

8.5 East San Dimas

A. INTRODUCTION

East San Dimas is approximately 0.21 square miles (134.4 acres), located in the northeast portion of the Planning Area. The community shares boundaries with the city of San Dimas to the west and the city of La Verne to the north, east, and south. East San Dimas consists of two non-connecting unincorporated islands. The southern island is entirely residential, while the northern island contains some commercial uses.

The area was originally referred to as Mud Springs in the early 1800s, a reference to the nearby Mud Springs marsh and the relatively swampy topography of the area. In 1887, the Santa Fe Railroad completed a rail line through the area, which put the San Dimas area on the map and resulted in a building boom. The homes in East San Dimas were largely built throughout the 1950s. Historic Route 66 serves as the northern boundary of the community and served as one of the major routes for people migrating west throughout the 20th century.

B. COMMUNITY CHALLENGES AND OPPORTUNITIES

The following presents a summary of challenges and opportunities learned from community feedback and an analysis of existing conditions in the community (Table ESD-1). These challenges and opportunities serve to inform the preparation of community-specific land use, zoning, policies, and programs for East San Dimas.

TABLE ESD-1 East San Dimas Challenges and Opportunities

1. Land Use and Community Design

Vacant and Underutilized Land. Vacant parcels are located along Foothill Boulevard in the north end of the community, along Juanita Avenue in the south end of the community.

2. Community Spaces and Parks

Parks and Open Space Needs. Based on the 2016 Park Needs Assessment, most of the community has low park needs with some pockets of moderate needs in the east area. The community, however, falls below the County average of 3.3 acres of parkland per 1,000 people with only 2.7 acres per 1,000.

TABLE ESD-1 East San Dimas Challenges and Opportunities

3. Traffic, Transportation, and Accessibility

Freeway Adjacency. The Foothill Freeway bisects the community in the northern region. This division of the community makes it difficult to improve the walkability of the surrounding neighborhoods. Adjacency to the freeway also creates air quality issues for nearby residential properties.

Sensitive Uses. Avoid intensifying areas for sensitive uses such as hospitals, schools, and residences, near the Foothill Freeway.

Major Corridors/Intersections. The southeast corner of the San Dimas Road and Foothill Boulevard intersection is a large commercial center with nearby residential that contain underutilized/vacant parcels. These areas could be explored as an opportunity to enhance local community amenities.

Puddingstone Channel. Puddingstone Channel bisects the community from north to south from the foothills to Puddingstone Reservoir. It presents the opportunity to create an urban pathway and to enhance to local destinations and open spaces, including Los Encinos Park to the north.

Cul-de-Sacs and Walkability. The community is filled with small streets that typically end in cul-de-sacs, which limits mobility for pedestrians and people on bicycles by increasing trip distances. The nature of the street network, including cul-de-sacs, limited sidewalks, and a limited mix of land uses, has increased automobile reliance which worsens air quality, pollution, and noise issues.

Land Use

The **East San Dimas Land Use Map**, found in Appendix E, *Land Use Maps*, presents land use designations and establishes the general location and diversity of each land use in East San Dimas.

C. COMMUNITY-SPECIFIC POLICIES

The following provides the policies for East San Dimas, organized to implement each of the six elements of the Area Plan and address the community-specific issues and opportunities presented above. Each policy is linked to a relevant vision statement (referenced as “VS”), as presented in Chapter 1, *Introduction*, of this Area Plan.

VS 1 – Sustainable Growth Patterns

Policy ESD-1: Sensitive Uses. Avoid placing new development and sensitive uses, such as hospitals, schools, residences, within 500 feet of I-210 in the northern portion of the community and along the Puddingstone Channel waterway that traverses the community.

Policy ESD-2: Annexation. Explore the feasibility of annexation of East San Dimas into the city of San Dimas or other nearby jurisdictions to provide needed services and infrastructure more efficiently to this community.

VS 2 – Diverse, Walkable Communities

COMMERCIAL CENTERS AND CORRIDORS

Policy ESD-3: New Commercial. Create new commercial nodes in the northern and southern portions of the community along San Dimas Canyon Road and Sedalia Avenue.

Policy ESD-4: Healthy Food. Explore opportunities for adding a supermarket or grocery stores to provide healthy food options and balance the fast-food restaurants within existing commercial centers.

MIXED-USE DEVELOPMENT AND VILLAGE CENTERS

Policy ESD-5: Village Center. Create village centers at San Dimas Canyon Road and Foothill Boulevard to the northwest, and at Sedalia Avenue and Juanita Avenue to the southeast, to provide services and amenities to the community and provide a place for social gathering.

PARKS, OPEN SPACES, AND TRAILS

Policy ESD-6: Park Needs. Create new park and open space opportunities along Juanita Avenue to the south, and near San Dimas Canyon Road and I-210 to the north, to fill the need for parks in the community. Prioritize vacant and underutilized lots that are otherwise unsuitable for other uses.

VS 3 – Connected and Active Communities

Policy ESD-7: Complete Streets. Create complete streets from neighborhoods leading to the San Dimas Civic Center and commercial centers on San Dimas Canyon Road to the southwest, Juanita Avenue to the southeast, and Foothill Boulevard to the north. See the Mobility Action Plan for additional policies related to complete streets.

Policy ESD-8: Puddingstone Channel Pathway. Create an urban pathway along the Puddingstone Channel waterway that joins the northern and southern community areas and connects to commercial centers and amenities.

Policy ESD-9: Greenways Prioritize greenways along major corridors including San Dimas Canyon Road, Juanita Avenue, Gladstone Street, and Damien Avenue.