

# 7-11 VEHICLE FUEL STATION

PLANNING CASE PR-2024-001665  
(ZONING CODE MAP AMENDMENT, CONDITIONAL USE PERMIT,  
DESIGN REVIEW, AND PUBLIC CONVENIENCE OR NECESSITY)

Community & Economic Development Department

City Council

November 5, 2024

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## LOCATION MAP



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# EXISTING SITE PHOTOS




Project Site

NORTH



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# SPECIFIC PLAN MAP



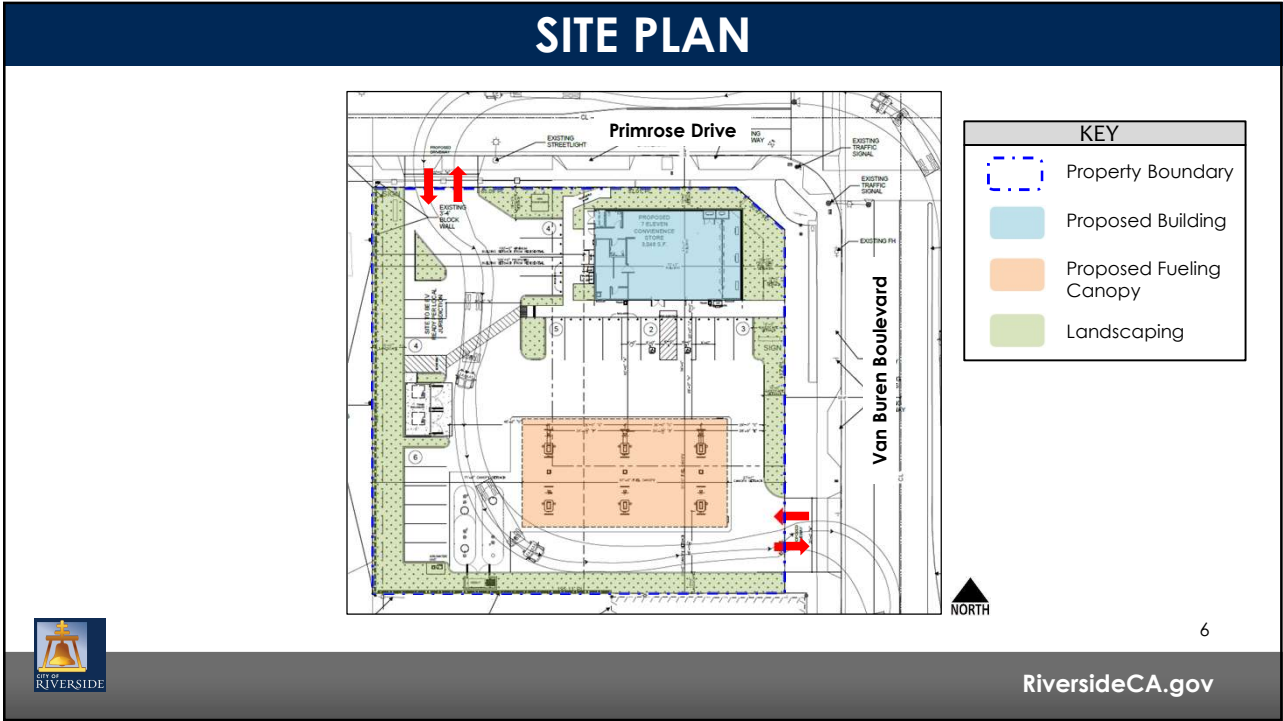
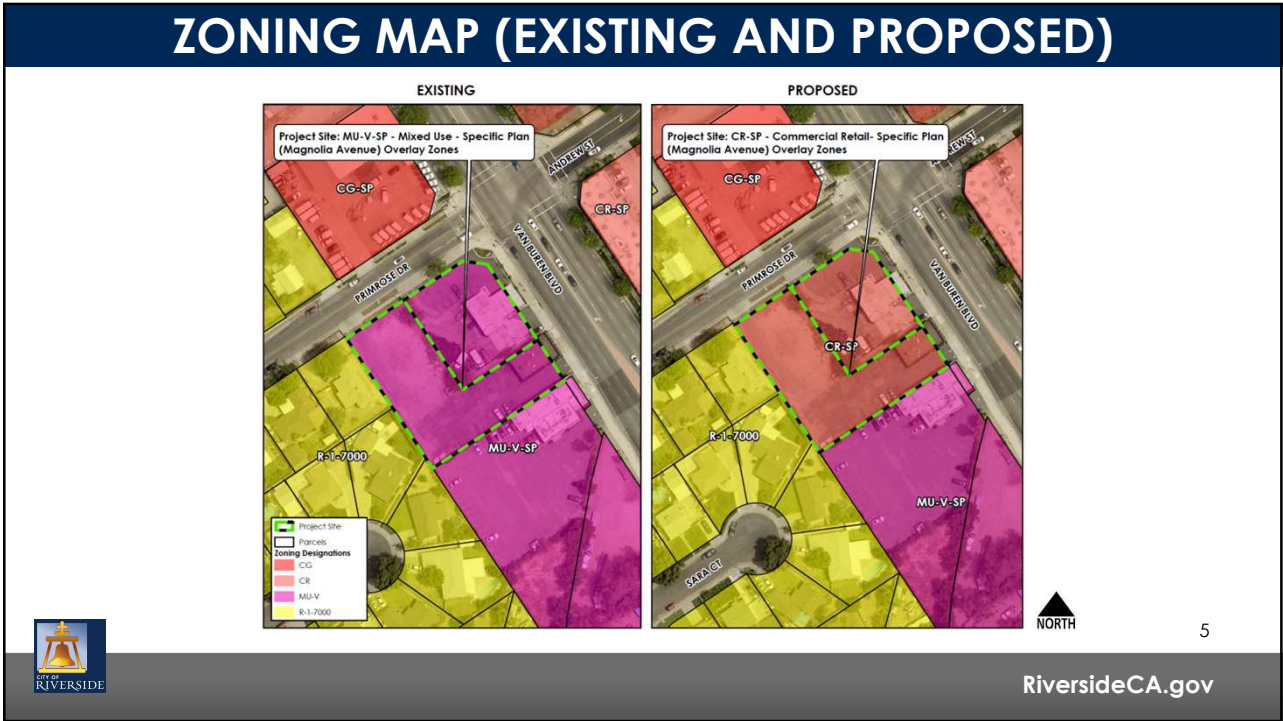
Project Site: Magnolia Ave Specific Plan - Arlington District

Magnolia Ave SP - Arlington District

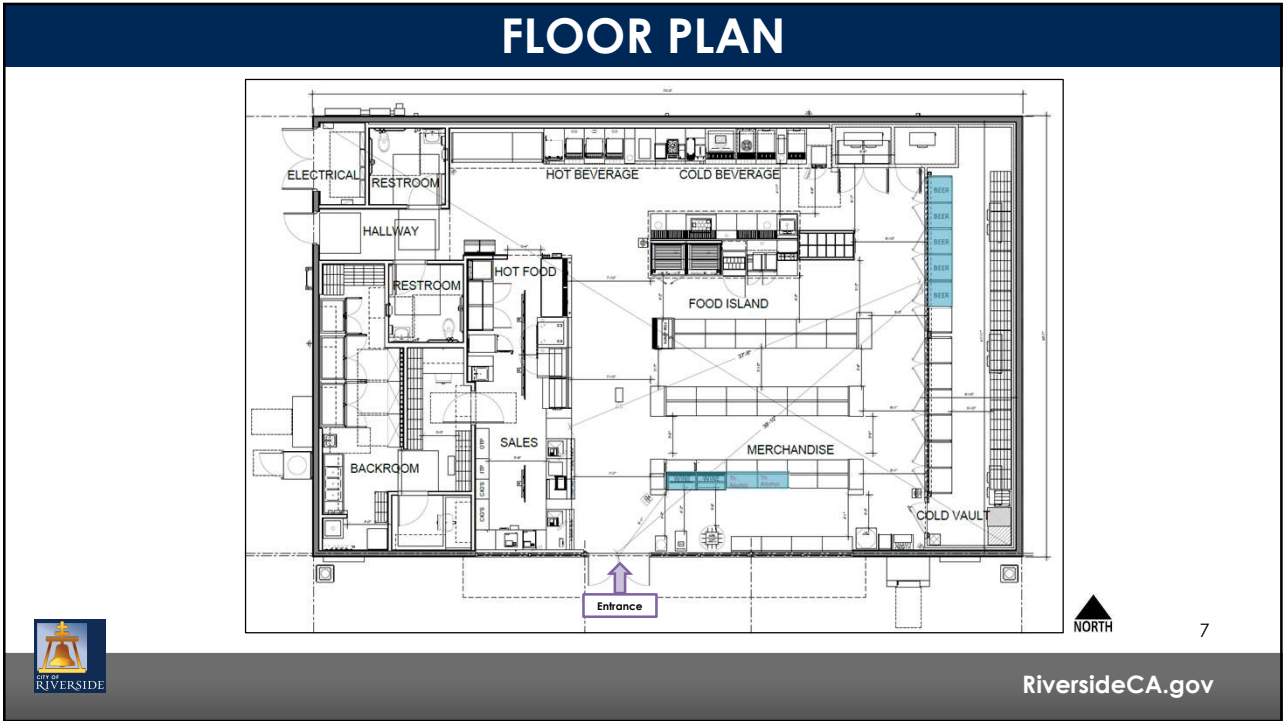
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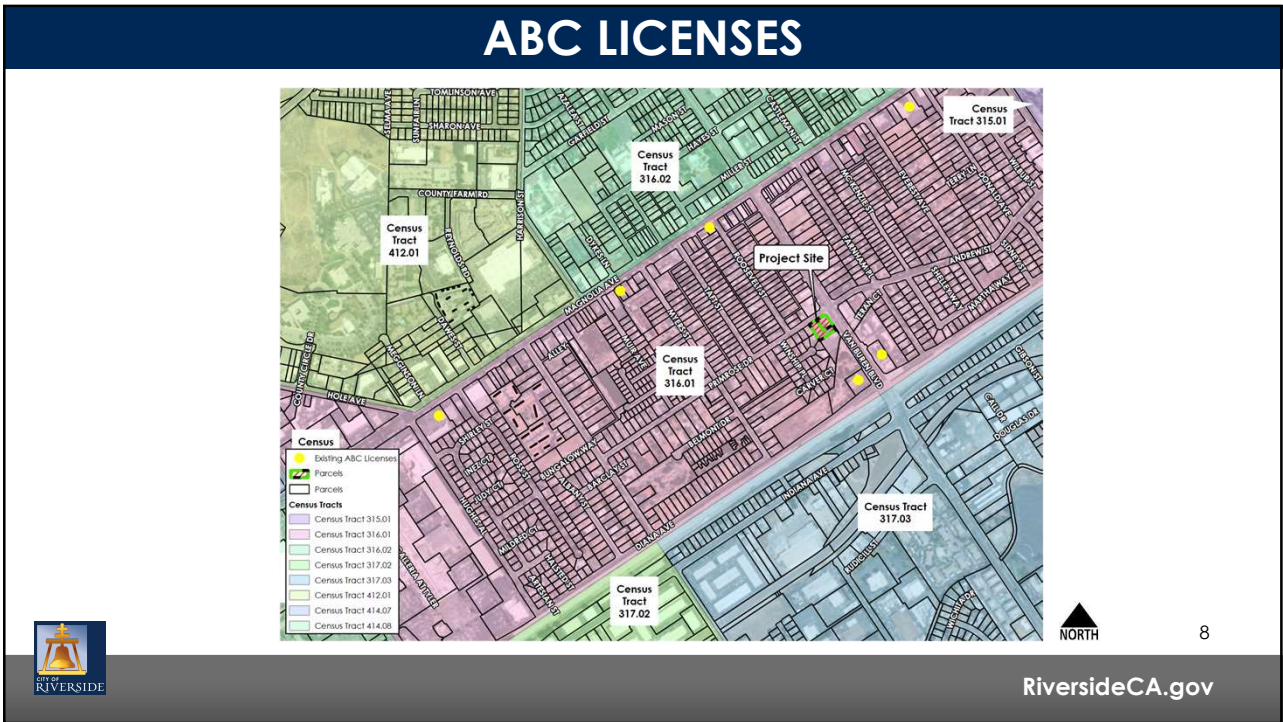
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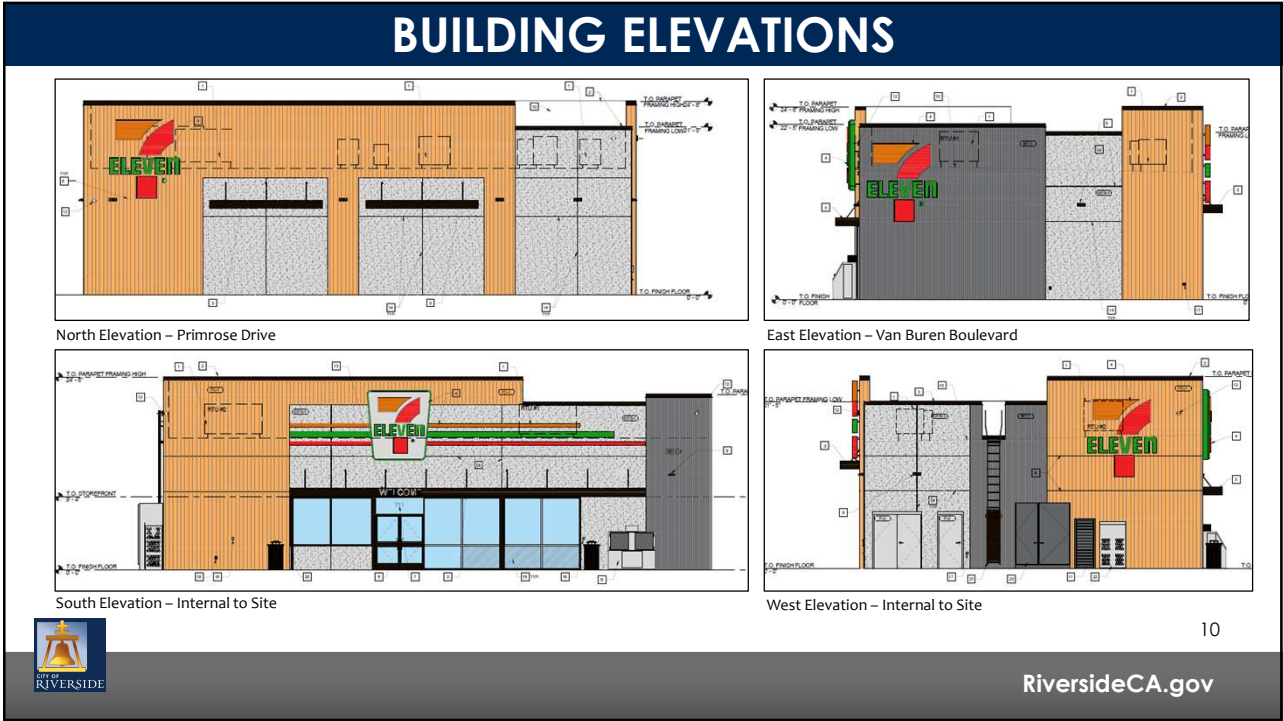
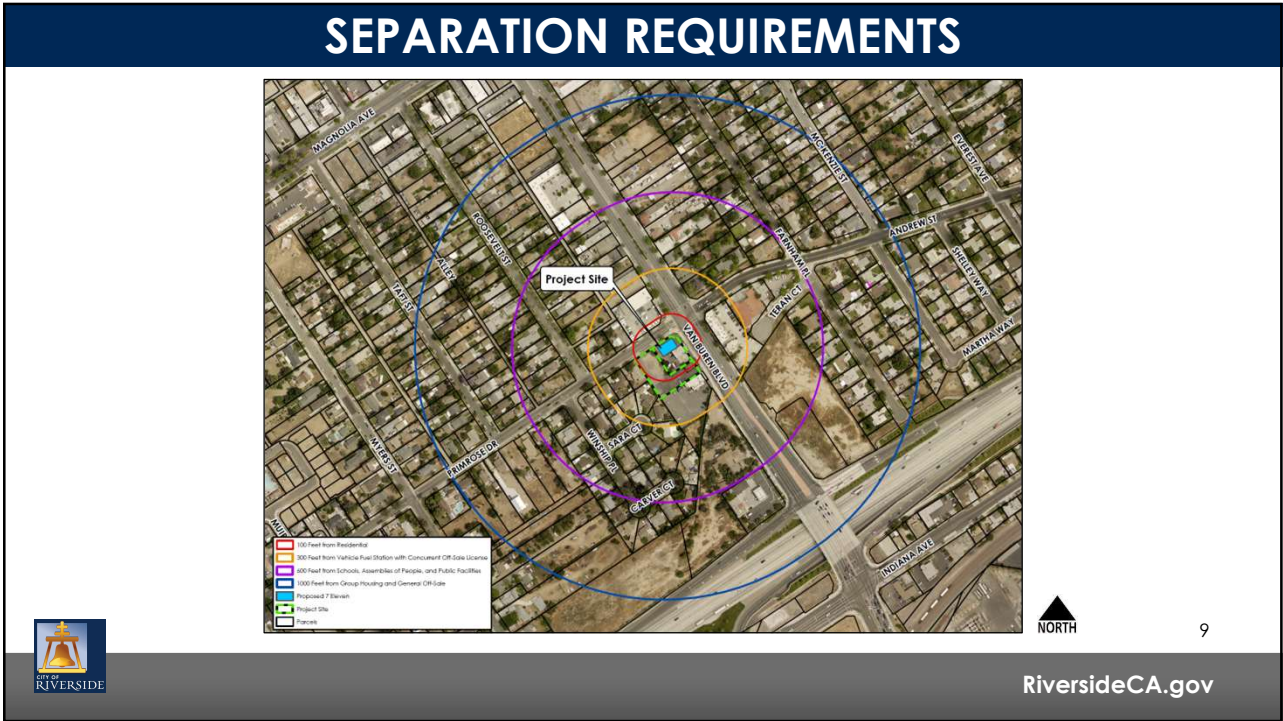


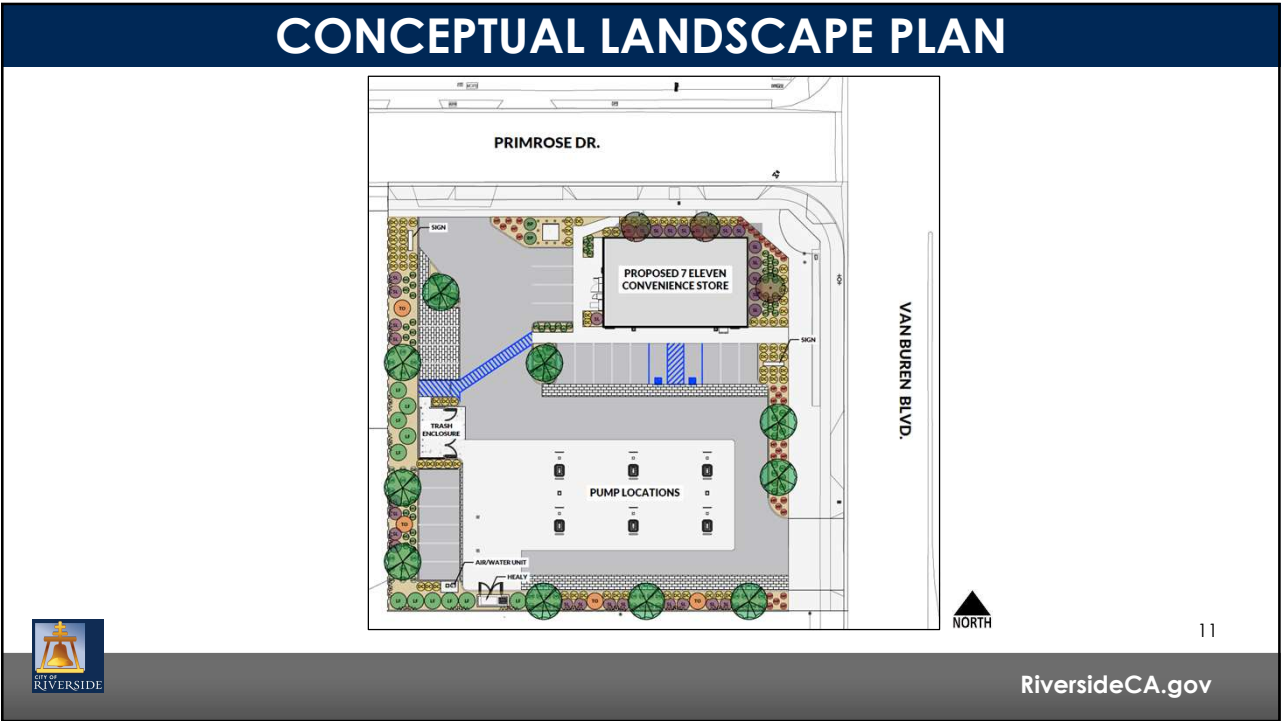


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## RECOMMENDATIONS

Staff recommends that the City Council:

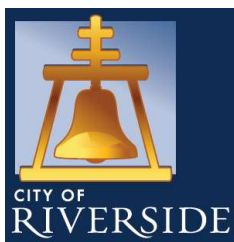
1. DETERMINE that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment;
2. APPROVE Planning Case PR-2024-001665 (Zoning Code Map 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; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.



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**Community & Economic Development Department**

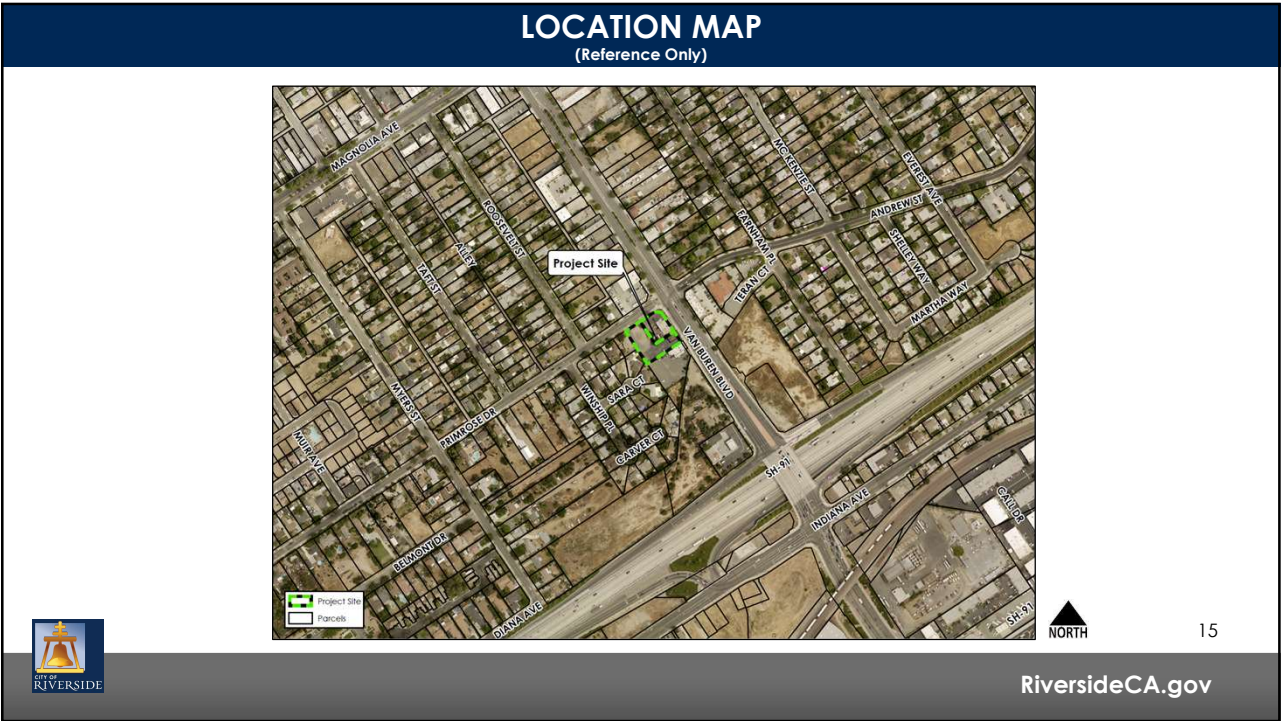
**City Council**

November 5, 2024

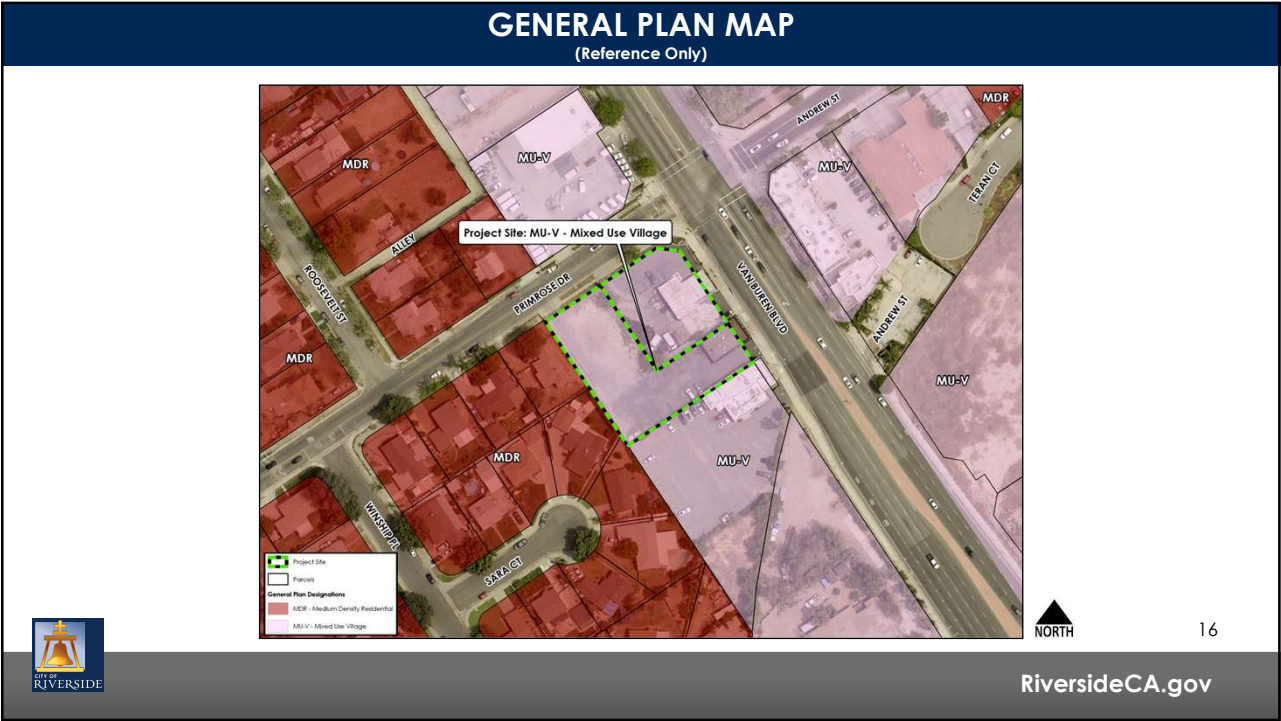
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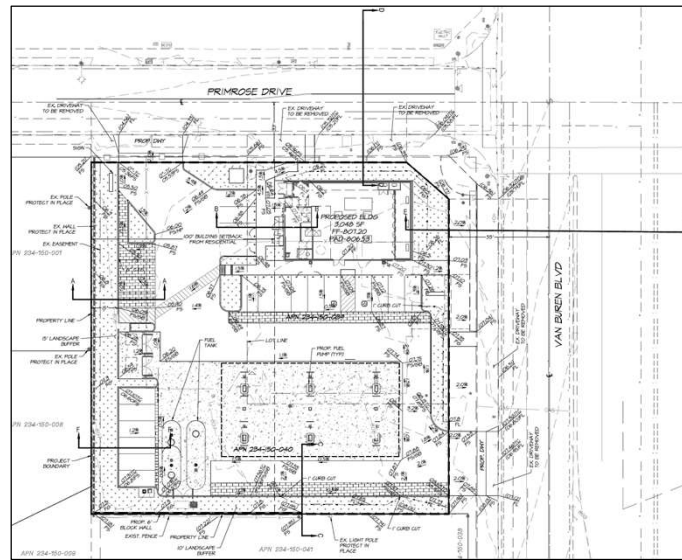


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## GRADING PLAN

(REFERENCE ONLY)

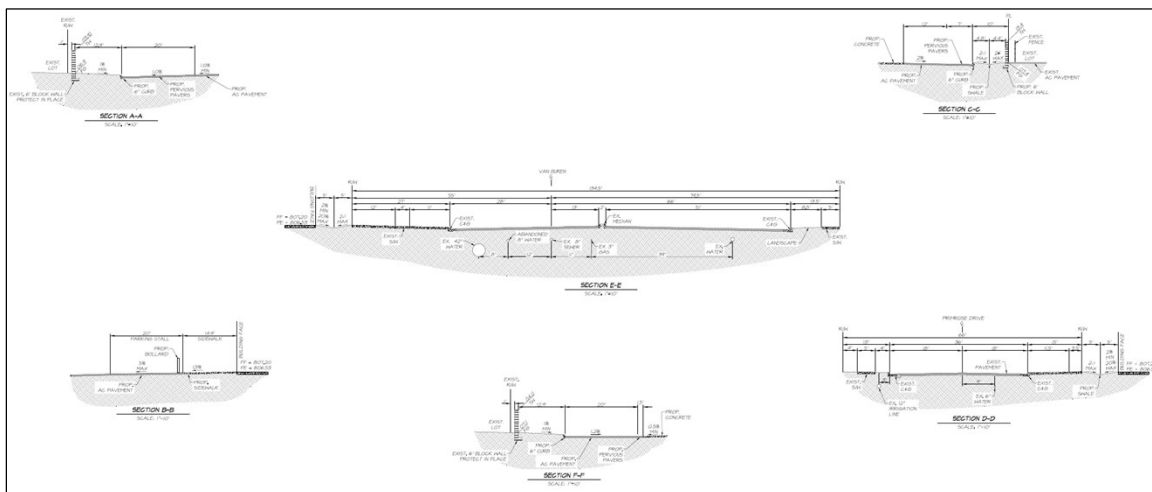


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## GRADING PLAN CROSS SECTIONS



 NORTH 18

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