

Development Services Department offers informational brochures on the following topics:

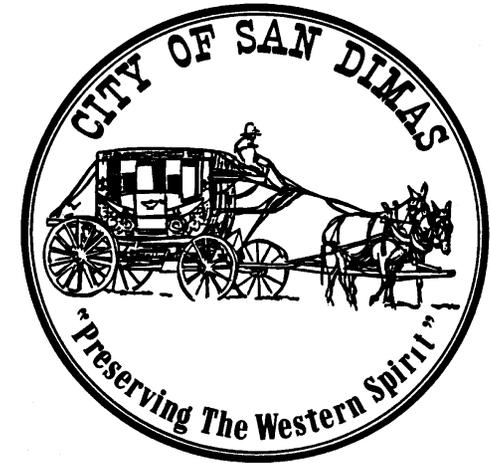
Artificial Turf Guidelines
Banners and Temporary Signs
CEQA and Environmental Review
Classification of Use
Conditional Use Permits
Development Agreements
Development Plan Review Board
Fees and Charges
For Sale/For Lease Signs
General Plan
Lot Line Adjustments
Mills Act
Municipal Code Text Amendments
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

Zone Changes



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

ZONE CHANGE

The zoning ordinance establishes land use districts, or zones to preserve the general health, safety, and welfare of the public and to promote the orderly growth of the City. Similar land uses are grouped together to protect them from other incompatible or detrimental land uses.

A property's zoning must be in conformance with the general plan. A brochure is available that explains the general plan.

From time to time, it may be necessary to change the zoning designation on a property. To achieve this end, the zone change process has been created.

There are various zones within the City of San Dimas that allow for various uses and that set forth standards for development. A more detailed description of local zoning districts may be found in the "Zoning Descriptions" brochure.

HOW IS A ZONE CHANGE OBTAINED?

The Planning Commission reviews changes in zoning designations and recommends action to the City Council. Because it is a legislative action, a zone change can only be adopted by the City Council. To approve a zone change, 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 and the Official Zoning Map will be made incorporating the new zoning regulations. There is a thirty (30) day appeal period before the amendment becomes effective.

APPLICATION PROCEDURE

Zone changes may be either initiated by the City or initiated by a potential developer of a property. If you wish to apply for a change in zoning, 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

City Staff is responsible for preparing any text changes that are necessary for a zone change. This process is important to ensure conformity with City policies and practices. 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 zone change 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 letter size (8 1/2" x 11") page.
- Other information deemed necessary by the Director of Community Development.