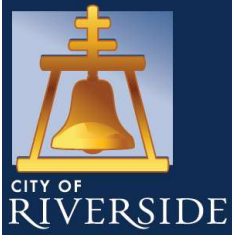


7-ELEVEN VEHICLE FUEL STATION

PR-2024-001665

(Zoning Code Map Amendment, Conditional Use Permit, Design Review, and Public Convenience or Necessity)



Community & Economic Development Department

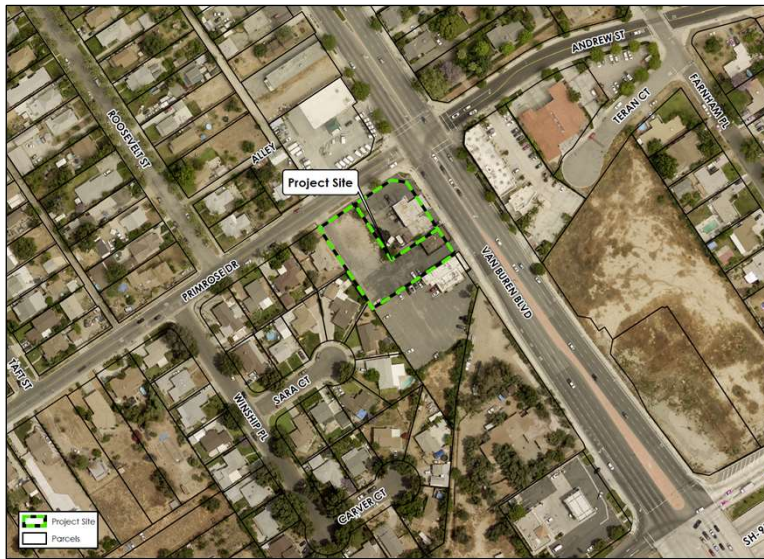
Planning Commission

Agenda Item: 4

September 26, 2024



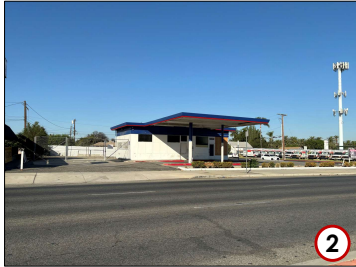
LOCATION MAP



EXISTING SITE PHOTOS



1



2



3



4

3



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SPECIFIC PLAN MAP

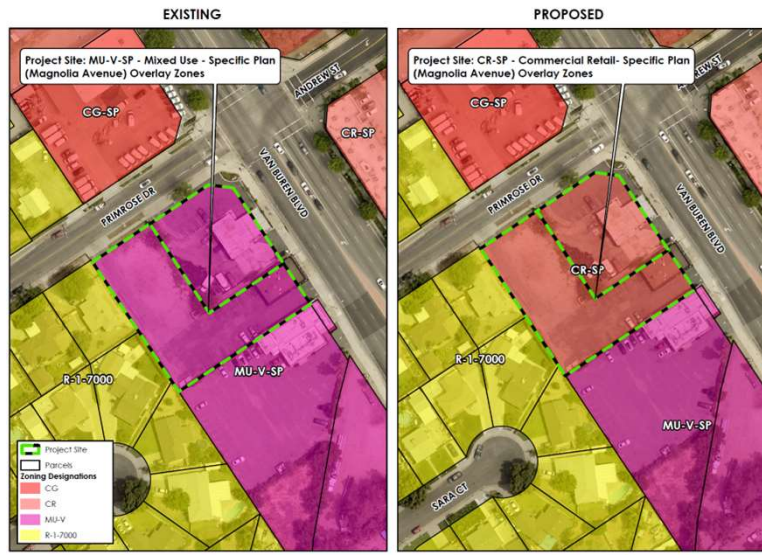


4



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ZONING MAP (EXISTING AND PROPOSED)

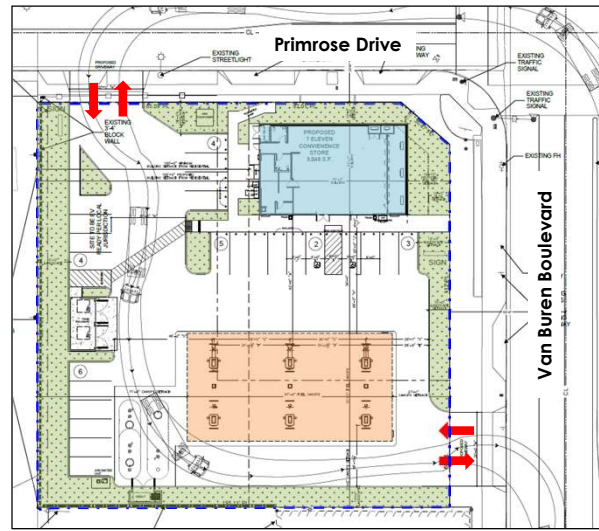


5



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SITE PLAN



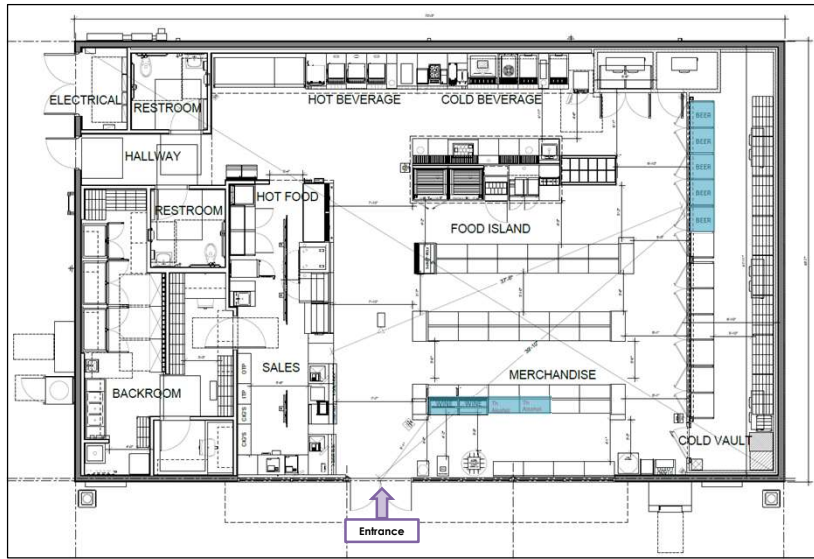
KEY	
	Property Boundary
	Proposed Building
	Proposed Fueling Canopy
	Landscaping

6



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FLOOR PLAN

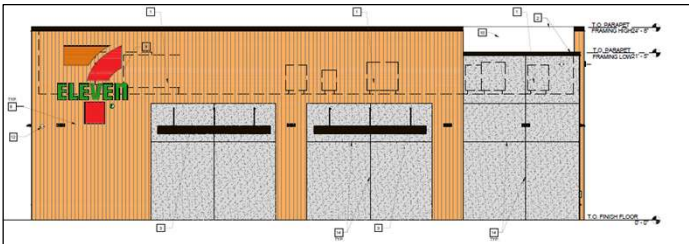


7

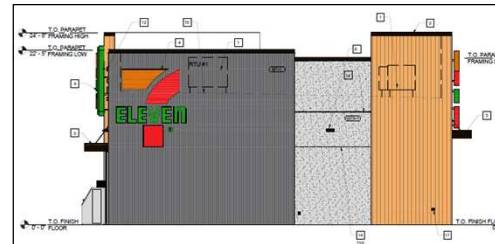


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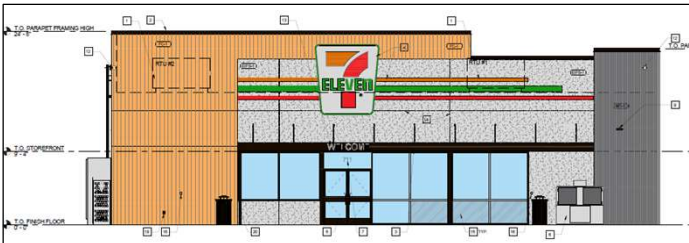
BUILDING ELEVATIONS



North Elevation – Primrose Drive



East Elevation – Van Buren Boulevard



South Elevation – Internal to Site



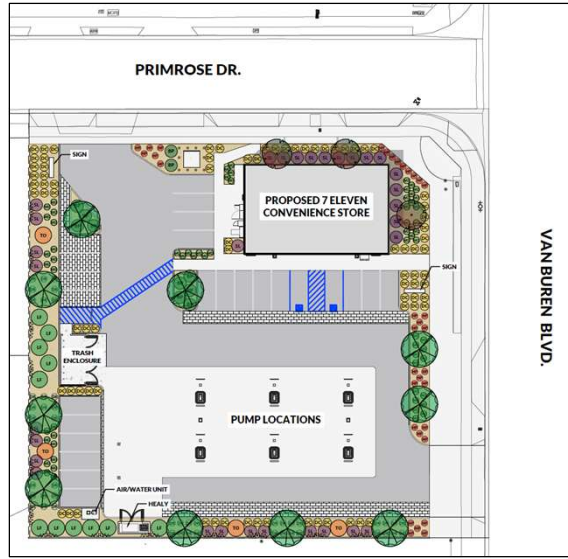
West Elevation – Internal to Site

8



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CONCEPTUAL LANDSCAPE PLAN



9

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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 3 – Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment;

Cross-Cutting Threads



10

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RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** Planning Case PR-2024-001665 (Zoning Code Map Amendment, Conditional Use Permit, Design Review, and Public Convenience or Necessity) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



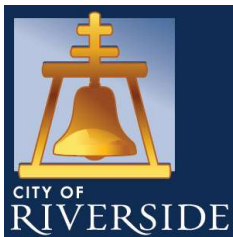
11

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7-ELEVEN VEHICLE FUEL STATION

PR-2024-001665

(Zoning Code Map Amendment, Conditional Use Permit,
Design Review, and Public Convenience or Necessity)



Community & Economic Development Department

Planning Commission

Agenda Item: 4

September 26, 2024



12

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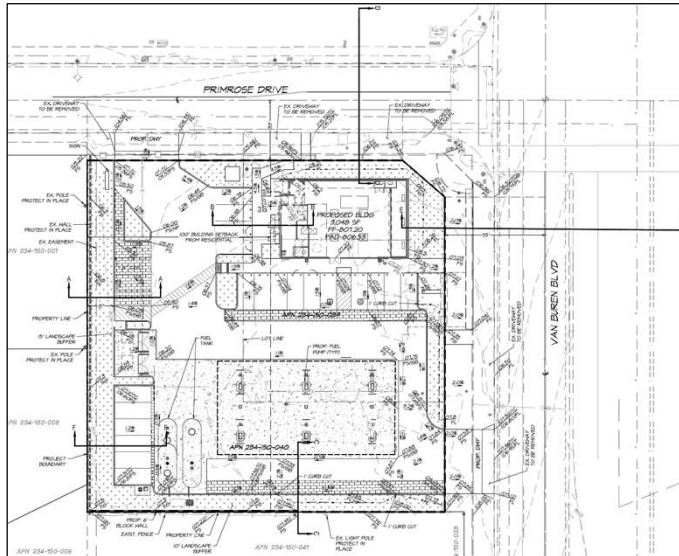
GENERAL PLAN MAP (Reference Only)



13

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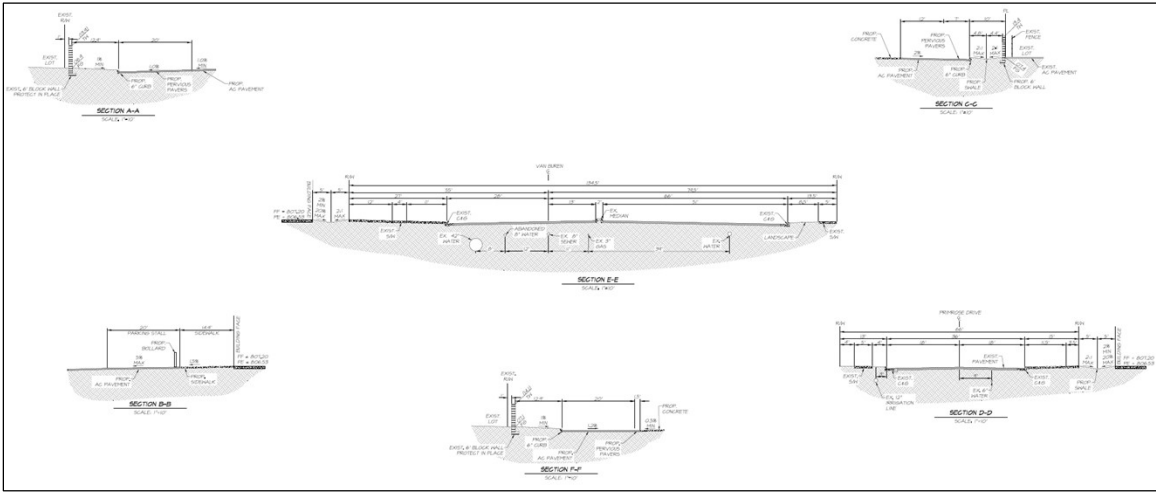
GRADING PLAN (REFERENCE ONLY)



14

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GRADING PLAN CROSS SECTIONS (REFERENCE ONLY)



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