

CITY OF SAN DIMAS

City Council

NOTICE OF PUBLIC HEARING

APPLICATION - PROJECT Tentative Tract Map 24-05 (TTM 84582); DPR 24-14,
Tree Permit 24-28; SB 330 & Density Bonus Law; PROJ-24-53

DESCRIPTION:

A request to approve the subdivision, filed under SB 330, of one (1) existing parcel into 19 new parcels (TTM 84582) to be developed with a total of 37 detached two-story single-family residences which include seven (7) affordable housing units in compliance with Density Bonus Law, and the demolition of two residences, garage, barn and the associated removal of 40 mature trees located within the Single-Family 8,000 Zone. Pursuant to Density Bonus Law, a density bonus of 17 units, will be granted in exchange for the development of five (5) low-income and two (2) moderate-income units, and various waivers of development standards that would preclude development of the project as proposed will be granted, along with three (3) development incentives to reduce project costs.

PROJECT ADDRESS: 901 W. Covina Blvd. (APN: 8385-006-027)

ENVIRONMENTAL: CEQA Title 14, Article 19 Categorical Exemption, Section 15332:
In-Fill Development Projects Class 32

PROJECT APPLICANT: Timothy Sales, RC Homes Inc.

STAFF CONTACT: Anne Moore, Senior Planner
amoore@sandimasca.gov (909) 394-6255

**PUBLIC HEARING
DATE AND TIME:** Tuesday, October 28, 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 Monday, October 27, 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 24, 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.