

CITY OF SAN DIMAS

City Council

NOTICE OF PUBLIC HEARING

APPLICATION - PROJECT DESCRIPTION: Case No. VTTM 24-04, GPA 24-04, DPR 24-13, & TRP 24-04 PROJ-24-48 & 24-59

A request to approve a vesting tract map for condominium purposes for the development of 164 units (attached two- and three-stories), 17 of which will be affordable units (moderate-income); amend the Housing Element to reallocate 89 units across affordability levels from the subject site to seven (7) other existing housing sites (No's 4, 5, 7, 9, 10b, 11, 12), reduce the density of the subject site from 45-55 DUA to 16-25 DUA, and create two sites from Site 13 (13a & 13b); Development Plan Review for the architectural and site layout review, and the associated removal of a total of 116 trees (80 mature and 36 non-mature trees).

PROJECT ADDRESS: Development Site: Vacant lot which was part of 444 E. Bonita Ave. (8390-016-008) and 464 E. Bonita Ave. (APN: 8390-014-025) total project size 9.19 acres.
Housing Element Amendment: Various Housing Element Sites

ENVIRONMENTAL: The proposed development has been previously analyzed under the EIR (SCH No. 2022110018) for the Downtown Specific Plan, and the Housing Element amendment is exempt pursuant to CEQA guidelines Section 15061(b)(3); CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

PROJECT APPLICANT: San Dimas Bonita LLC, Ladera Ranch CA 92694
Matthew Waken

STAFF CONTACT: Marco Espinoza, Planning Manager
mespinoza@sandimasca.gov, (909) 394-6259

PUBLIC HEARING DATE AND TIME: Tuesday, October 14, 2025
at 7:00 PM

PUBLIC HEARING LOCATION: City Hall Council Chamber
245 E. Bonita Avenue
San Dimas, California 91773

The City is requesting your participation in this public hearing process. If you are unable or do not desire to attend, you also have the opportunity to submit written comments in favor of or in opposition to this project. Correspondence should be addressed to the City of San Dimas, Community Development Department, 245 East Bonita Avenue, San Dimas, CA 91773. All comments must be received by no later than 5:00 p.m. on October 13, 2025, to ensure that the Planning Staff has time to print the emails and type verbal comments prior to the beginning of the meeting.

A detailed description of the subject application is on file in the Planning Division at City Hall. If you would like more information about the proposed project prior to the public hearing, please contact the Planning Division at (909) 394-6250. City Hall is open Monday through Thursday, 7:30 a.m. to 5:30 p.m., and on Fridays from 7:30 a.m. to 4:30 p.m. An electronic version will be made available after 4:30 p.m. on Friday, October 10, 2025 on the City's website at: www.sandimasca.gov/agendas-minutes

If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division Staff at, or prior to, this public hearing.