

# CITY OF SAN DIMAS

City Council

## NOTICE OF PUBLIC HEARING

<b>APPLICATION:</b>	Municipal Code Text Amendment (MCTA) 25-07, Precise Plan (PP) 25-01, Conditional Use Permit (CUP) 25-03 & Development Plan Review (DPR) 25-17; PROJ-25-0042
<b>PROJECT DESCRIPTION:</b>	Discussion and Consideration of a MCTA to amend Title 18-Zoning, Chapter 18.528 Specific Plan No. 17 to remove the definition of sales floor and the limitation of 1,000 square-foot sales floor area for convenience stores, when accessory to a gasoline or service station, and amend Title 18-Zoning, Chapter 18.156 Vehicle Parking and Storage to allow each gasoline pump to be counted as ½ parking space when associated with a snack shop or convenience store market; and PP, CUP, and DPR applications for the interior expansion of the existing sales floor area and minor exterior remodel of the convenience store. The existing footprint of the building will remain the same.
<b>PROJECT ADDRESS &amp; ZONE:</b>	1790 S. San Dimas Ave. (APN: 8396-017-025), Specific Plan No. 17, Area I
<b>ENVIRONMENTAL:</b>	CEQA Title 14, Article 19 Categorical Exemption, Section 15301: Existing Facilities Class 1(a)
<b>PROJECT APPLICANT:</b>	Ana Salazar & Michael Ramirez
<b>STAFF CONTACT:</b>	Anne Moore, Senior Planner <a href="mailto:amoore@sandimasca.gov">amoore@sandimasca.gov</a> (909) 394-6255
<b>PUBLIC HEARING DATE AND TIME:</b>	Tuesday, February 24, 2026 at 7:00 PM
<b>PUBLIC HEARING LOCATION:</b>	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, February 23, 2026, 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, February 20, 2026 on the City's website at: [www.sandimasca.gov/agendas-minutes](http://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.