



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: 3

May 2, 2019

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LOCATION MAP



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ZONING MAP

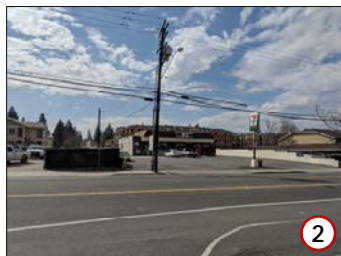


NORTH

3

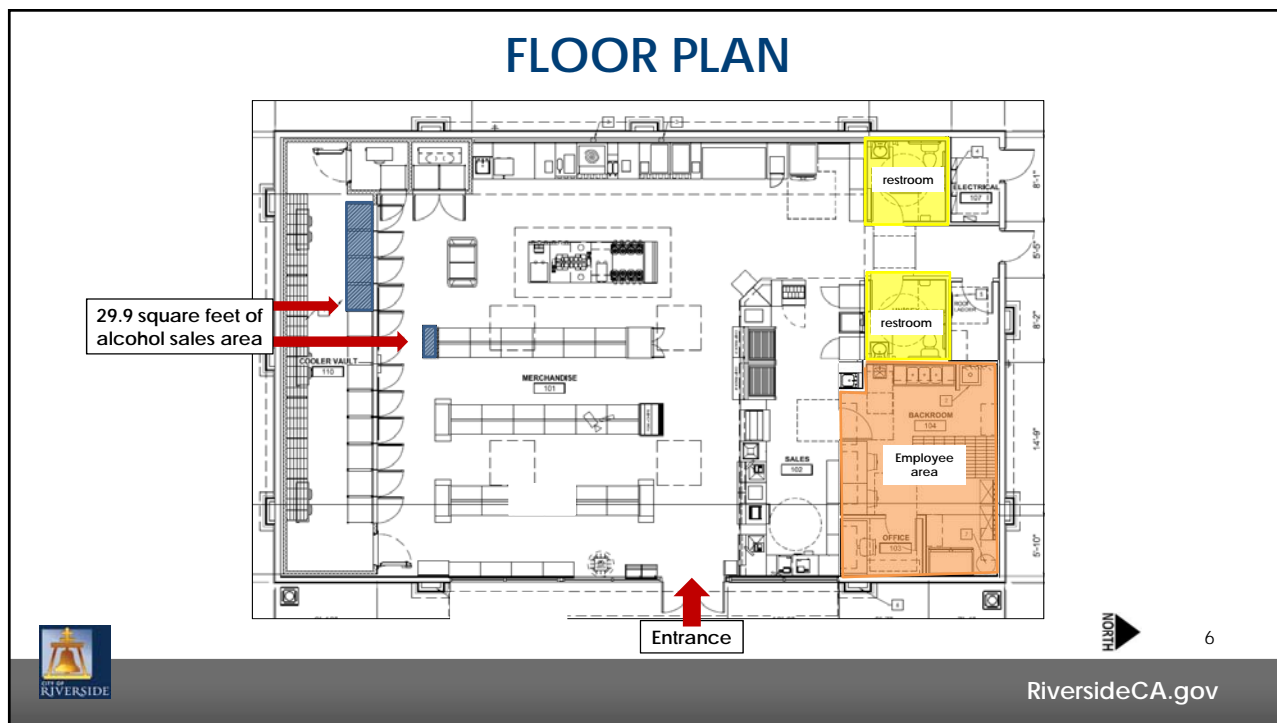
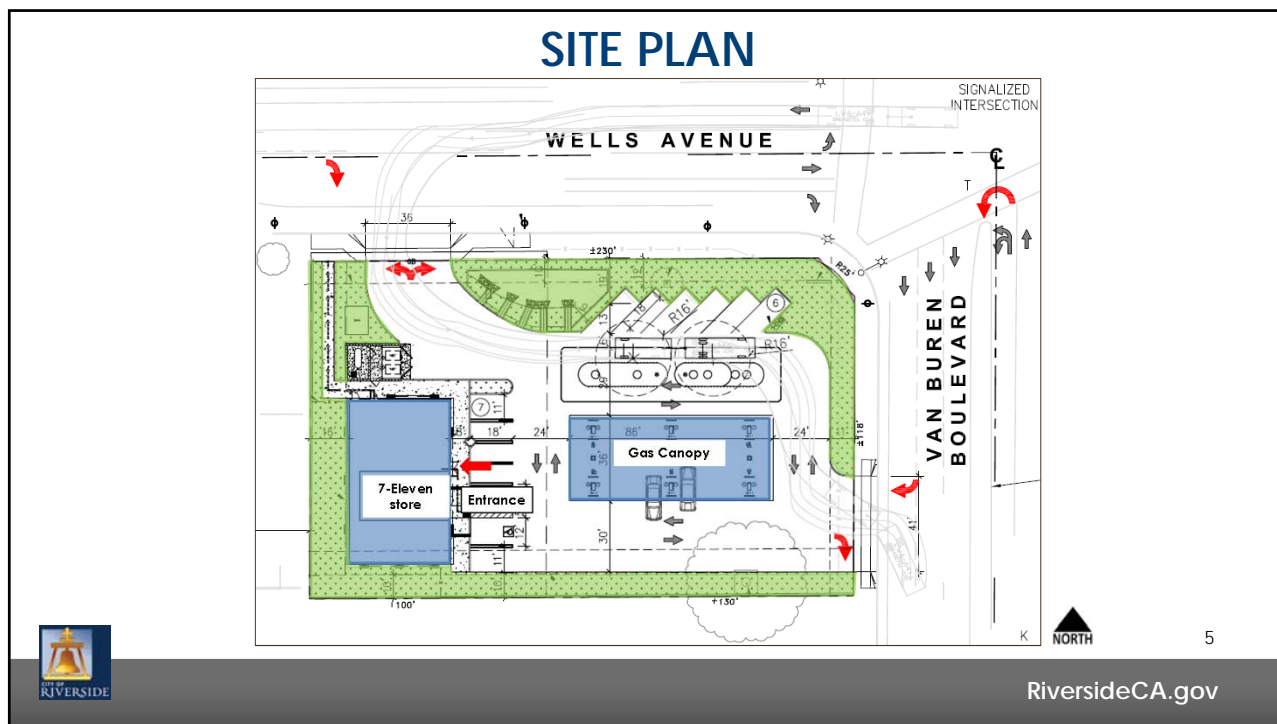
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EXISTING SITE PHOTOS

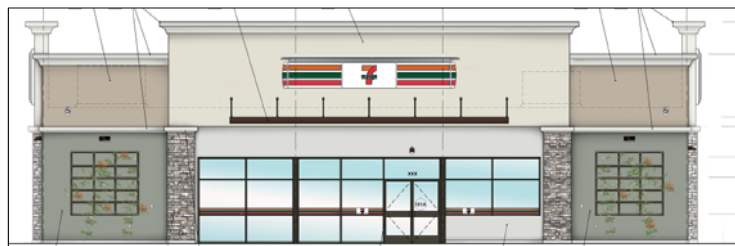


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BUILDING ELEVATIONS



East Elevation (Van Buren Boulevard)



North Elevation (Wells Avenue)



South Elevation (side)



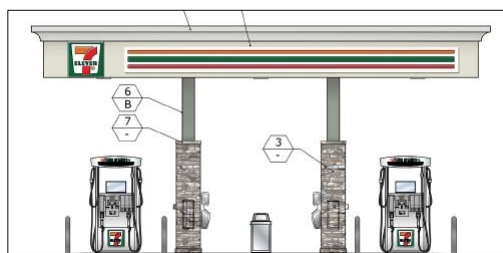
West Elevation (rear)

7

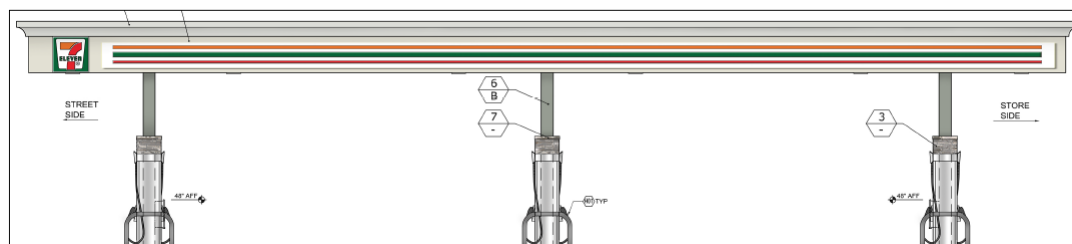


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CANOPY ELEVATIONS



East Elevation (Van Buren Boulevard)



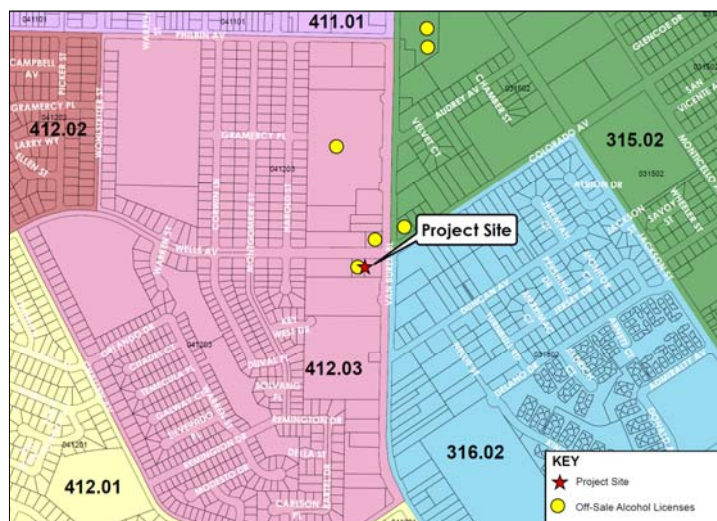
North Elevation (Wells Avenue)

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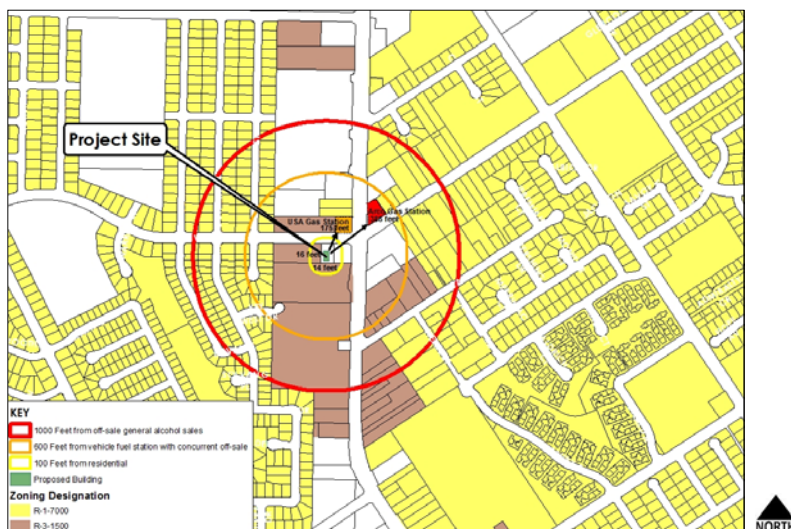
ALCOHOL LICENSES



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SEPARATION REQUIREMENTS/ VARIANCES



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RECOMMENDATIONS

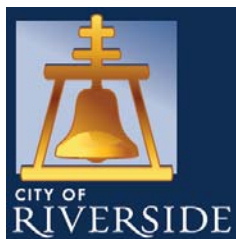
That the Planning Commission:

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.



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Development Department**

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GENERAL PLAN MAP

REFERENCE ONLY

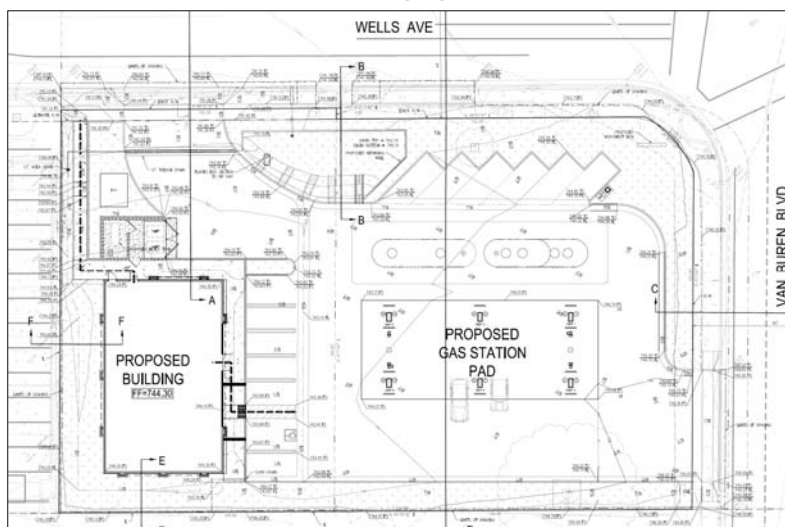


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GRADING PLAN

REFERENCE ONLY



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