



Rezoning, Conditional Use Permit,  
Design Review and Findings of Public  
Convenience or Necessity  
Indiana Avenue Arco-AM/PM

**Community & Economic  
Development Department**

City Council  
August 9, 2016

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## PROJECT PROPOSAL

### 1. Rezone

- a. Change the zone from R-1-7000-SP Single-Family Residential, Riverwalk Vista Specific Plan Overlay Zone to CG-SP – Commercial General, Riverwalk Vista Specific Plan Zone.

### 2. Conditional Use Permit

- a. To permit a vehicle fuel station with the off-sale of beer and wine and an automated car wash facility.

### 3. Design Review

- a. Development of a two-story convenience store, vehicle fuel canopy, automated car wash facility, parking and landscaping.



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## PROJECT PROPOSAL

### 4. Findings of Public Convenience or Necessity

- a. To permit a second off-sale alcohol license in a census tract where a maximum of one off-sale license is permitted.

### 5. Variances

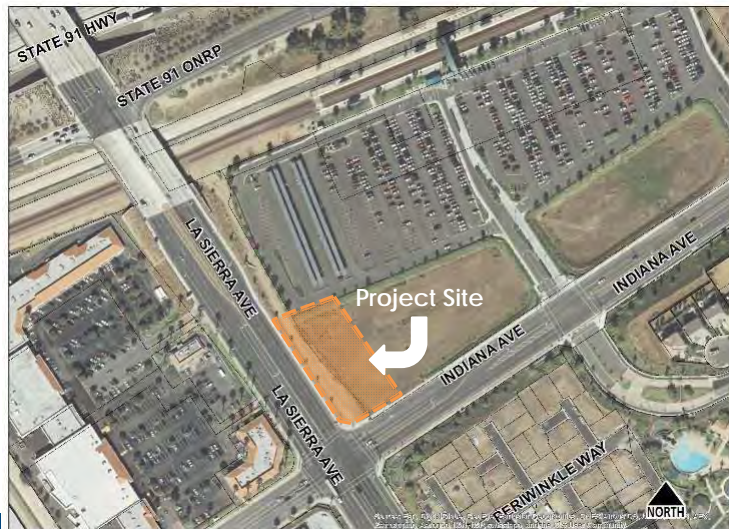
- a. To allow the proposed vehicle wash facility to encroach 8 feet into the required 15-foot rear setback.
- b. To allow the off-sale of alcohol within 1,000 feet of another establishment licensed by the State to conduct the off-sale of alcohol which has less than 15,000 square feet of floor area or for which the off-sale of alcohol is its principal business.



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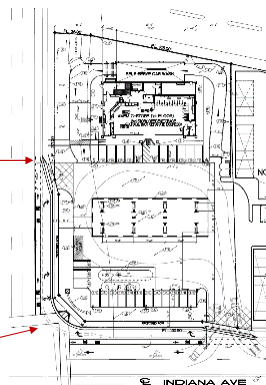
## AERIAL PHOTO/LOCATION



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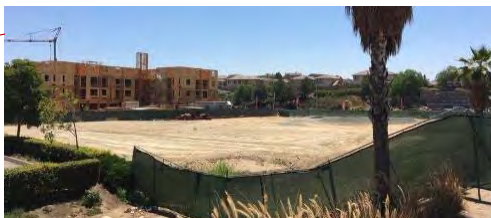
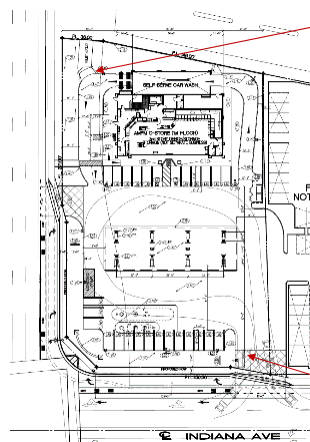
## EXISTING SITE PHOTOS



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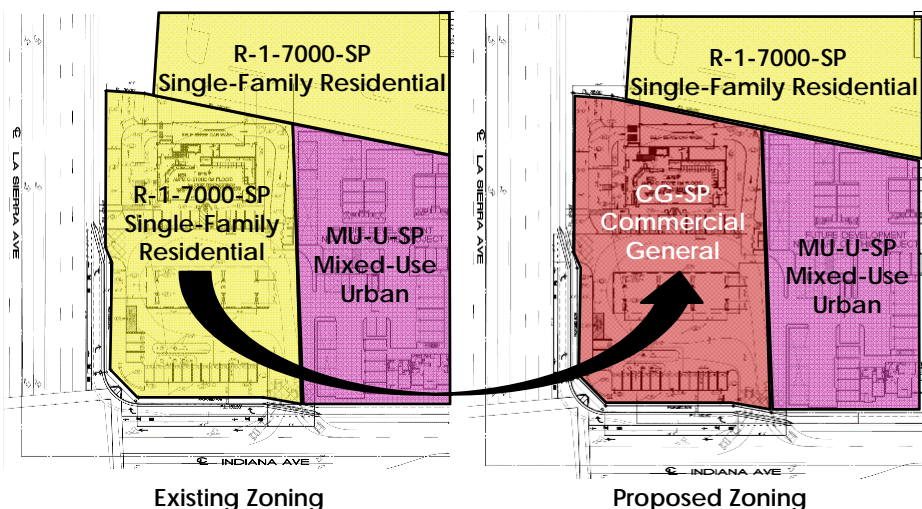
## EXISTING SITE PHOTOS



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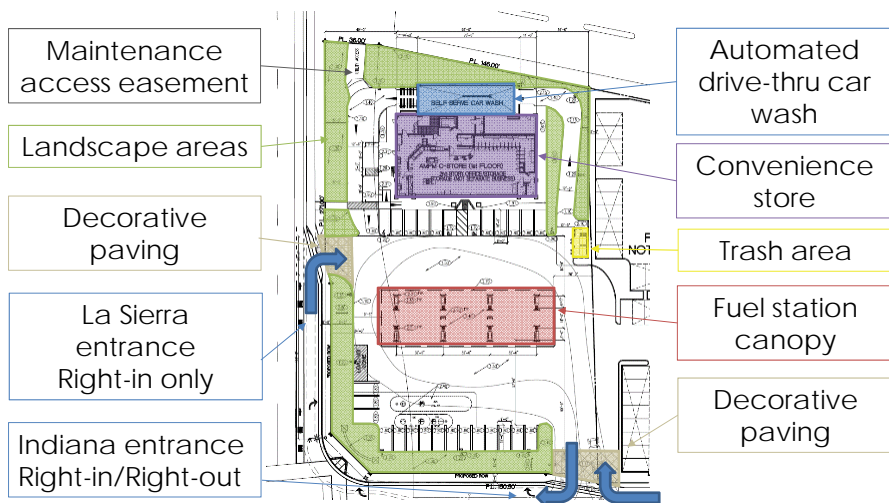
## EXISTING/PROPOSED ZONING



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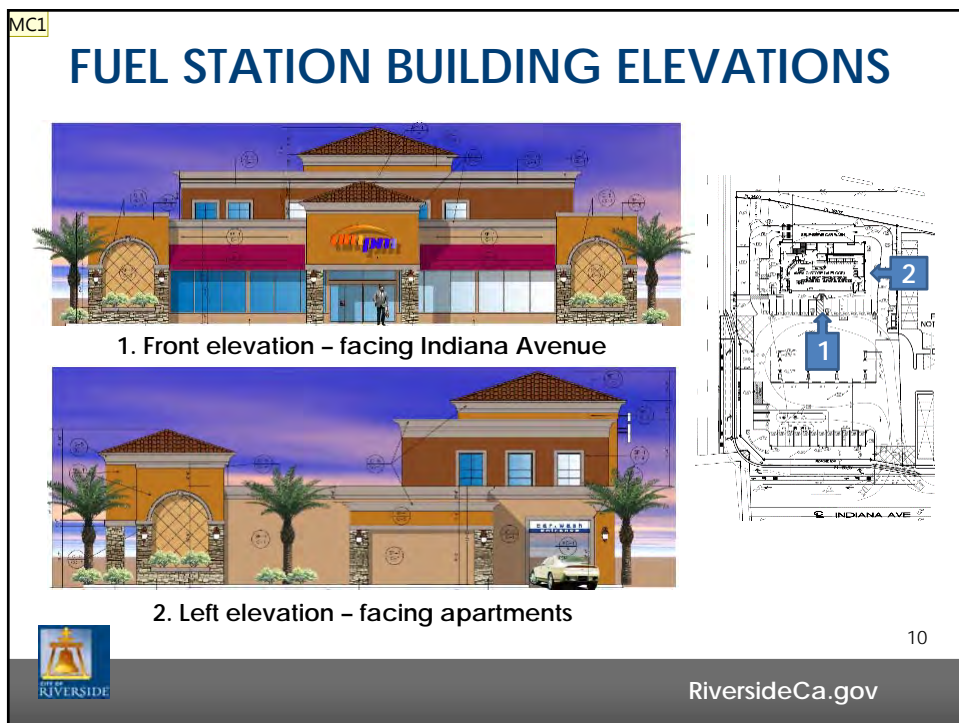
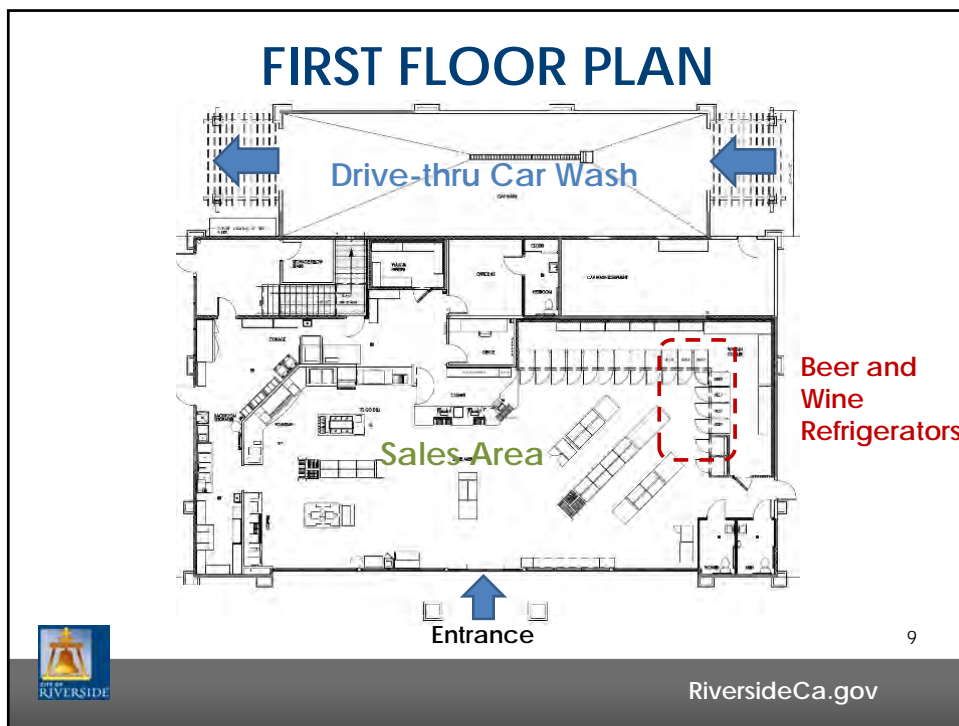
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## SITE PLAN



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MC1

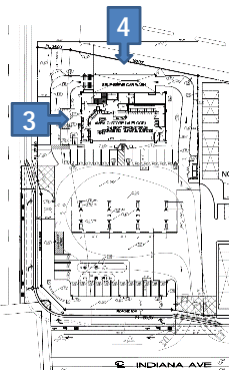
## FUEL STATION BUILDING ELEVATIONS



3. Right elevation – facing La Sierra Avenue



4. Left elevation – facing Metrolink station parking

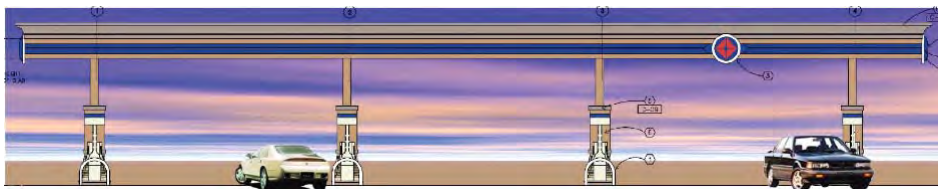


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## FUEL STATION CANOPY ELEVATIONS



Front and rear



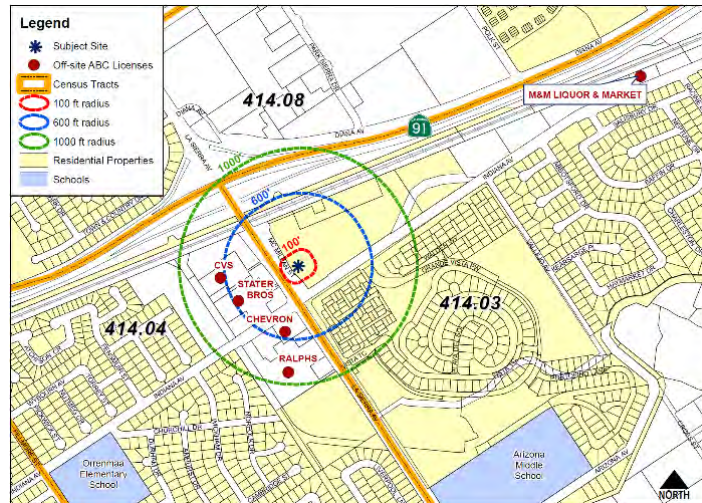
Sides

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## OFF-SALE LICENSES



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## RECOMMENDATIONS

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) found in the attached staff report, pursuant to CEQA Section 21081.6;
3. Approve Planning Cases P13-0967, P13-0968, P14-0341, P14-0342, and P16-0372; and
4. Introduce and subsequently approve the appropriate rezoning ordinance amending the zoning map.

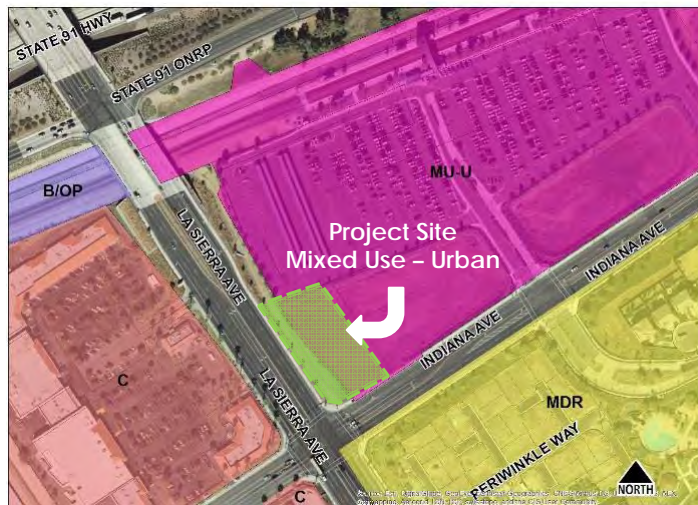


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# GENERAL PLAN

Reference Only

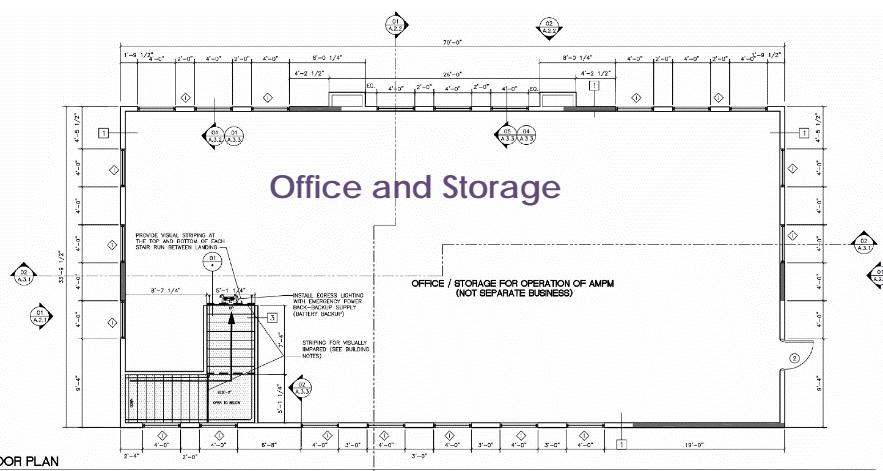


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# SECOND FLOOR PLAN

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2nd FLOOR PLAN



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