

Downs Vehicle Fuel Station

PR-2021-000953 (Conditional Use Permit and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
June 24, 2021

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LOCATION MAP



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EXISTING SITE PHOTOS

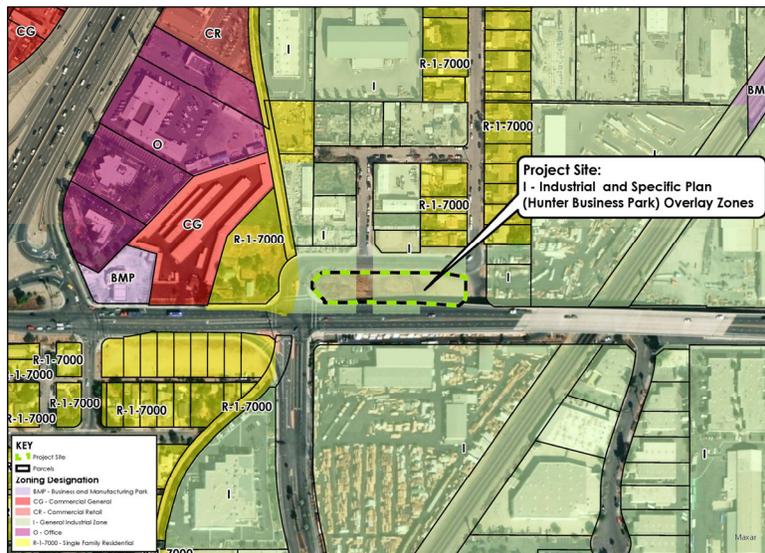


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ZONING MAP

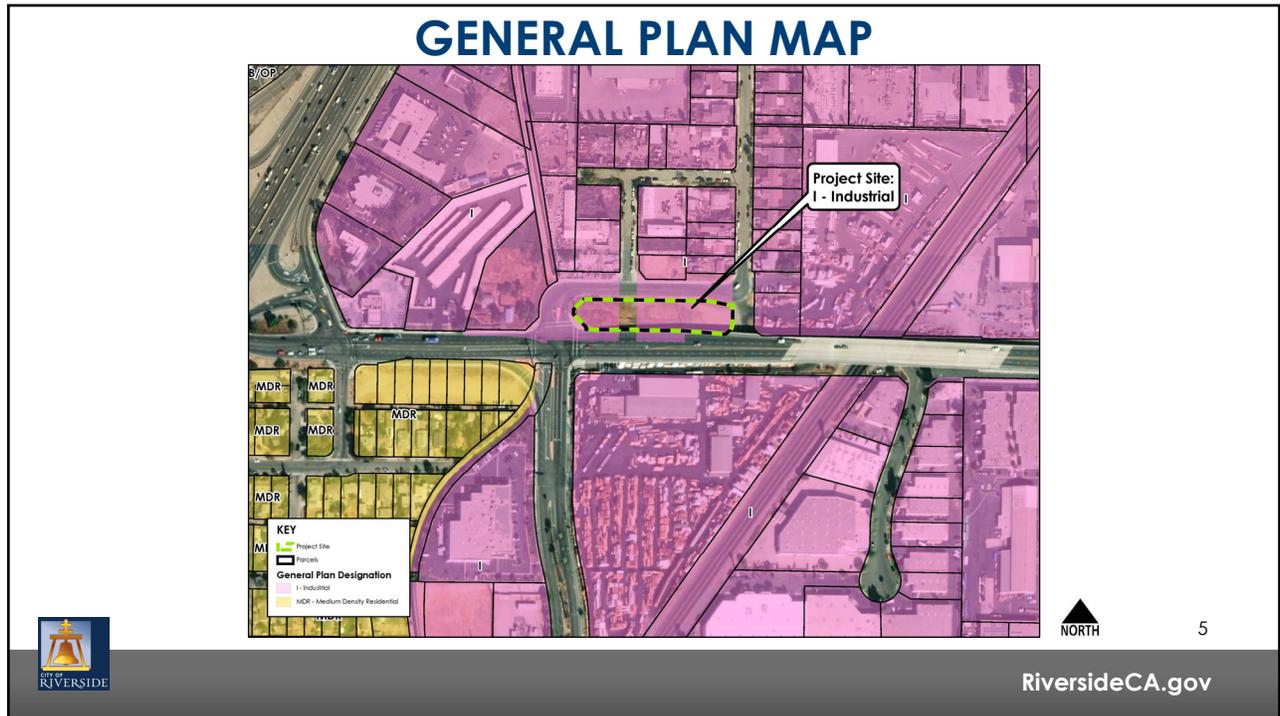


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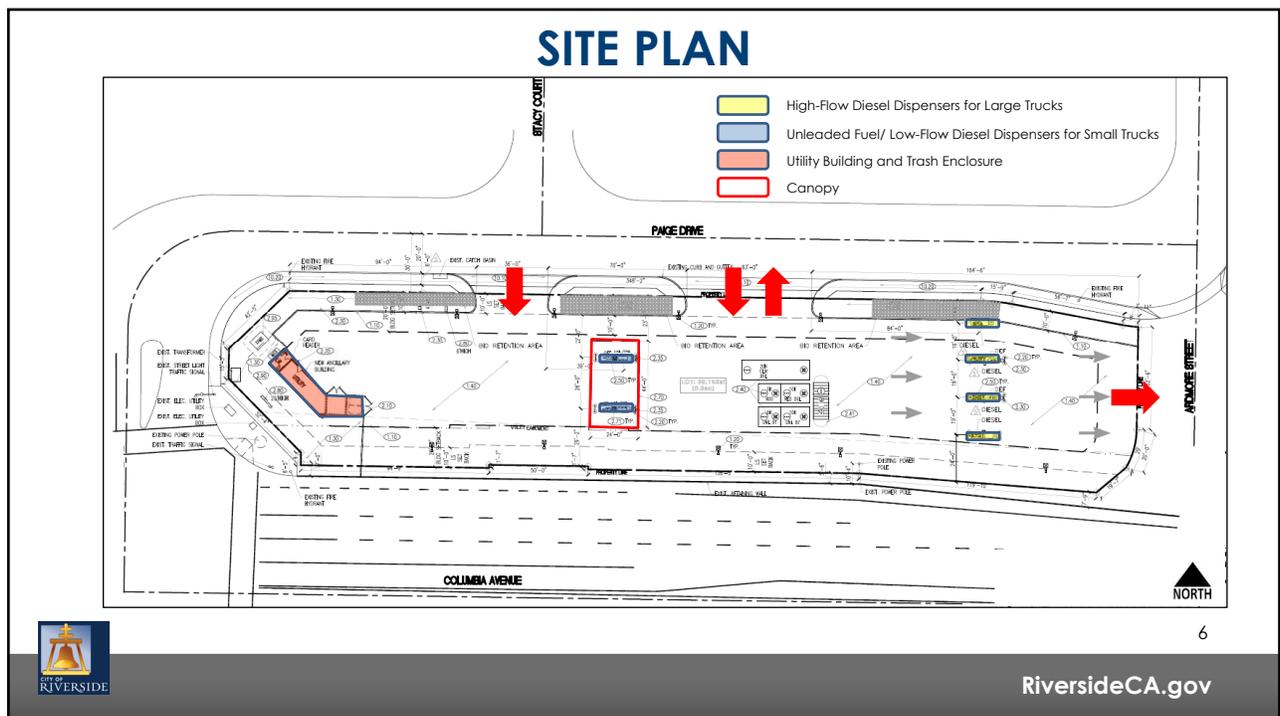


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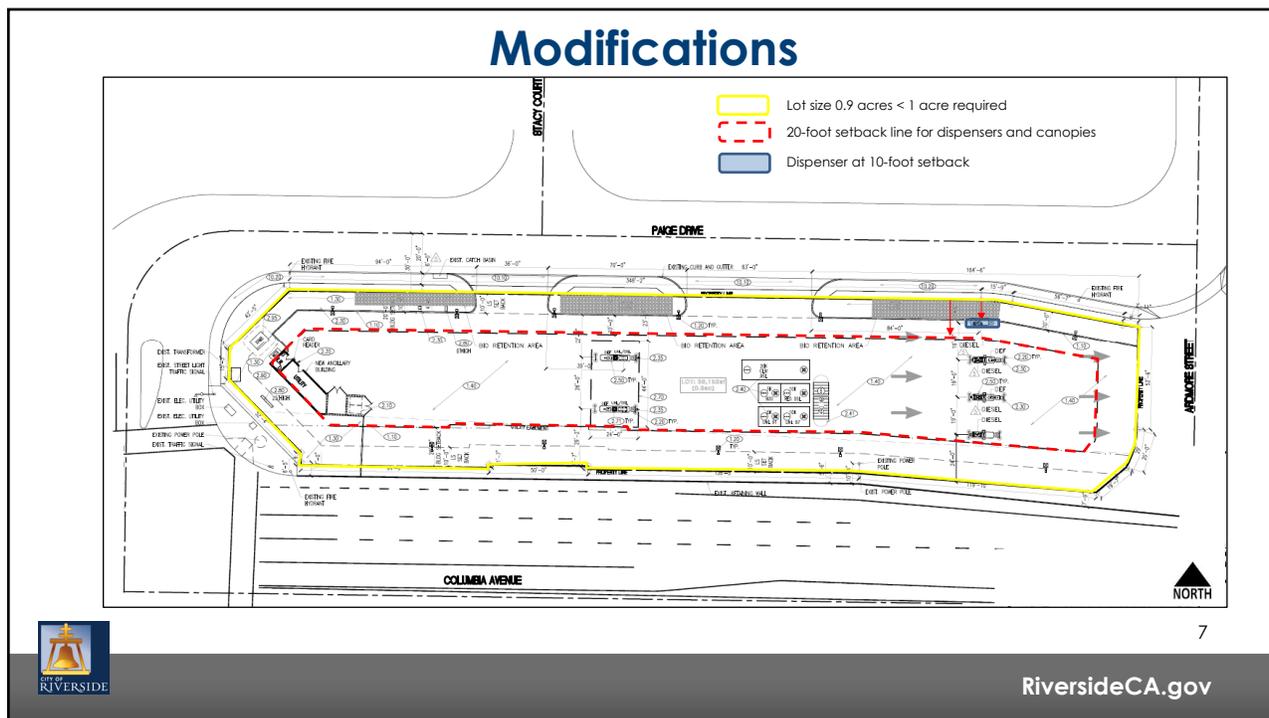
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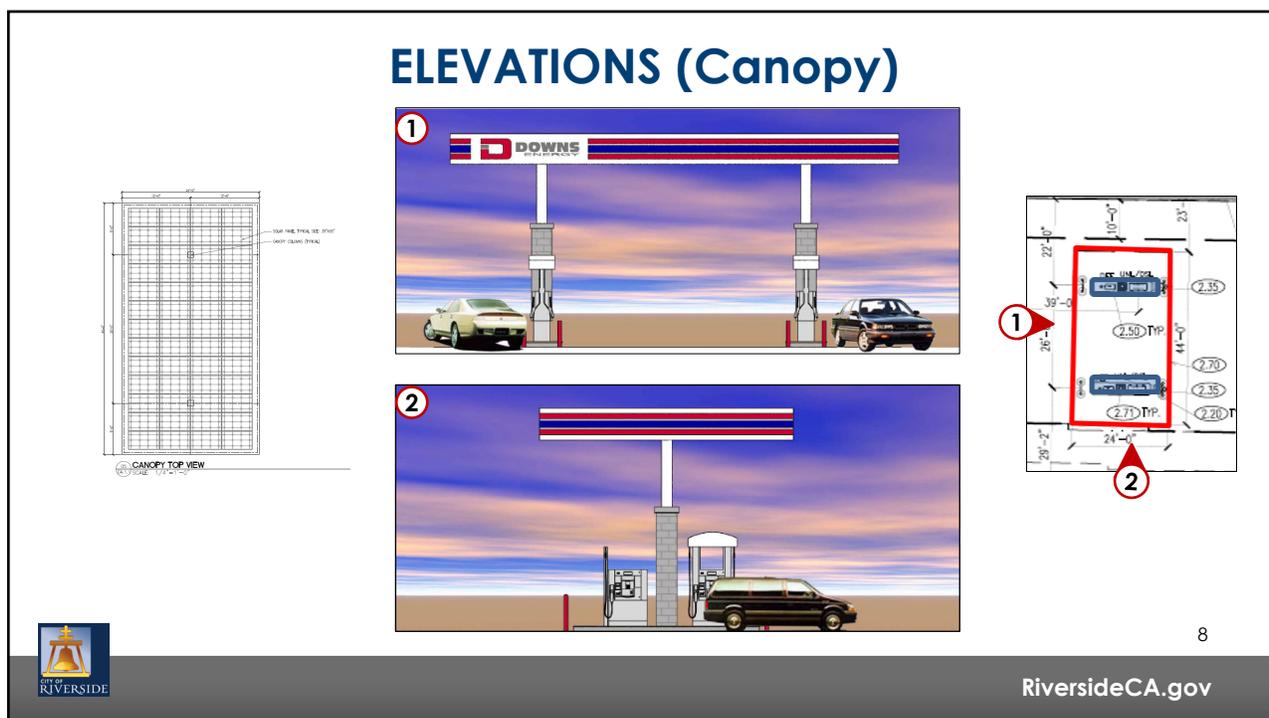
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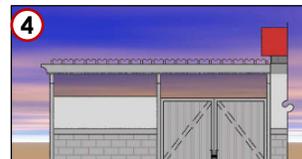
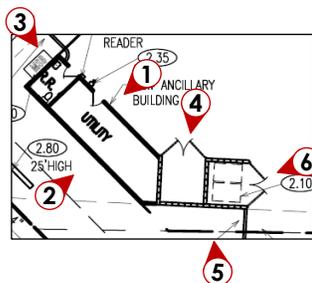


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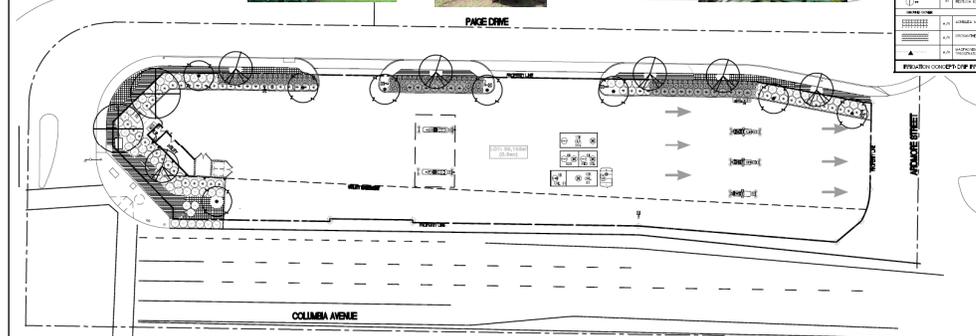
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Elevations (Utility Building/Trash Enclosure)



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CONCEPTUAL LANDSCAPE PLAN



NO.	SYMBOL	PLANT SPECIES	QUANTITY	DATE	SCALE	DATE	SCALE
1	(Symbol)	SEMI-DECIDUOUS	100	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
2	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
3	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
4	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
5	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
6	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
7	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
8	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
9	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
10	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
11	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
12	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
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14	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
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19	(Symbol)	SHRUB	50	10/10/20	1/4" = 1'-0"	10/10/20	1/4" = 1'-0"
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RECOMMENDATIONS

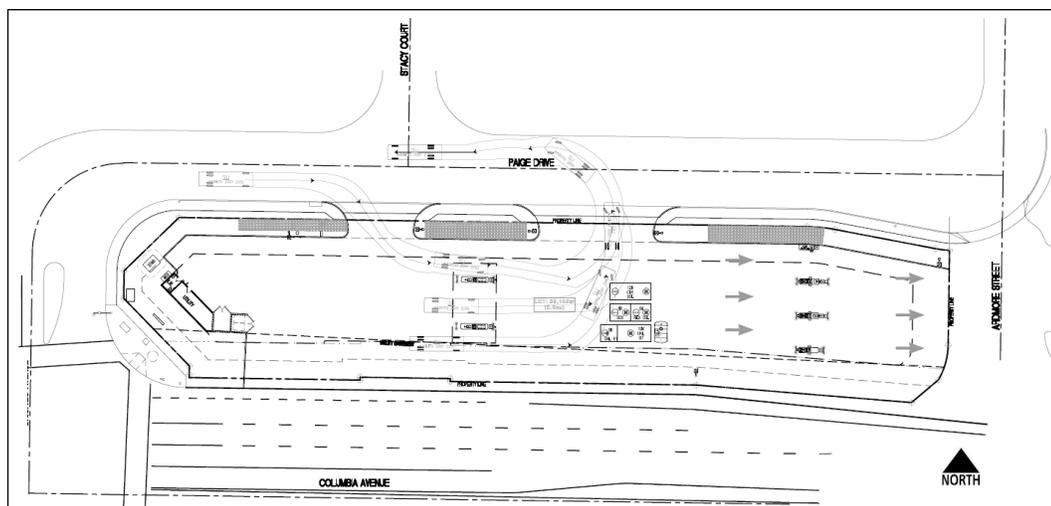
That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2021-000953 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



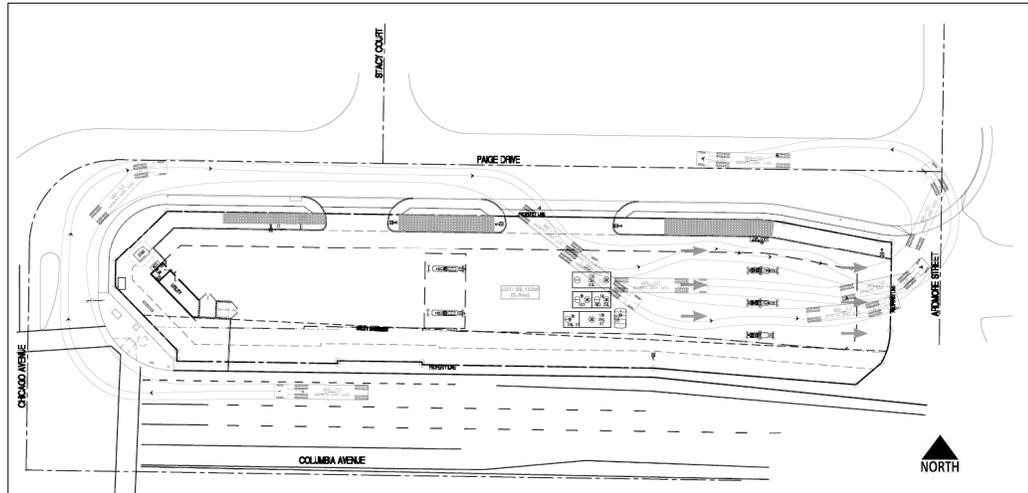
CIRCULATION PLAN (SMALL TRUCKS)

REFERENCE ONLY



CIRCULATION PLAN (LARGE TRUCKS)

REFERENCE ONLY



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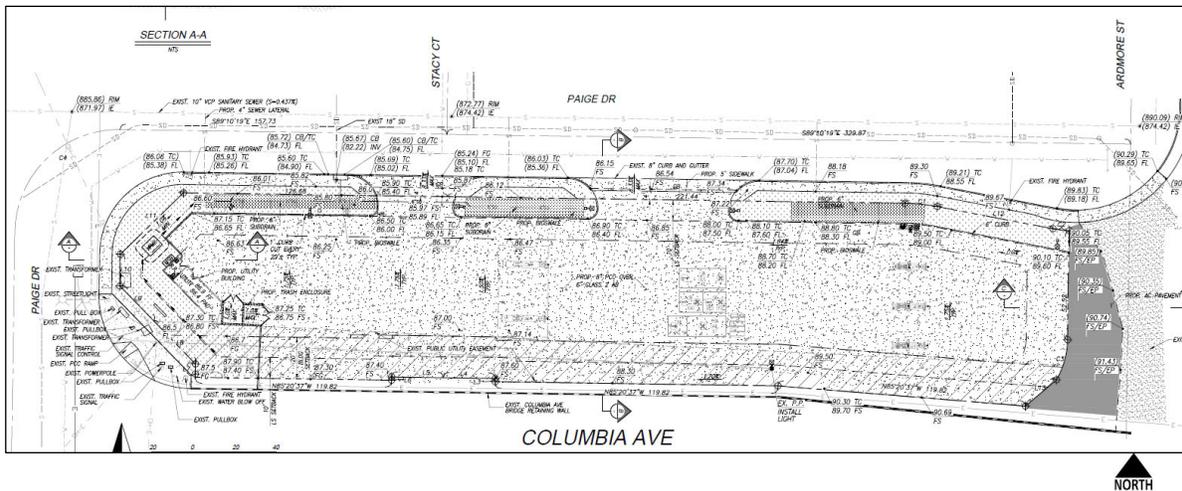


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GRADING PLAN

REFERENCE ONLY



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