

ORDINANCE 1338

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, CALIFORNIA, APPROVING MUNICIPAL CODE TEXT AMENDMENT 25-06, AN AMENDMENT TO SAN DIMAS MUNICIPAL CODE, TITLE 18 ZONING, TO ELIMINATE CHAPTER 18.192 UNCLASSIFIED USES AND TO CODIFY FORMERLY APPROVED UNCLASSIFIED USE DETERMINATIONS WITHIN THEIR RESPECTIVE ZONES. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES UNDER SECTION 15061(B)(3).

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 Municipal Code Text Amendment 25-06, an amendment to the San Dimas Municipal Code, Title 18 Zoning, to eliminate Chapter 18.192 Unclassified Uses and to codify formerly approved unclassified use determinations within their respective zones; and

WHEREAS, the Amendment would affect the area City wide; and

WHEREAS, on April 16, 2026, the Planning Commission voted (5-0) to recommend approval of Municipal Code Text Amendment 25-06 to the City Council; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on June 9, 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 have been met for the consideration of whether the project will have a significant effect on the environment. It has been determined that this action is not a project under CEQA, as there will be no direct physical or reasonably foreseeable indirect physical change to the environment under Section 15061(B)(3).

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council at the June 9, 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 Municipal Code Text Amendment is intended to remove the Unclassified Uses process and procedures chapter to provide clarity within the Code and ensure adherence with the legal advice of the City Attorney. Additionally, the amendment serves to further codify prior approval determinations within specified zones for consistency and transparency. All existing businesses that have obtained past classification approval are permitted to continue operation, ensuring this amendment does not adversely affect adjoining property value, precedent or be detrimental to the community. The codification of these uses further establishes an ongoing precedent for future businesses joining the community.

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

The proposed Municipal Code Amendment advances the general welfare of San Dimas residents and businesses by continuing to allow for new uses to be approved through similar determinations, while allowing the previously approved determinations to remain. This will further the general welfare of the community by removing a process that did not codify approvals and created confusion for Staff and the general public as these uses were not incorporated in the City's Municipal Code. Removing the outdated processes and procedures allows for consistency with Chapter 18.208 Zone Changes and Amendments and creates greater transparency.

- C. The proposed Municipal Code Text Amendment is consistent with General Plan and applicable Zoning.

The proposed Municipal Code Text Amendment will be consistent with the General Plan and applicable Zoning by further enhancing general procedures and regulatory processes regarding requests for new uses in commercial and industrial zones. The proposed amendment complies with the objectives of the General Plan Land Use Element by providing for well-planned communities. The elimination of Chapter 18.192 Unclassified Use and associated clean up items reduces confusion and inconsistencies with various other sections within the Code.

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

SECTION 1. ADOPTION. Municipal Code Text Amendment 25-06, an amendment to the San Dimas Municipal Code, Title 18 Zoning, to eliminate Chapter 18.192 Unclassified Uses and to codify formerly approved unclassified use determinations within their respective zones, 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 15061 (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 23rd day of June, 2026, by the following vote:

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



Emmett G. Badar, Mayor

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 this is a true and correct copy of Ordinance 1338 that was introduced at a regular meeting of the City Council of the City of San Dimas on the 9th day of June, 2026, and thereafter passed, approved and adopted at a regular meeting of said City Council held on the 23rd day of June, 2026. It has been published and posted pursuant to law.



Debra Black, City Clerk

Exhibit A

*New text changes are in Blue and Underlined

*Deleted text is in ~~Red and Strikethrough~~

SECTION 1. Chapter 18.192 is hereby deleted in its entirety:

~~Chapter 18.192. UNCLASSIFIED USES~~

~~§ 18.192.010. Purpose.~~

~~It is recognized that in the development of a comprehensive zoning ordinance not all uses of land can be listed nor can all future uses be anticipated, or a use may have been omitted from the list of those specified as permissible in the various zones, or ambiguity may arise concerning the appropriate classification of a particular use within the meaning and intent of this title. Such unlisted uses are sometimes referred to in this title as "unclassified uses."~~

~~§ 18.192.020. Approval of unclassified uses.~~

~~In addition to the permitted uses listed in each zone, presently unlisted uses may be permitted in the zone when approved in accordance with the provisions of this chapter. The term "permitted uses" includes "conditionally permitted uses."~~

~~§ 18.192.030. Procedure for approval.~~

~~Any person seeking to establish an unclassified use as a permitted use in any commercial or industrial zone may submit a request for determination to the planning commission. After receipt of the request, at the next succeeding meeting of the commission for which notice can be given, the commission shall hold a public hearing upon the request. Notice of the time and place of the hearing shall be given in writing to the applicant and shall be posted in at least three public places. The commission may give such additional notice as it deems appropriate. The granting of an unclassified use shall not become effective until one day after the next regular city council meeting, but in no event shall it become effective before the twenty days after the planning commission's decision. The decision of the planning commission may be appealed to the city council in accordance with the provisions of Chapter 18.212.~~

~~§ 18.192.040. Findings.~~

~~Any unclassified use may be permitted where it is determined similar to the other permitted uses in the zone and not more obnoxious or detrimental to the public health, safety and welfare than such other permitted uses. Such a determination may be made where the approving body finds that all of the following conditions exist:~~

- ~~A. That the subject use and its operation is consistent with the goals and objectives of the general plan;~~
- ~~B. That the subject use and its operation is consistent with the purposes and intent of the zone in which the use is proposed to be located;~~
- ~~C. That the subject use and its operation is a compatible use in all areas of the city where the zoning is applied;~~
- ~~D. That the subject use is similar to one or more uses permitted in the zone within which it is proposed to be located. A use shall be deemed to be similar only where the size, scale, design and impact of the uses are comparable. A use shall not be deemed to be similar when the operation of the use involves greater impacts in terms of traffic, parking, noise, glare, odor, refuse or other environmental considerations; generates greater demand for public services; does not have comparable hours of operation; is~~

- ~~significantly more intensive in the number of employees, patrons and other users of the facility; and is not complementary to other uses in the zone;~~
- ~~E. That the subject use and its operation will not adversely affect other permitted uses in the zone within which the use is proposed to be located;~~
- ~~F. That the subject use will be so designed, located and operated that the public health, safety and general welfare will be protected.~~

SECTION 2. Section 18.24.020 is hereby amended to read as follows:

§ 18.24.020. Uses permitted.

- A. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the ~~commission~~ director of community development may deem, ~~pursuant to the provisions of Chapter 18.192,~~ to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in Section 18.24.040.

SECTION 3. Section 18.48.020 is hereby amended to read as follows:

§ 18.48.020. Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the uses enumerated below, other than those uses the ~~commission~~ director of community development may deem to be similar and not detrimental to the public health, safety and welfare. ~~pursuant to the provisions of Chapter 18.192 of this title.~~ All uses shall be subject to the property development standards in Section 18.48.040.

SECTION 4. Section 18.64.020 is hereby amended to read as follows:

§ 18.64.020. Uses permitted.

- A. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the ~~commission~~ director of community development may deem, ~~pursuant to the provisions of Chapter 18.192,~~ to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in Section 18.64.040.

SECTION 5. Section 18.92.020 is hereby amended to read as follows:

§ 18.92.020. Permitted uses.

- A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings set forth in Section 18.192.040 of this title.~~ The determination of the director may be appealed to the planning commission and, thereafter, the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards in Section 18.92.050. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock, automobile display, commercial recreational facilities and those uses permitted by conditional use permit.
- B. ...
7. Pet grooming services with accessory retail sales, provided that overnight boarding is prohibited.

SECTION 6. Section 18.92.040 is hereby amended to read as follows:

§ 18.92.040. Prohibited uses.

...

- F. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of community development, ~~in accordance with Section 18.192.040.~~ The determination of the director of community development may be appealed to the planning commission and thereafter the city council in accordance with Chapter 18.212 of this title.

SECTION 7. Section 18.96.020 is hereby amended to read as follows:

§ 18.96.020. Uses permitted.

- A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings set forth in Section 18.192.040 of this title.~~ The determination of the director may be appealed to the planning commission and thereafter the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards in Section 18.96.050. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock and incidental goods and merchandise displays subject to prior written approval by the director of community development.
- B. ...
[8. Neighborhood financial institutions, including banks, savings and loan associations, and credit unions.](#)

SECTION 8. Section 18.96.030 is hereby amended to read as follows:

§ 18.96.030. Conditional uses.

The following uses may be permitted provided that a conditional use permit is granted for any such use in accordance with Chapter 18.200 of this title:

...

[H. Childcare centers.](#)

SECTION 9. Section 18.96.040 is hereby amended to read as follows:

§ 18.96.040. Prohibited uses.

...

- G. Other uses determined to be inconsistent with the intent and provisions of the zone, as determined by the director of community development, ~~in accordance with Section 18.192.040.~~ The determination of the director of community development may be appealed to the planning commission and thereafter the city council in accordance with Chapter 18.212 of this title.

SECTION 10. Section 18.122.020 is hereby amended to read as follows:

§ 18.122.020. 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, plus other uses as deemed, ~~pursuant to Chapter 18.192 of this title,~~ to be similar and not more obnoxious or detrimental to the public health, safety and welfare [by the director of community development.](#) All uses shall be subject to the property development standards in Section 18.122.050 of this chapter.

SECTION 11. Section 18.124.020 is hereby amended to read as follows:

§ 18.124.020. 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, other than those uses the ~~commission~~ [director of community development](#) may deem, ~~pursuant to the provisions of Chapter 18.192,~~ to be similar and not more detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards of Section 18.124.040.

SECTION 12. Section 18.128.030 is hereby amended to read as follows:

§ 18.128.030. Uses permitted.

Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for those uses enumerated in this article, plus other uses as the ~~commission~~ [director of community development](#) may deem, ~~pursuant to Chapter 18.192,~~ to be similar and not more obnoxious or detrimental to the public health, safety and welfare than said enumerated uses. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit. Outside storage is exempt from conditional use requirements provided that outdoor storage is maintained in accordance with the development standards set forth in Section 18.128.050.

SECTION 13. Section 18.128.080 is hereby amended to read as follows:

§ 18.128.080. Uses permitted.

Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for those uses enumerated in this article, plus other uses as the ~~commission~~ [director of community development](#) may deem, ~~pursuant to Chapter 18.192,~~ to be similar and not more obnoxious or detrimental to the public health, safety and welfare than said enumerated uses. All uses shall be subject to the development standards set forth in Section 18.128.110. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit. Outside storage is exempt from conditional use requirements provided that outdoor storage is maintained in accordance with the development standards set forth in Section 18.128.110.

...

N. Fabrication.

1...

3. Auto trailer, camper, and mobile home manufacture;

[4. Fabrication of metal for aluminum and steel culvert pipes.](#)

Q. Other.

11. [Vocational schools and training centers, industrial, provided such uses exclude massage and card handling trades;](#)

12....

13. Athletic supply;

[14. Photography studio;](#)

[15. Studio \(including but not limited to art, dance, gymnastics, martial arts, music, personal training, Pilates, yoga, and other similar instructional-based uses\) with no more than 4,500 square feet of total floor area;](#)

[16. Gyms and fitness facilities with no more than 4,500 square feet of total floor area;](#)

[17. Children's gymnasium with no more than 4,500 square feet of total floor area;](#)

[18. Wholesaling of All-Terrain Vehicles, provided such uses do not include exterior displays of merchandise or test drives on-site.](#)

R. ...

[S. Accessory motorcycle sales \(new or used\), provided such uses have no more than five motorcycles on-site.](#)

SECTION 14. Section 18.128.090 is hereby amended to read as follows:

§ 18.128.090. Conditional uses.

The following uses, in addition to those uses permitted in the I-P zone pursuant to a conditional use permit, may be permitted subject to a conditional use permit pursuant to Chapter 18.200:

...

R. Tasting rooms providing on-site alcoholic beverage tastings and the sale of alcoholic beverages for off-site consumption provided that the alcoholic beverage is produced on the premises. Tasting rooms may include other ancillary activities to the tastings such as food trucks and live entertainment, provided that all uses are secondary and incidental to the manufacturing component and that, prior to their commencement, a site plan approval by the planning division is obtained for any outdoor activities and a live entertainment permit from the license and permit hearing board is obtained for any live entertainment. Parking for such uses shall comply with the provisions of Chapter 18.156 or the business owner shall be required to demonstrate that the hours of the tasting room will not conflict with the other businesses on site to the satisfaction of the planning commission;

[S. Ambulance services.](#)

SECTION 15. Section 18.132.020 is hereby amended to read as follows:

§ 18.132.020. Permitted uses.

A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare; ~~in accordance with the findings set forth in Section 18.192.040 of this title.~~ The determination of the director may be appealed to the planning commission and thereafter the city council pursuant to Chapter 18.212 of this title. All uses and storage shall be conducted within a totally enclosed building except for outdoor storage which is accessory to a permitted or conditional use and screened from view from the public right-of-way.

SECTION 16. Section 18.132.040 is hereby amended to read as follows:

§ 18.132.040. Joint uses.

A. The director of community development may approve ancillary or incidental uses to be established on properties used for public/semipublic purposes subject to conditions, including but not limited to conditions which regulate the nature, operation, frequency, or duration of the joint use. The following uses may be allowed, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare; ~~in accordance with the findings set forth in Section 18.192.040 of this title.~~ The determination of the director may be appealed to the planning commission and thereafter the city council pursuant to Chapter 18.212 of this title.

SECTION 17. Section 18.136.020 is hereby amended to read as follows:

§ 18.136.020. Uses permitted.

A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare;

~~in accordance with the findings set forth in Section 18.192.040.~~ The determination of the director may be appealed to the planning commission and thereafter the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards in Section 18.136.050. All uses and storage shall be conducted within a totally enclosed building with the exception of public utilities substations.

- B. Specifically.
 - 1....

...

10. Karate studios.

SECTION 18. Section 18.136.030 is hereby amended to read as follows:

§ 18.136.030. Conditional uses.

The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200 of this title:

A. ...

Q. Conversion of structures originally designed as a residence into an office or business use;

R. Congregate living health facility for inpatient medical rehabilitation care, provided such uses do not exceed fifteen (15) beds;

S. Senior care facility providing assisted living, skilled nursing and specialized Alzheimer's services.

SECTION 19. Section 18.136.040 is hereby amended to read as follows:

§ 18.136.040. Prohibited uses.

...

- J. Other uses which are inconsistent with the intent and provisions of this zone, as determined by the director of community development, ~~in accordance with Section 18.192.040.~~ The determination of the director of community development may be appealed to the planning commission and thereafter the city council in accordance with Chapter 18.212 of this title.

SECTION 20. Section 18.140.090 is hereby amended to read as follows:

§ 18.140.090. Uses in specific plan areas.

Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the permitted and conditionally permitted uses described in each area, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings set forth in Section 18.192.040.~~ The determination of the director may be appealed to the planning commission and, thereafter, the city council, pursuant to Chapter 18.212 of this title. Conditional uses shall be subject to Chapter 18.200 of this title. All uses shall be subject to the property development standards in Section 18.140.100, and shall be located only where designated on the specific plan map (Exhibit A) found at the end of this chapter. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock or unless permitted as a conditional use in this zone by conditional use permit pursuant to Chapter 18.200. Uses made nonconforming by the adoption of the ordinance codified in this chapter, or any amendment thereto, may be continued in accordance with Section 18.204.170, provided that there shall be no expansion or change of an existing use that is nonconforming to another nonconforming use, and there shall be no expansion, change or alteration of any building or structure that is nonconforming on the subject property.

A. Area 3—Mixed Use....

...

5. Other Uses. Other similar permitted and conditional uses determined by the director of community development to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings as set forth in section 18.192.040 of this title.~~ The determination of the director may be appealed to the planning commission and, thereafter, the city council in accordance with Chapter 18.212 of this title.

...

B. Area 4—Commercial/Light Industrial....

1. Permitted Uses.

...

c. Other similar uses determined by the director of community development to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings as set forth in Section 18.192.040.~~ The determination of the director may be appealed to the planning commission and, thereafter, the city council in accordance with Chapter 18.212 of this title;

...

f. Accessory massage permitted with the following primary businesses: athletic club, day spa, beauty salon, barbershop and similar uses;

g. Filling of carbon dioxide bottles.

...

3. Prohibited Uses.

...

h. Other uses inconsistent with the intent and provisions of this zone, as determined by the director of community development, ~~in accordance with Section 18.192.040.~~ The determination of the director of community development may be appealed to the planning commission and, thereafter, the city council in accordance with Chapter 18.212 of this title.

SECTION 21. Section 18.500.040 is hereby amended to read as follows:

§ 18.500.040. Permitted uses.

A. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and general welfare, ~~in accordance with the findings set forth in Section 18.192.040 of this title.~~

...

D. Commercial Uses. The following uses are permitted in areas designated "commercial" on Exhibit A, set out at the end of this chapter:

1. Those uses listed as permitted uses in the C-N, A-P and C-H zones, with the exception of fortunetelling;

2. Acupressure.

SECTION 22. Section 18.500.050 is hereby amended to read as follows:

§ 18.500.050. Conditional uses.

The following uses may be permitted in areas designated "commercial" on Exhibit A, set out at the end of this chapter, subject to a conditional use permit pursuant to Chapter 18.200 of this title.

A....

...

K. Thrift stores;

L. Childcare centers.

SECTION 23. Section 18.514.060 is hereby amended to read as follows:

§ 18.514.080. Area Four – Highway retail.

...

C. ...

4. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the planning commission and thereafter to the city council in accordance with Chapter 18.212 of this title.

D. ...

13. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the planning commission and thereafter to the city council in accordance with Chapter 18.212 of this title.

F. ...

15. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the planning commission and thereafter the city council in accordance with Chapter 18.212 of this title.

SECTION 24. Section 18.528.050 is hereby amended to read as follows:

§ 18.528.050. Area I – Service station use.

...

C...

9. Other uses inconsistent with the intent and provisions of this zone, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the city planning commission and, thereafter, the city council in accordance with Chapter ~~18.192~~ 18.212 of this title.

SECTION 25. Section 18.530.060 is hereby amended to read as follows:

§ 18.530.060. Permitted uses.

Permitted uses in area I of Specific Plan No. 18 are as follows:

A...

H. Financial institutions, including banks, savings and loan associations, financial planning and credit unions;

SECTION 26. Section 18.530.100 is hereby amended to read as follows:

§ 18.530.100. Permitted uses.

Permitted uses in area II of Specific Plan No. 18 are as follows:

M. Accessory massage permitted with the following primary businesses: medical doctor's office and similar uses;

N. Limited classroom, in association with an office, similar to on-site administrative training and meeting rooms, provided such uses do not exceed ten percent of total floor area.

SECTION 27. Section 18.530.120 is hereby amended to read as follows:

§ 18.530.120. Prohibited uses.

...

G. Other uses inconsistent with the intent and provisions of this zone, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the planning commission and thereafter, the city council in accordance with Chapter ~~18.192~~ [18.212](#).

SECTION 28. Section 18.532.070 is hereby amended to read as follows:

§ 18.532.070. 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, plus such other uses as the director or community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings set forth in Section 18.192.040~~. The determination of the director may be appealed to the planning commission and, thereafter the city council pursuant to Chapter ~~18.192~~ [18.212](#). All uses and storage shall be conducted within a totally enclosed building.

SECTION 29. Section 18.532.230 is hereby amended to read as follows:

§ 18.532.230. Uses permitted - Generally.

Buildings, structures and land shall hereafter be erected, structurally altered or enlarged only for the following uses, plus other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings set forth in Section 18.192.040~~. The determination of the director may be appealed to the planning commission and, thereafter, the city council pursuant to Chapter ~~18.192~~ [18.212](#). All uses and storage shall be conducted within a totally enclosed building unless otherwise permitted.

SECTION 30. Section 18.532.240 is hereby amended to read as follows:

§ 18.532.240. Permitted uses.

...

O. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the planning commission and thereafter to the city council in accordance with Chapter 18.212 of this ~~accordance with Chapter 18.212 of this~~ title.

SECTION 31. Section 18.532.250 is hereby amended to read as follows:

§ 18.532.250. Conditional uses.

...

E. Specialty alcohol beverage retailer with no less than 15,000 square feet of total floor area.

~~E.~~ F. On-sale sale of alcohol beverages, provided that such use is secondary and incidental to a permitted use;

~~F.~~ G. On-site brewing and service of beer produced on the premises, provided that such use is secondary and incidental to a restaurant. The brewing component shall be limited to a maximum production of five thousand barrels per year unless an increased production volume is granted by the planning commission to support the commercial business after finding that the production volume and operations are compatible with the subject site and its surroundings during review of the conditional use permit;

- ~~G. H.~~ Health/exercise club to include, but not be limited to, uses such as: personal trainers, pilates, and yoga;
- ~~H. I.~~ Recreational entertainment to include, but not be limited to, uses such as: inflatable jumper facilities and laser tag;
- ~~I. J.~~ Instructional physical activities to include, but not be limited to, uses such as dance studio, martial arts studio, and trampoline;
- ~~J. K.~~ Thrift stores;
- ~~K. L.~~ Hotels and motels, including retail establishments as part of a hotel or motel complex;
- ~~L. M.~~ Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the planning commission and thereafter to the city council in accordance with Chapter 18.212 of this title.

SECTION 32. Section 18.532.260 is hereby amended to read as follows:

§ 18.532.260. Prohibited uses.

- ...
- S. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of community development, ~~in accordance with Section 18.192.040~~. The determination of the director of community development may be appealed to the planning commission and thereafter the city council in accordance with Chapter 18.212 of this title.

SECTION 33. Section 18.534.160 is hereby amended to read as follows:

§ 18.534.160. Permitted uses.

- B. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for those uses enumerated in this section as well as those uses the ~~commission~~ director of community development may deem to be similar and not more obnoxious or detrimental to the public health, safety and welfare than the enumerated uses. The determination of the director of community development may be appealed to the city planning commission and, thereafter, the city council in accordance with Chapter 18.212 of this title. All uses shall be subject to the development standards set forth in this chapter. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit.

C. ...

- ~~D. Other similar uses which the planning commission finds compatible with the permitted uses described in this section, consistent with the purpose and intent of the district and not of a type to affect adversely the use of adjoining properties. Application for determination of similar uses shall be made in writing to the director of community development and shall include a detailed description of the proposed use, reasons for justification and such other information as may be required by the planning commission to facilitate the determination.~~

SECTION 34. Section 18.538.040 is hereby amended to read as follows:

§ 18.538.040. General provisions.

- ...
- G. Any land use designation, permitted use, or conditionally permitted use not specifically provided by Specific Plan No. 23 shall not be permitted ~~without a determination of use by the approving body pursuant to provisions of Chapter 18.192 of this title~~ unless as

determined by the director of community development. The determination of the director of community development may be appealed to the city planning commission and, thereafter, the city council in accordance with Chapter 18.212 of this title.

SECTION 35. Section 18.538.110 is hereby amended to read as follows:

§ 18.538.110. Planning area I – Mixed use – Residential/Industrial.

A....

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~~ director of community development 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.

SECTION 36. Section 18.540.040 is hereby amended to read as follows:

§ 18.540.040. General notes.

...

G. Any permitted uses or conditionally permitted use not specifically provided by the San Dimas Specific plan No. 24 shall not be permitted ~~without a determination of use~~ unless determined otherwise by the director of community development pursuant to provisions of Chapter 18.12 of this title; and

SECTION 37. Section 18.542.140 is hereby amended to read as follows:

§ 18.542.140. Accessory uses.

...

F. ~~Other uses similar to those stated which the director of community development finds consistent with the spirit and intent of this specific plan.~~ Residential caretaker unit, provided such use is established on property with a minimum size of twenty acres, does not exceed 2,000 square feet in total floor area and is limited to occupancy by the property owner or employee of the property owner;

G. Other uses similar to those stated which the director of community development finds consistent with the spirit and intent of this specific plan.

SECTION 38. Section 18.544.040 is hereby amended to read as follows:

§ 18.544.040. General notes.

...

G. Any permitted use or conditionally permitted use not specifically provided by the San Dimas Specific Plan No. 26 shall not be permitted ~~without a determination of use~~ unless determined otherwise by the ~~Community Development Department~~ director of community development; and

SECTION 39. Section 18.544.110 is hereby amended to read as follows:

§ 18.544.110. Permitted uses.

...

E. Other Uses. Other similar permitted and conditional uses determined by the director of community development to be similar and not more obnoxious or detrimental to the public health, safety and welfare, ~~in accordance with the findings as set forth in Section 18.192.040 of this title.~~ The determination of the director may be appealed to the planning commission and, thereafter, the city council in accordance with Chapter 18.212 of this title.