



# City Council Memorandum

City of Arts & Innovation

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: DECEMBER 8, 2015**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT              WARD: 4**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE P15-0404, P15-0405, P15-0568, P15-0631 BY JOSEPH KARAKI OF WESTERN ENGINEERING STATES, INC. – CONDITIONAL USE PERMIT, DESIGN REVIEW AND VARIANCES TO DEMOLISH AND CONSTRUCT A GAS STATION – 3399 ADAMS STREET**

**ISSUE:**

The issue for City Council consideration, on behalf of Joseph Karaki of Western Engineering States, Inc., is a Conditional Use Permit, Design Review and Variances to construct a 3,040 square foot Mobil gas station, and associated 4,159 square foot convenience store, and 2,080 square foot drive-thru car wash, on an approximate 0.9 acre site currently developed with a gas station and restaurant.

**RECOMMENDATIONS:**

That the City Council:

1. Determine the proposed project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines; and
2. Approve Planning Cases P15-0404, P15-0405, P15-0568 and P15-0631 based on and subject to the findings and recommended conditions found in the attached Planning Commission staff report.

**STAFF/PLANNING COMMISSION RECOMMENDATIONS:**

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On October 22, 2015, the City Planning Commission recommended approval of Planning Cases P15-0404, P15-0405, P15-0568 and P15-0631 by a vote of 6 ayes, 0 noes and 0 abstentions, subject to staff's recommended conditions with modifications to conditions.

**BACKGROUND:**

The subject site consists of two parcels, APN 231-221-001 and APN 231-221-002, which cumulatively adds up to 0.9 acres. The parcels are currently developed with a Mobil Gas Station and non-operational family restaurant (Food Connection Restaurant). The existing vehicle fuel station (Mobil) and a 2,959 square-foot convenience store and vehicle service facility, were constructed in 1968. When the existing vehicle fuel/service station was established, a

Conditional Use Permit was not required for service stations. Over the years, the existing fuel island canopies and convenience store/service station building have been updated with various corporate color schemes and modernized signage.

The applicant has requested the approval of a Conditional Use Permit (CUP), Design Review, and two (2) Variances, for the construction of a new gas station with a convenience store and car wash. The project also involves the demolition of the existing gas station with mini-mart and garage bays and the adjacent restaurant building.

The proposed project will include a 3,040 square foot canopy with six pump dispensers, a new 2-story, 4,159 square foot convenience store with 3,229 square feet of storage area, and a 2,080 square foot self-service automated single bay car wash.

While the proposed project as conditioned complies with a majority of the applicable site location, development and operation criteria, the following variances are proposed by the applicant to fully implement the project as proposed:

- To allow a zero (0) foot setback where a 30 foot setback is required, along the northeasterly property line where the carwash will be located.
- To allow a zero (0) foot setback where a 30-foot setback is required, along the southeasterly property line where the convenience store will be located.

The requested variances can be supported in this instance due to limited size of the proposed site. Proposed changes to the site will improve site circulation and the aesthetic quality of the site in compliance with the Zoning Code. Additionally, the expansion and enlargement of the proposed gas station will occur in a manner that will not be detrimental to surrounding uses.

**FISCAL IMPACT:**

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director  
Certified as to availability of funds: Brent A. Mason, Finance Director/Treasurer  
Approved by: Al Zelinka, FAICP Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

**Attachments:**

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – October 22, 2015
3. City Planning Commission Draft Minutes