



7-Eleven Vehicle Fuel Station

P18-0526 (Conditional Use Permit), P18-0528 (Variance),
P18-0529 (Variances), and P18-0527 (Design Review)

Community & Economic Development Department

Planning Commission

Agenda Item: 4

April 18, 2019

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LOCATION MAP



2

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ZONING MAP

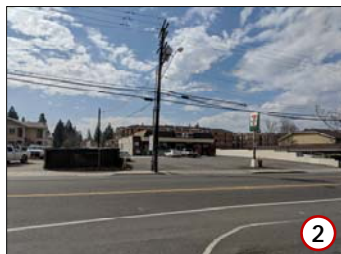


NORTH

3

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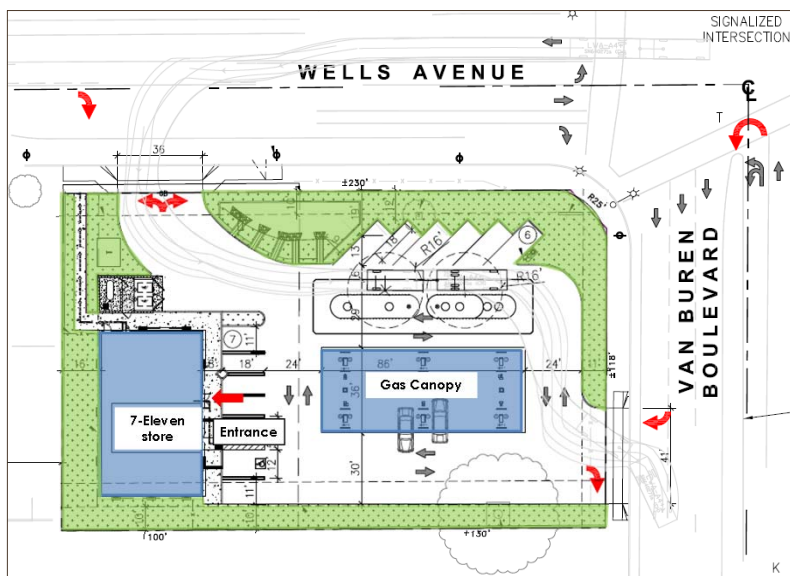
EXISTING SITE PHOTOS



4

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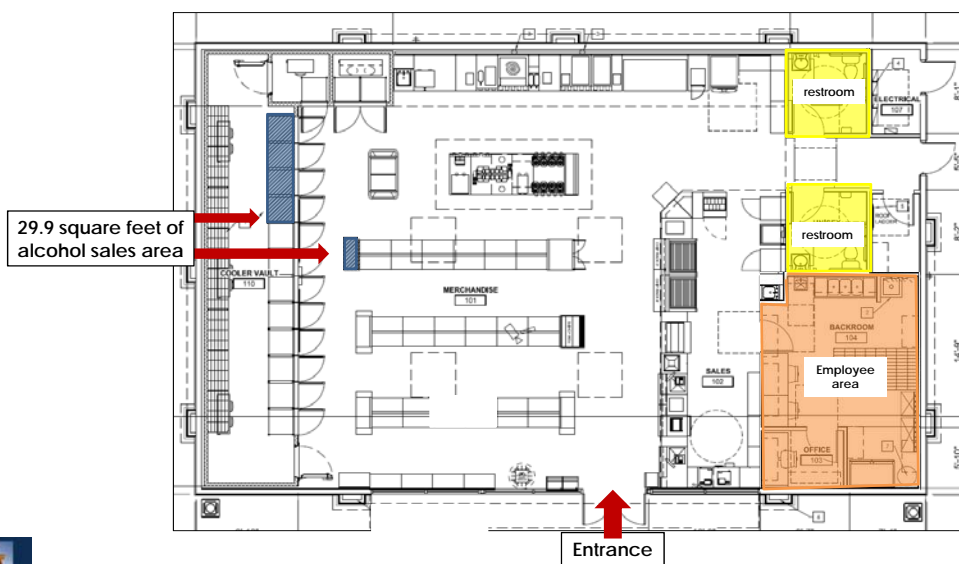
SITE PLAN



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5

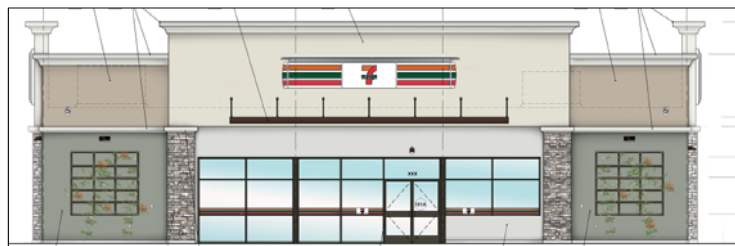
FLOOR PLAN



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6

BUILDING ELEVATIONS



East Elevation (Van Buren Boulevard)



North Elevation (Wells Avenue)



South Elevation (side)



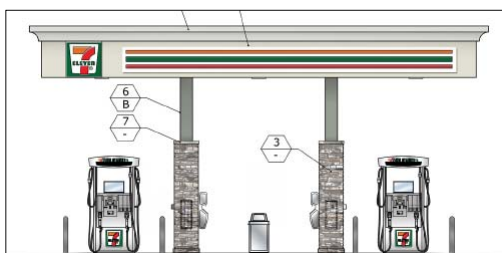
West Elevation (rear)

7

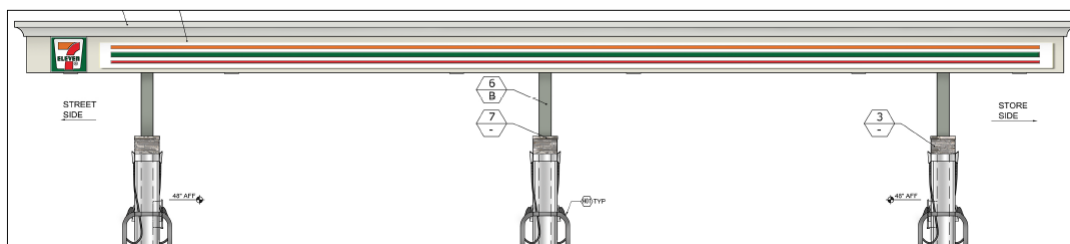


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CANOPY ELEVATIONS



East Elevation (Van Buren Boulevard)



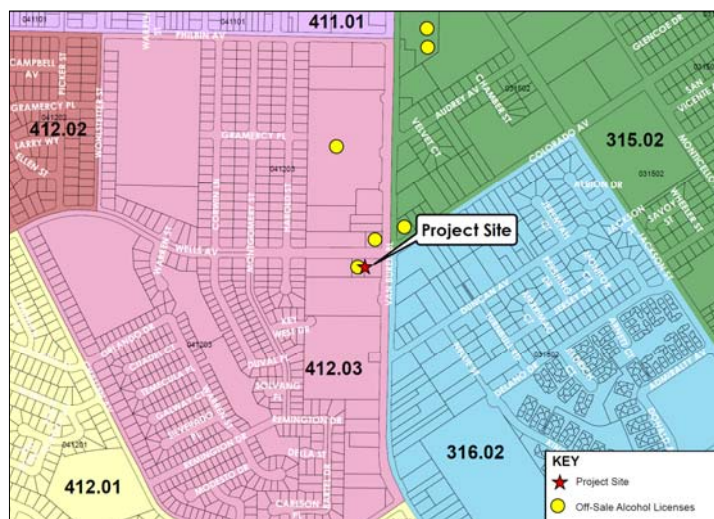
North Elevation (Wells Avenue)

8



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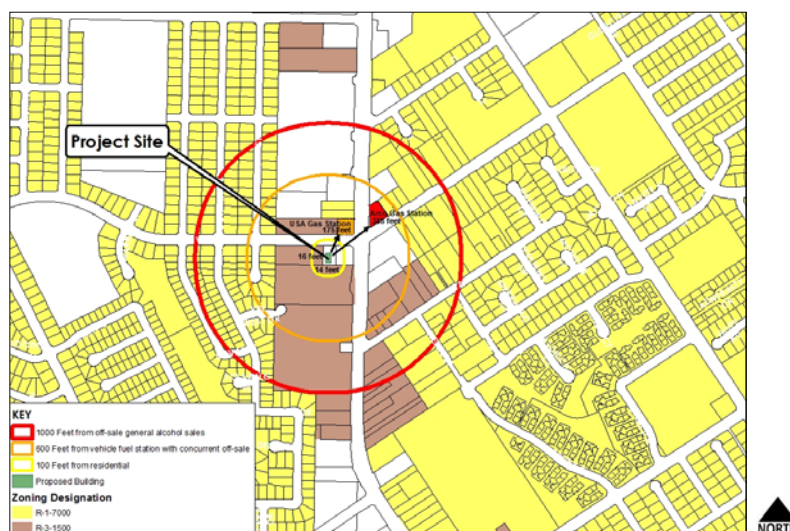
ALCOHOL LICENSES



9

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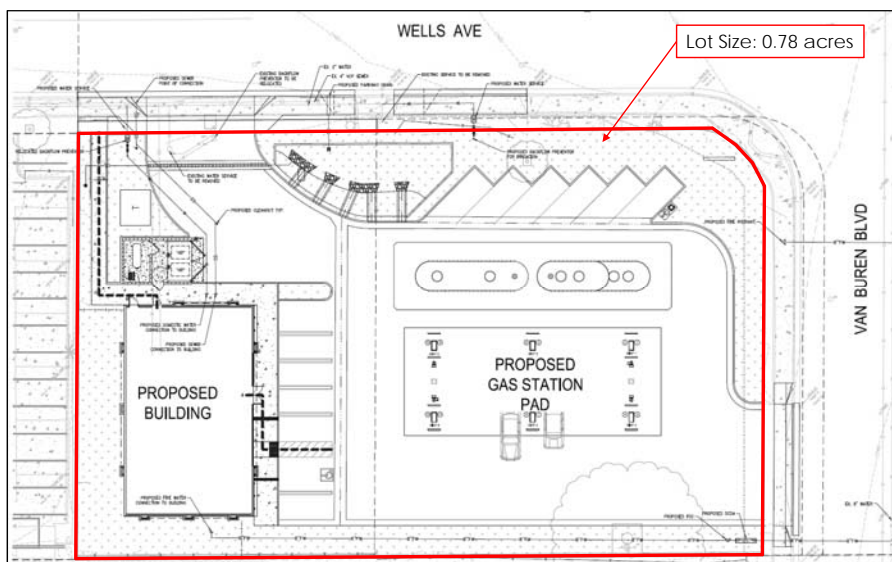
SEPARATION REQUIREMENTS/ VARIANCES



10

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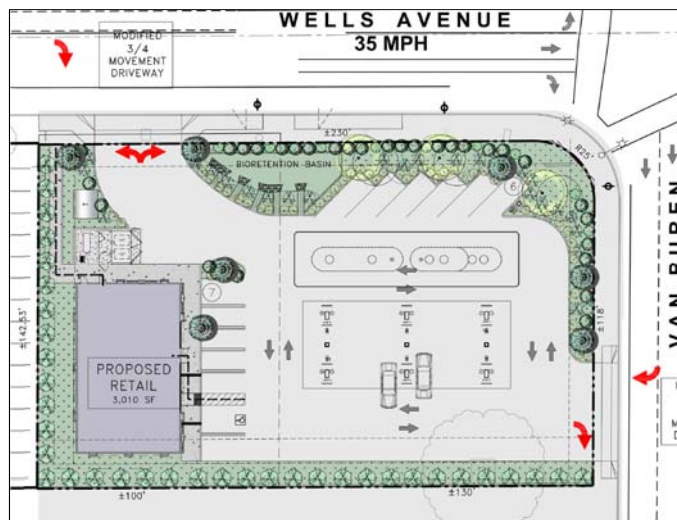
MODIFICATION – LOT SIZE



11

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CONCEPTUAL LANDSCAPE PLAN



12

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RECOMMENDATIONS

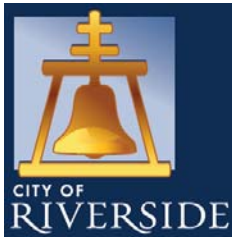
That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15302 (Replacement and Reconstruction), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P18-0526 (Conditional Use Permit), P18-0528 (Variance), P18-0529 (Variance), and P18-0527 (Design Review) , based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



13

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**Community & Economic
Development Department**

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GENERAL PLAN MAP

REFERENCE ONLY

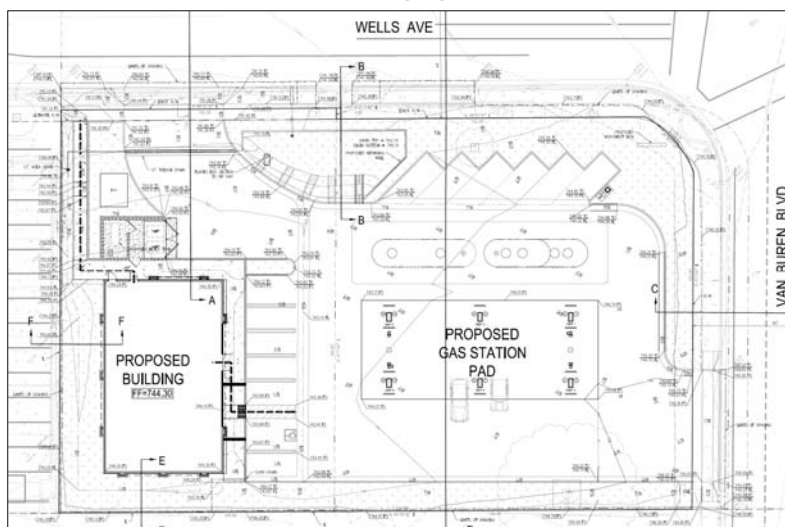


15

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GRADING PLAN

REFERENCE ONLY



16

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