

## 740 E. Foothill Blvd. – Permanent Supportive Housing Project

**Administrative Housing Permit RPPL2023000338**  
**Site Plan Review RPPL2023000339**

### Project Summary

A 100% affordable, permanent supportive housing development located at 740 E. Foothill Blvd. in East San Dimas (APNs 8661-020-014, -015 and -016), within the C-3 (General Commercial) and R-A-7500 (Residential Agricultural) Zones (“Project”). The Project consists of 54 units, including 53 one-bedroom income restricted units, one manager’s unit, and on-site supportive services. The applicant is requesting an 86% density bonus in exchange for setting aside the income-restricted units. The Project is 5 stories and 64 feet 4 inches in height. The applicant is voluntarily providing 19 parking spaces on the ground floor. The R-A-7500 zoned lot will be used for open space only.

### State and Local Requirements

Because the Project is a 100% affordable permanent supportive housing development, the Project is subject to a ministerial review. The Project does not require a public hearing and is exempt from the California Environmental Quality Act (CEQA). The Project cannot be appealed. However, the CEQA determination can be appealed to the Board of Supervisors.

State Density Bonus law, AB 2162 (Supportive Housing Streamlined Approval), and the County Zoning Code allow more favorable development standards in exchange for the provision of affordable and supportive housing. The developer is entitled to a density bonus, as well as incentives and waivers, which can be used to modify development standards. No parking is required for 100% permanent supportive housing projects.

The County has limited authority to deny or impose any additional restrictions on these projects.

### Project Details

The Project is entitled to waivers of development standards (based on physical constraints of the site). The applicant is requesting one waiver to reduce setbacks:

- Front yard - 5 ft. instead of 15 ft.
- Rear yard - 10 ft. instead of 15 ft.
- Western side yard - 5 ft. 11 in. instead of 8 ft.
- Eastern side yard - 6 ft. instead of 8 ft.

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