

Development Services Department offers informational brochures on the following topics:

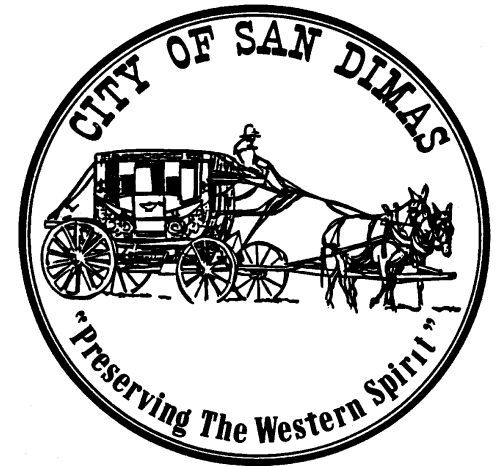
- Artificial Turf Guidelines
- Banners and Temporary Signs
- CEQA and Environmental Review
- Classification of Use
- Conditional Use Permits
- Development Agreements
- Development Plan Review Board
- Fees and Charges
- For Sale/For Lease Signs
- General Plan
- Lot Line Adjustments
- Mills Act
- Municipal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

**These brochures are generally intended to assist in the processing of application material. It does not necessarily provide every detail regarding Municipal Code regulations.*

UPDATED: 1/22/14

City of San Dimas
Planning Division
245 East Bonita Ave.
San Dimas, CA. 91773

Specific Plans



Development Services Department
City Hall, 245 East Bonita Avenue
San Dimas, California 91773.
(909) 394-6250
Fax: (909) 394-6249

Mon-Thurs 7:30 a.m. - 5:30 p.m.
Fridays 8:00 a.m. - 5:00 p.m.

www.cityofsandimas.com

WHAT IS A SPECIFIC PLAN?

A specific plan is a zoning document that sets forth standards to implement the City's general plan. It provides development guidelines and polices to be utilized by landowners, developers and public agencies when considering development plans for an area.

Specific plans are a substitute for standard zoning on a property and are used to address the unique qualities of a property. If a property is in a specific plan area it does not have some other zoning designation other than "Specific Plan."

The purpose of specific plans is to promote amenities beyond those expected under a conventional development, to achieve greater flexibility in design, and to provide for appropriate use of land.

San Dimas has adopted over 20 specific plan areas. These specific plan areas have been used to: allow mixed use developments; to allow clustering of housing that promotes larger areas of open space; to encourage consolidation of properties; and to promote other progressive land use principles.

HOW IS A SPECIFIC PLAN ADOPTED?

As with zoning districts, a specific plan must be in conformance with the general plan. The Planning Commission reviews a specific plan and recommends action to the City Council. Because it is a legislative action, a specific plan can only be adopted by the City Council. To approve a specific plan, the City Council must make the following findings:

- The proposed change of zone will not adversely affect the adjoining property as to

value, precedent, or detriment and would be in accordance with the principles of good land use by promoting sound development.

- The change of zone will not adversely affect the public health, safety, and general welfare.
- That the proposed zone change is consistent with the General Plan.

A final determination will be made at a public hearing held before City Council. Once approved, an amendment to the Zoning Ordinance will be made incorporating the new specific plan. There is a thirty (30) day appeal period before the amendment becomes effective.

APPLICATION PROCEDURE

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

SUBMITTAL REQUIREMENTS

In most cases, it will be the City's desire to actually draft the specific plan text. This process is important to ensure conformity with City policies and practices. In addition to a specific plan text, the following items should be filed by the applicant with the Development Services Department:

- The application form, furnished by the Development Services Department shall be completely filled out.
- A filing fee for the specific plan and other related applications (see Fees and Charges Brochure). The Environmental Information Form that provides valuable development information to the City. (An additional fee is required for environmental review)
- Two dark line print maps drawn to scale (not less than 1"=100') shall be submitted showing all properties within 300 feet of the exterior boundaries of the subject property. The map shall indicate the location and dimensions of all highways, alleys, street and all lots and parcels, including lot, Block and Tract numbers; one print shall include the zoning designation of all properties; the other print shall show land use (e.g. residence, apartment, auto repair garage, orchard, shopping center, etc.)
- Four typewritten copies of a property owners' list showing name and mailing address of each property owner of each lot or parcel with a minimum 300-foot radius.
- A reduced copy of the site plan to fit a legal size (8 1/2" x 14") page.
- Other information deemed necessary by the Director of Development Services.