

ORDINANCE 1336

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, CALIFORNIA, APPROVING MUNICIPAL CODE TEXT AMENDMENT 26-02, A REQUEST TO AMEND THE CITY OF SAN DIMAS MUNICIPAL CODE TITLE 18, CHAPTER 18.42 MULTIPLE-FAMILY (MF) ZONE, CHAPTER 18.50 DOWNTOWN SPECIFIC PLAN, AND CHAPTER 18.538 SPECIFIC PLAN NO. 23 TO AMEND THE DEFINITION OF PERMITTED USES AS THEY RELATE TO APARTMENTS, CONDOMINIUMS, TOWNHOUSES AND SIMILAR MULTIPLE-FAMILY DEVELOPMENTS, WHICH ARE ALREADY A PERMITTED USE, WHEN PROPOSED ON PROPERTIES IDENTIFIED AS HOUSING SITES IN THE CITY'S HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD.

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the City of San Dimas; and

WHEREAS, the Amendment is described as a Municipal Code Text Amendment to amend the City of San Dimas Municipal Code, Title 18, 18.42 Multiple-Family (MF) Zone, Chapter 18.50 Downtown Specific Plan, and Chapter 18.538 Specific Plan No. 23 to amend the definition of Permitted Uses as they relate to apartments, condominiums, townhouses and similar multiple-family developments, which are already a permitted use, when proposed on properties identified as Housing Sites in the City's Housing Element for the 2021-2029 Planning Period; and

WHEREAS, the Amendment would affect all properties identified as Housing Sites in the City's Housing Element for the 2021-2029 Planning Period when located within the Multiple-Family (MF), Downtown Specific Plan, and Specific Plan No. 23 zones; and

WHEREAS, on February 19, 2026, the Planning Commission voted 5-0 to recommend approval of Municipal Code Text Amendment 26-02 to the City Council; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on March 24, 2026 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 City Council at the March 24, 2026 hearing, the City Council now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed amendment will revise the definition of permitted uses as they relate to apartments, condominiums, townhouses and similar multiple-family developments proposed on properties located on the City's Housing Sites Inventory in the Housing Element for the 2021-2029 Planning Period to provide clarity and keep the City in

compliance with Housing Element and State Law. The amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area, as the revision will not change how these developments are currently entitled, but simply make it clear that these developments are allowed by right with no discretionary reviews required.

- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare.

The proposed amendment will further the public health, safety and general welfare by ensuring that apartments, condominiums, townhouses and similar multiple-family developments are allowed in compliance with Housing Element and State Law. Clarifying the development process removes perceived development constraints, and will further the State's housing goals associated with the State's Housing Accountability Act.

- C. The proposed Municipal Code Text Amendment is consistent with the General Plan.

The proposed Municipal Code Text Amendment will revise definition of permitted uses as they relate to apartments, condominiums, townhouses and similar multiple-family developments proposed on properties located on the City's Housing Sites Inventory in the Housing Element for the 2021-2029 Planning Period to provide clarity and keep the City in compliance with Housing Element and State Law. The amendment will not change the types of uses allowed on the affected sites and will continue to allow multi-family and similar developments consistent with the General Plan designation, but will provide clarity and ensure compliance with the Department of Housing and Community Development. The amendment will also be consistent with the following General Plan goal:

Housing Element HE-3: Address and, where appropriate and legally possible, remove or minimize governmental and nongovernmental constraints to the maintenance, improvement, and development of housing.

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

SECTION 1. ADOPTION. Municipal Code Text Amendment 26-02 amending Title 18, Chapter 18.42 Multiple-Family (MF) Zone, Chapter 18.50 Downtown Specific Plan, and Chapter 18.538 Specific Plan No. 23 to amend the definition of Permitted uses as they relate to apartments, condominiums, townhouses and similar multiple-family developments, which are already a permitted use, when proposed on properties identified as Housing Sites in the City's Housing Element for the 2021-2029 Planning Period, as set forth in Exhibit A, attached hereto and incorporated herein, is hereby adopted.

SECTION 2. SEVERABILITY. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 3. CEQA DETERMINATION. The City Council hereby finds and determines that it can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment. Thus, the adoption of this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 1506 (b)(3) of the CEQA Guidelines.

SECTION 4. EFFECTIVE DATE AND PUBLICATION. This Ordinance shall take effect 30 days after its final passage. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within 15 days after passage and adoption as may be required by law in a newspaper of general circulation in the City of San Dimas hereby designated for that purpose; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within 15 days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of San Dimas this 14th day of April, 2026, by the following vote:

AYES: Bratakos, Nakano, Vienna, Weber
NOES: None
ABSENT: Badar
ABSTAIN: None

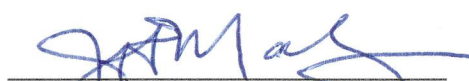


Eric Weber, Mayor Pro Tem

ATTEST:


Debra Black, City Clerk

APPROVED AS TO FORM:


Jeff Malawy, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF SAN DIMAS)

I, DEBRA BLACK, CITY CLERK of the City of San Dimas, do hereby certify that Ordinance 1336 was introduced at a regular meeting of said City Council held on the 24th day of March, 2026, and thereafter passed, approved and adopted at a regular meeting of said City Council held on the 14th day of April, 2026.


Debra Black, City Clerk

EXHIBIT A

****New text changes are in Blue and Underlined****

CHAPTER 18.42

MULTIPLE-FAMILY (MF) ZONE

- 18.42.010 Purpose. **(No Changes)**
- 18.42.020 Uses permitted.
- 18.42.030 Uses permitted by conditional use permit. **(No Changes)**
- 18.42.040 Density. **(No Changes)**
- 18.42.050 Property development standards. **(No Changes)**
- 18.42.060 Development plan approval. **(No Changes)**

18.42.020. Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses. All uses shall be subject to the property development standards set forth in this chapter.

A. Primary Uses.

1. Single-family dwelling, when located on lots which comply with the minimum lot area requirements of the SF-7500 zone.
2. Apartments, condominiums, townhouses and similar multiple-family developments, when located on sites identified in the City's Housing Element for the 2021-2029 Planning Period. Such developments shall be allowed by right pursuant to Government Code Section 65583.2, Subdivisions (c), (h) and (i). For this purpose, "by-right" means that the City shall not require a Conditional Use Permit, Planned Unit Development Permit, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

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EXHIBIT B

****New text changes are in Blue and Underlined****

CHAPTER 18.50

DOWNTOWN SPECIFIC PLAN

- 18.50.010 Purpose. **(No Changes)***
- 18.50.020 Applicability of specific plan. **(No Changes)**
- 18.50.030 Specific plan zoning designations. **(No Changes)**
- 18.50.040 Land use and development standards. **(No Changes)**
- 18.50.050 Amendments to specific plan. **(No Changes)**
- 18.50.060 Enforcement and penalties. **(No Changes)**

***Changes are proposed to the Specific Plan document referenced in Section 18.50.010**

CHAPTER 3

ZONING AND LAND USE

3.4 ALLOWABLE LAND USES

3.4.1 ENTITLEMENT OPTIONS

The following section addresses allowable uses and entitlement requirements within the plan area. Certain uses may be subject to special conditions regarding the location, operation, design, or special permitting requirements of the use. Following an application submittal, the Director of Community Development or his/her designee shall make a determination as to whether the proposed use is permitted, permitted with a Minor Conditional Use Permit, conditionally permitted, prohibited, or allowed as a temporary use.

Allowed land uses within the San Dimas Downtown Specific Plan are listed in Table 3.4-2 which starts on the following page. Entitlement options for permitted land uses are provided for in Table 3.4-1. Section 3.4.2 and Chapter 8, Administration describe provisions for unclassified uses and similar use determinations.

Table 3.4-1: Land Use Table Key

Land Use Table Key - Entitlement Options	
Permitted	P
Minor Conditional Use Permit	MCUP
Conditional Use Permit	CUP
Upper Floor / Not on Key Street Frontage Use	(2/NKSF)
See SDMC for Temporary Uses	

(P) designates a permitted use that is allowed without discretionary approval.

*Apartments, condominiums, townhouses and similar multiple-family developments located on properties not identified in the City's Housing Element for the 2021-2029 Planning Period shall be allowed by right without discretionary approval. When located on sites identified in the City's Housing Element for the 2021-2029 Planning Period, such development shall be allowed by right pursuant to Government Code Section 65583.2, Subdivisions (c), (h) and (i). For this purpose, "by-right" means that the City shall not require a Conditional Use Permit, Planned Unit Development Permit, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(MCUP) designates a use which requires discretionary approval through a Minor Conditional Use Permit, subject to the requirements outlined in Chapter 8 of this specific plan.

(CUP) designates a use which requires discretionary approval through a Conditional Use Permit, subject to the requirements outlined in SDMC.

(2/NKSF) designates an addendum to the above classifications indicating a use may be allowable on the second story or above, or on the ground floor if not abutting Bonita Avenue or San Dimas Avenue street frontages (NKSF = Not Key Street Frontage).

Temporary Uses are not provided for in the land use table but are permitted within the plan area subject to the standards and requirements of SDMC.

Land uses that are not listed or not labeled "P", "MCUP" or "CUP" are prohibited.

CHAPTER 3

ZONING AND LAND USE

3.4.2 SIMILAR USE DETERMINATIONS

Since it is not possible to list every land use, or to anticipate every land use that might be proposed in the future, the Director of Community Development or his/her designee may determine a use is substantially similar to those provided for in the land use table and may be treated the same way as a listed use through a Similar Use Determination as outlined in Chapter 8.4.2 of this Specific Plan.

3.4.3 LAND USE TABLE

Table 3.4-2: Allowable Land Uses (next five pages)

Allowable Land Uses							
Land Use Types	Gateway Village West	Transit Village	Gateway Village East	Town Core	Public/Semi-Public	Open Space	Notes
Residential Uses							
Multi-Family Residential	P*(2/NKSF)	P*(2/NKSF)	P*	P*(2/NKSF)	-	-	
Residential Care/Assisted Living Facilities	-	-	CUP	-	-	-	
Transitional and Supportive Housing	P	P	P	P	-	-	
See SDMC for ADUs/JADUs and Residential Home Care Facilities							
Commercial Uses							
Retail and Service							
Alcohol Sales for Off-Site Consumption when accessory to a permitted retail use of a minimum of 10,000 square feet of floor area	CUP	CUP	CUP	CUP	-	-	
Bar, Lounge, or Night Club	CUP	CUP	-	CUP	-	-	
Food Halls and Markets with a minimum of 75% of floor area dedicated to food-related uses	MCUP	MCUP	-	MCUP	-	-	Up to 25% of floor area may be used for retail sales of goods.
Grocery Stores	P	P	P	P	-	-	

EXHIBIT C

****New text changes are in Blue and Underlined****

**CHAPTER 18.538
SPECIFIC PLAN NO. 23**

Article I General

18.538.010 Purpose and intent. **(No Changes)**

18.538.020 Authority. **(No Changes)**

18.538.030 Location. **(No Changes)**

18.538.040 General provisions. **(No Changes)**

18.538.050 Definitions. **(No Changes)**

Article II Development Plan

18.538.060 Neighborhood setting. **(No Changes)**

18.538.070 Site specific conditions. **(No Changes)**

18.538.080 Existing improvements. **(No Changes)**

18.538.090 Circulation. **(No Changes)**

18.538.100 Planning area—Purpose and intent. **(No Changes)**

Article III Development Standards

18.538.110 Planning area I—Mixed use—Residential/Industrial.

18.538.120 (Reserved) **(No Changes)**

18.538.130 Industrial provisions for existing improvements. **(No Changes)**

Article IV General Development Standards

18.538. 140Streetscape design standards. **(No Changes)**

18.538. 150Industrial general provisions. **(No Changes)**

Article V Plan Review and Disposition. **(No Changes)**

18.538.160 Industrial review requirements. **(No Changes)**

18.538.170 Industrial minor modifications. **(No Changes)**

18.538.180 Appeal provisions. **(No Changes)**

18.538.110. Planning area I—Mixed use—Residential/Industrial.

The Mixed use - Residential/industrial area is uniquely suited for residential, specialized light industrial and business uses. The mixed use area is intended to allow for residential projects and careful combination of high quality light industrial, warehousing, passive commercial, office and business uses, developed separately on each block. The minimum parcel size for residential development shall be three acres and shall not be combined with industrial uses. The industrial development may be a single, high quality user, or as a high quality, amenity oriented, architecturally sophisticated business park.

- A. Permitted Uses. Limited light industrial, general business, office, passive commercial, and multifamily residential uses as set forth below. Each use shall be evaluated in terms of its operational characteristics and development plan in respect to the potential relationship with the adjoining residential neighborhood.

Buildings, structures, and land shall be used, and buildings and structures shall be altered or enlarged only for those uses specified herein. In addition, those uses the approving body may deem as similar but not more obnoxious or detrimental to the public health, safety and general welfare as those listed below may be permitted pursuant to the provisions of Chapter 18.12 of this title. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit.

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16. Apartments, condominiums, townhouses, senior citizen housing, and similar multiple-family developments shall be allowed by right pursuant to Government Code Section 65583.2, Subdivisions (c), (h) and (i). For this purpose, "by-right" means that the City shall not require a Conditional Use Permit, Planned Unit Development Permit, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

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