

II.
LAND USE ELEMENT

City of San Dimas

General Plan

INTRODUCTION

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

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

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

FINDINGS

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

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

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

General Plan Development Potentials and Opportunities

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

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

Current Land Use Overview

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

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

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

Residential

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

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

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

Residential Densities:

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

Town Core Residential (MF-D):

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

Hillside Residential Development:

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

Northern Foothills:

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

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

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

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

Equestrian/Residential Development:

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

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

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

Commercial

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

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

Demand for Neighborhood Shopping Space in San Dimas:

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

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

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

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

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

Source: EDCON, May 1990

Table II-1 Commercial Market & Development Analysis

Existing Inventory of Neighborhood Shopping Space in San Dimas:

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

Net Demand for New Neighborhood Shopping Space:

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

Assessment of Puddingstone Shopping Center and San Dimas Canyon Center:

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

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

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

Overview of Downtown and Strip Commercial Re-use Potential:

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

Neighborhood Commercial

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

Administrative/Professional

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

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

Light Industrial

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

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

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

Public/Semi-Public Uses

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

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

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

Park/School Facilities:

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

Open Space

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

Vacant Lands and Underutilized Sites

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



GENERAL PLAN

INFILL & VACANT PARCEL

LEGEND

- CITY LIMITS LINE
- VACANT
- / INFILL

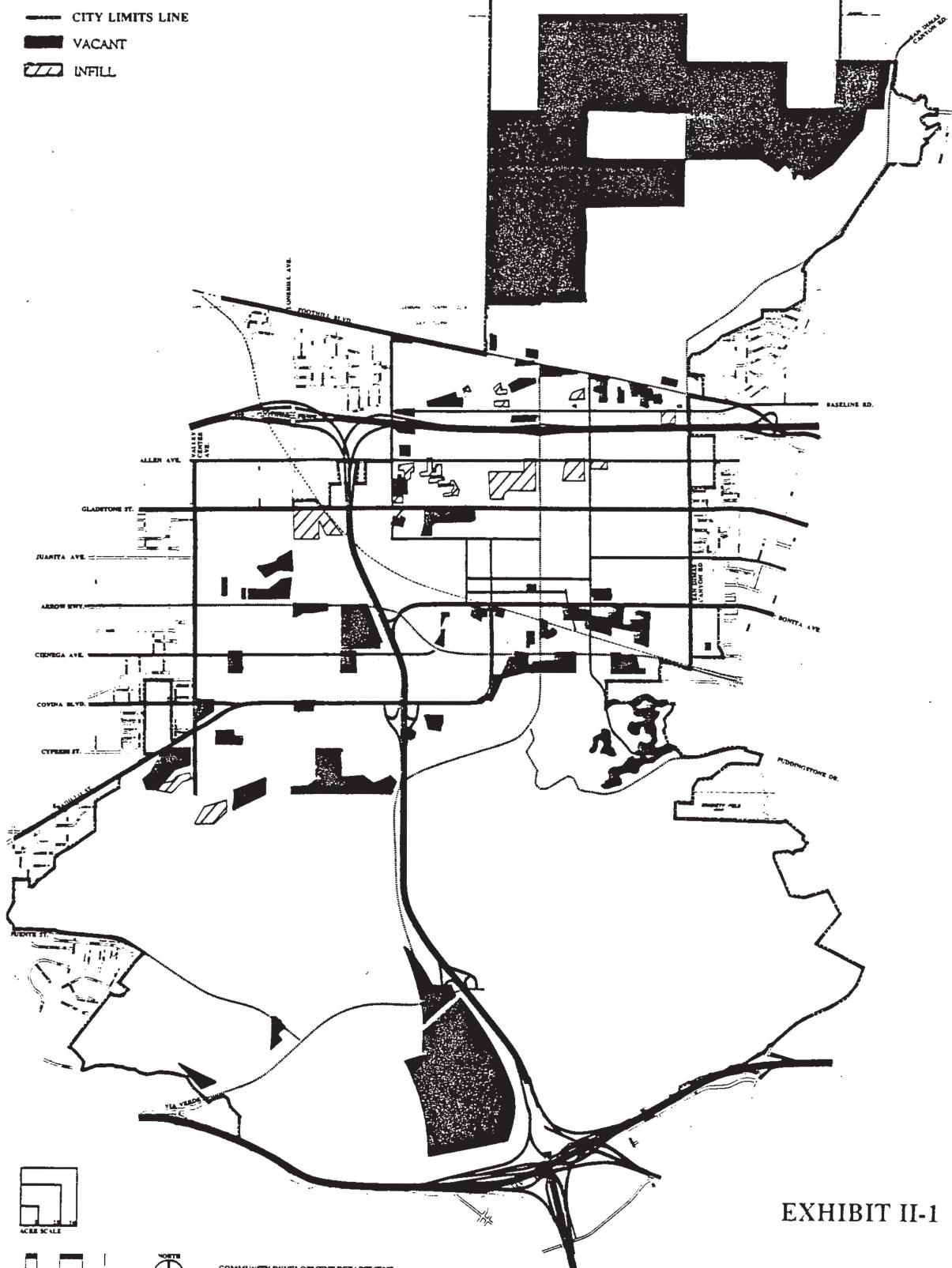


EXHIBIT II-1



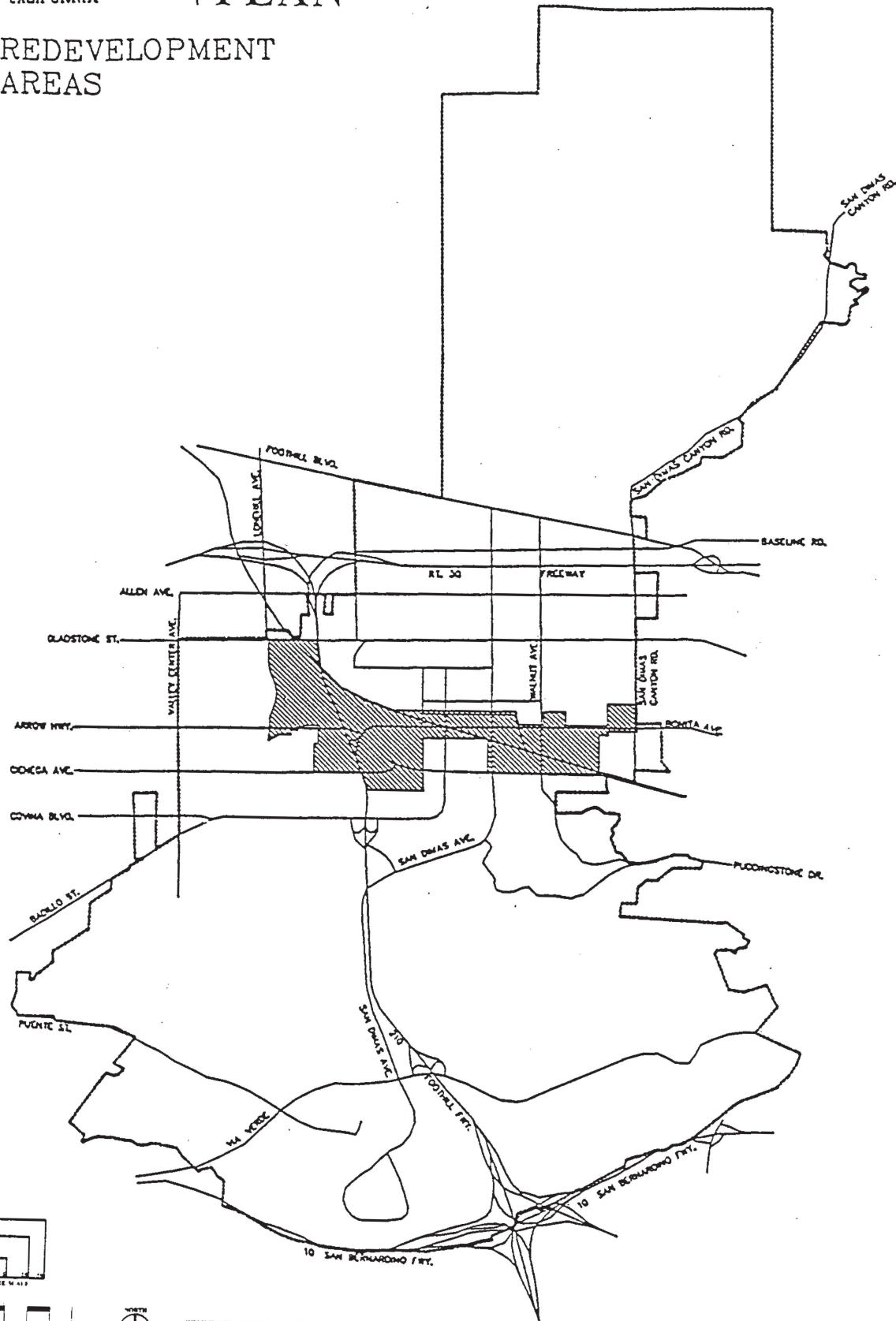
COMMUNITY DEVELOPMENT DEPARTMENT

CONSULTANTS: CASTANEDA/TAKATA ASSOCIATES



GENERAL PLAN

REDEVELOPMENT AREAS



COMMUNITY DEVELOPMENT DEPARTMENT
CONSULTANTS: CASTANEDA/TAKATA ASSOCIATES

EXHIBIT II-2

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

Redevelopment

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

- Creative Growth Area 1 - Regional Commercial,

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

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

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

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

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

Specific Plans

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

Transit Nodes

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

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

TABLE II-2 SPECIFIC PLAN AREAS		Source: City of San Dimas, 3/9/91, 282:1	
SPECIFIC PLANS	AREA (acres)	ADOPTED	STATUS
Specific Plan #2 -Valley Ctr. (E), Lone Hill (W), & both sides of Arrow Hwy.	72 +/-	8/10/76	80% Construction Completed
Specific Plan #3 -Gladstone St. (N), Monte Vista Ave. (E), Fifth St. (S), & Amelia Ave. (W)	58 +/-	Rev. 1/18/83	60-70% Construction Completed
Specific Plan #4 -North of Walnut Creek Park	104 +/-	Rev. 1/18/83	75% Construction Completed
Specific Plan #5 -Via Verde (S) & 210 Fwy. (W)	115 +/-	Rev. 1/18/83	20-30% Construction Completed
Specific Plan #6 -210 Fwy. (E)	43 +/-	8/28/79	80% Construction Completed
Specific Plan #7 -Via Verde (S) & San Dimas (W)	142	2/12/85	75% Construction Completed
Specific Plan #8 -Between Cannon Ave. & Puddingstone Dr.	58 +/-	Rev. 1/18/83	40% Construction Completed
Specific Plan #9 -Foothill Blvd. (N)	28 +/-	1/27/81	95% Construction Completed
Specific Plan #10 -Walnut Ave. (E) & Allen Ave. (N)	30 +/-	Rev. 1/12/88	Under Construction
Specific Plan #11 -Via Verde (W), Puente St. (S) & Covina Hills Rd. (N)	262 +/-	5/24/83	90% Construction Completed
Specific Plan #12 -Along San Dimas Ave.	234 +/-	7/12/83	Construction Completed
Specific Plan #13 -Between Cypress, Badillo, & Valley Ctr. Dr.	3.7	7/12/83	Construction Completed
Specific Plan #15 -Via Verde (N), San Dimas Ave. (W) & Avenida Entrada (E)	59	2/28/84	Construction Completed
Specific Plan #16 -Cypress Ave. (N) & Valley Ctr. (W)	6	3/26/85	Construction Completed
Specific Plan #17 -NE corner San Dimas Ave. & Via Verde	5.7	7/1985	Plan Approved
Specific Plan #18 -NE corner Arrow Hwy. & Lone Hill	50	9/1/1985	Construction Completed
Specific Plan #20 -210 Fwy. (W), Arrow Hwy. (S), & Maimone Ave. extended (E)	20	5/27/87	Plan Approved
Specific Plan #21 -Cienega Ave. (S) & Lone Hill (W)	9.55	10/27/87	Under Construction
Specific Plan #22 -Baseline Rd. (N), Cataract Ave. (E), & Route 30 (S)	15 +/-	3/10/87	Under Construction
Specific Plan #23 Cataract to Eucla incl. M&E site	11	1990	
Specific Plan #24 Lonehill (E) and Gladstone (S)	25	9/1/90	
TOTAL ACRES	1351 +/-		

TABLE IV-2
SPECIFIC PLAN AREAS

Community Design

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

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

Early California Theme:



Typical bungalow craftsman architecture

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

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

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

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

Frontier Village Theme:

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

Semi-Rural Atmosphere:

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

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

City Entries:

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

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

Historical Preservation

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

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

Community Services

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

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

Child Care:

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

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

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

Law Enforcement Fire Protection:

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

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

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

Utilities, Yards, and Substations:

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

- The Metropolitan Water District (MWD) Flood Control Easement

PUBLIC
FACILITIES

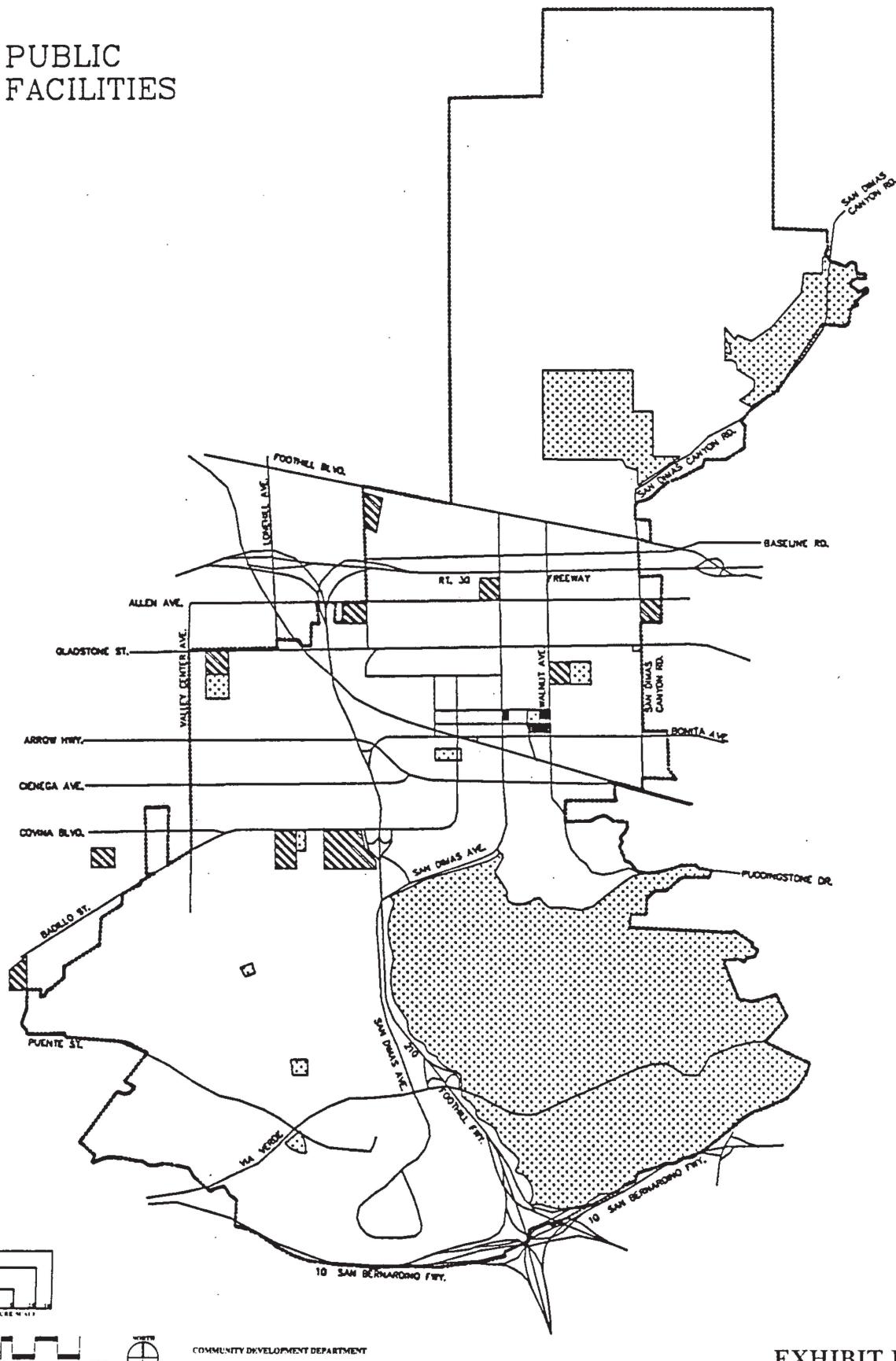


EXHIBIT II-3

- City Yard
- MWD Transmission Corridor

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

Senior Citizens Services/Housing:

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

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

Hospitals:

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

Schools:

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

Regional Plans

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

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

Jobs-Housing Balance:

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

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

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

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