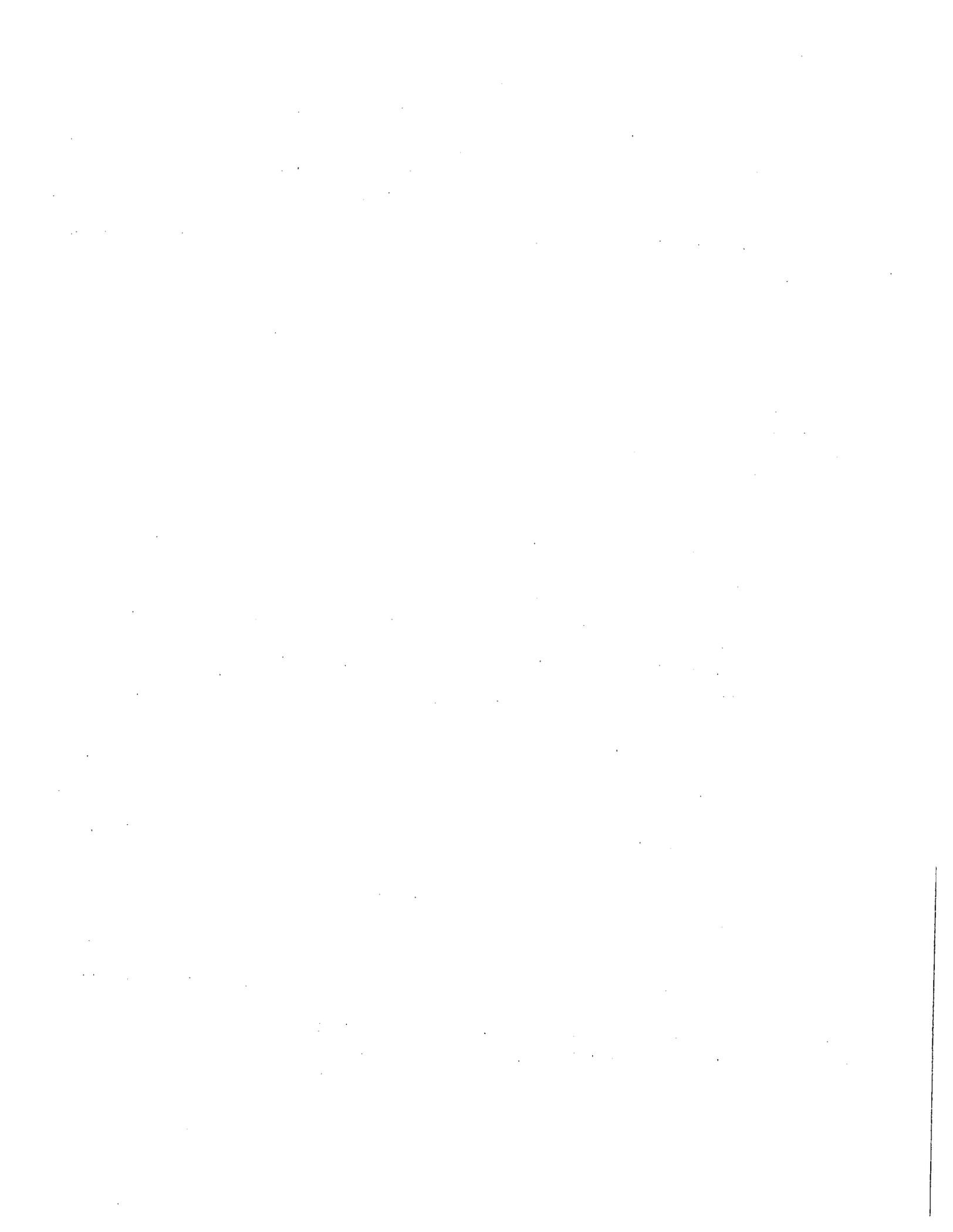
Councilmember Bertone confirmed that the money used to purchase the units is earmarked just for this and that it cannot be used for anything else.

City Attorney Brown answered yes it must be used for housing.

Mayor Morris added that it has to be used for this project.

There was discussion on the number of units the city would own and plans in place for marketing them.

MOTION: After the title was read a motion to waive further reading and adopt Resolution No. 5 was made by Councilmember Badar, seconded by Councilmember Ebner. The motion passed unanimously.



PUBLIC COMMENTS *(This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)*

No one came forward.

MEMBERS OF THE AUTHORITY

There were no comments.

ADJOURNMENT

Chairman Morris adjourned the meeting at 8:10 p.m.

Deputy City Clerk



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of December 10, 2013

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: East San Gabriel Valley Winter Shelter and Transportation Program

SUMMARY

Each year the city posts information on its web page regarding the East San Gabriel Valley Winter Shelter Program. The attached summary of the program has been posted on the city's web site. In addition, the Sheriff's Department has this same information so that they may provide it to those that may be in need of these services.

RECOMMENDATION

Receive brief report from staff. Encourage the public to access this information either on the city's web page or to contact the public desk at the Sheriff's Department in case they are in need of shelter services.

Attachment:

2013-14 East San Gabriel Valley Winter Shelter and Transportation Plan

Winter Shelter Program 2013

*East San Gabriel Valley Coalition for the Homeless Winter Shelter
Program 2013-2014*

**East San Gabriel Valley Coalition for
the Homeless 2013-2014 Winter Shelter
Program 2013-2014**

Dec. 1 – Dec. 16

Sun Mon

**St Christopher's
Catholic**

629 S. Glendora Ave.
West Covina, CA 91790

Dec. 17 – Jan. 1

Tues Wed

**St. Dorothy's
Catholic**

241 W. Valley Center Dr.
Glendora, CA 91741

Jan. 2 – Jan. 16 Thurs Thurs	Glenkirk Presbyterian Church 1700 E. Palopinto Glendora, CA 91740
Jan. 17 – Feb 2 Fri Sun	St. John Vianney Church 1345 Turnbull Canyon Rd. Hacienda Heights, CA 91745
Feb 3 – Feb 16 Mon Sun	St. Martha's Catholic Church 444 N. Azusa Ave. Valinda, CA 91744
Feb 17 – Mar 2 Mon Sat	St. Elizabeth Ann Seton 1835 Larkvane Road Rowland Hts., CA 91746

Emergency Access Center

*Behind St. John Vianney Catholic Church
St. Martin De Porres Center*

8:30 am - 1:30 pm

1345 Turnbull Canyon Road

Hacienda Heights, CA 91745

(626) 333-7204

Winter Shelter

Open Every Night 6:00 pm - 7:00 pm

December 1, 2013 - March 1, 2014

Shelter Phone: (626) 252-9060

Info Line: Call 211 or 1-800-339-699

**Winter Shelter Transportation Schedule
here!**

Winter Shelter Program 2013

*East San Gabriel Valley Coalition for the Homeless Winter Shelter
Program 2013-2014*

ESGVCH - WINTER SHELTER TRANSPORTATION (2013-14)

Schedule No. 1 for Shelter Bus - PICK-UP POINTS

For Dec 1 thru 16; and Jan 17 – Mar 2;

See Schedule No. 2 while shelter is in Glendora (from Dec 17 – Jan 16)

Route of Bus #1 P.M

Boys and Girls Club.....5:00-5:10

Cross streets: Mountain View & Magnolia Ave.

El Monte Meet in parking lot.

Pioneer Park.....5:20-5:30

Cross streets: Santa Anita Ave and Raymond Ave.,

El Monte Meet in parking lot.

Home Depot Parking Lot 5:50-6:00

Cross streets: North side of 10 Freeway & Puente
Ave. Meet southeast corner of lot.

Baldwin Park

Route of Bus #2

Grand Ave. & Rt. 66 (Southeast Corner)...5:00-5:10

Glendora

501 S. Vincent5:30-5:40

Parking lot across from Big O Tires

West Covina

La Puente Park6:00-6:10

Meet at the corner of Temple & Glendora Ave.

La Puente

ESGVCH - WINTER SHELTER TRANSPORTATION (2013-14)

Schedule No. 2 for Shelter Bus -PICK-UP POINTS

Dates: Dec. 17 thru Jan. 16 while shelter location is in Glendora

Route of Bus #1 P.M

Boys and Girls Club.....5:00-5:10

Cross streets: Mountain View & Magnolia Ave.

El Monte Meet in parking lot.

Pioneer Park.....5:20-5:30

Cross streets: Santa Anita Ave and Raymond Ave.,

El Monte Meet in parking lot.

Home Depot Parking Lot 5:50-6:00

Cross streets: North side of 10 Freeway& Puente
Ave. Meet southeast corner of lot.

Baldwin Park

Route of Bus #2

La Puente Park.....5:00-5:10

Meet at corner of Temple & Glendora Ave.

La Puente

501 S. Vincent5:30-5:40

Parking lot across from Big O Tires

West Covina

Grand Ave. & Rt. 66 (southeast corner)....6:00-6:10

Glendora



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of December 10, 2013

FROM: Blaine Michaelis, City Manager

BY: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: Reappointment of Public Member to the Development Plan Review Board

SUMMARY

Consideration of reappointment of the public member to the DPRB

BACKGROUND: The creation and membership of the Development Plan Review Board is established by Municipal Code Section 18.12.020. One of the Board members shall be "an appointed member of the general public."

Currently, the public member position is held by John Sorcinelli, who was first appointed to the Board in 1989. Mr. Sorcinelli is a licensed architect and resident of San Dimas. He has expressed an interest in being reappointed to the Board for 2014 and 2015. The City Council has authority to determine the length of appointment. Traditionally it has been a two-year appointment.

RECOMMENDATION: Staff recommends the reappointment of John Sorcinelli to the DPRB through 2015.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens
Assistant City Manager of Community Development