

7-11 VEHICLE FUEL STATION

PLANNING CASE PR-2024-001665
(ZONING CODE MAP AMENDMENT, CONDITIONAL USE PERMIT,
DESIGN REVIEW, AND PUBLIC CONVENIENCE OR NECESSITY)

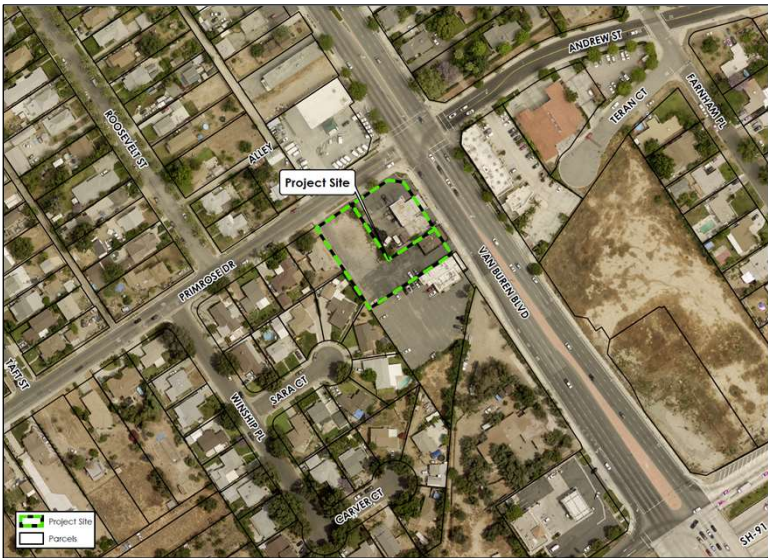
Community & Economic Development Department

City Council

November 5, 2024

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LOCATION MAP




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EXISTING SITE PHOTOS




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Project Site

1
2
3
4

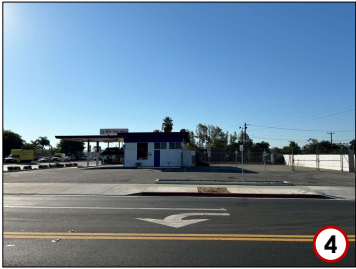
NORTH



3



2




4



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3


SPECIFIC PLAN MAP



Project Site: Magnolia Ave Specific Plan - Arlington District

Magnolia Ave SP-Arlington District

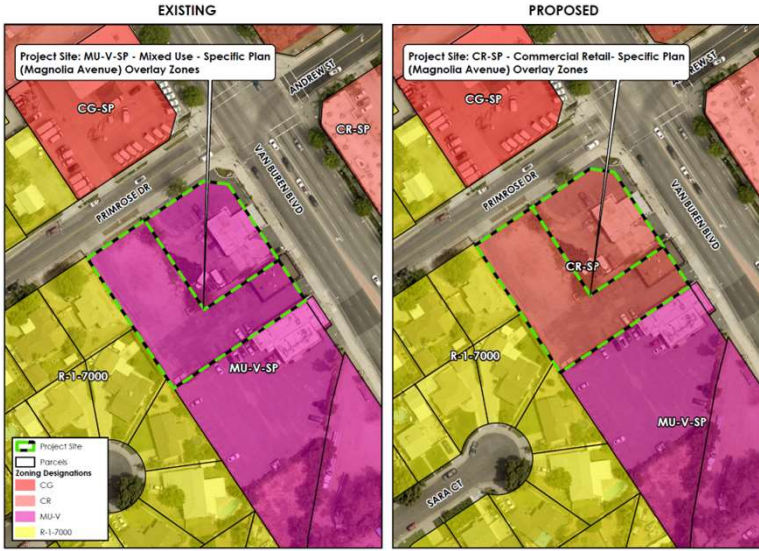
KODIAK BLVD
ALLEY
PRIMROSE DR
SAVA ST
VAN DYKE BLVD
HELIX CT



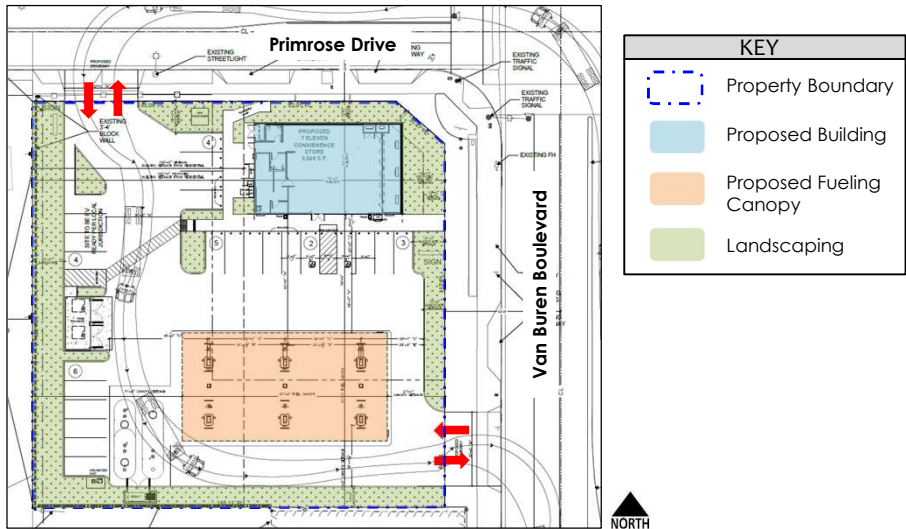
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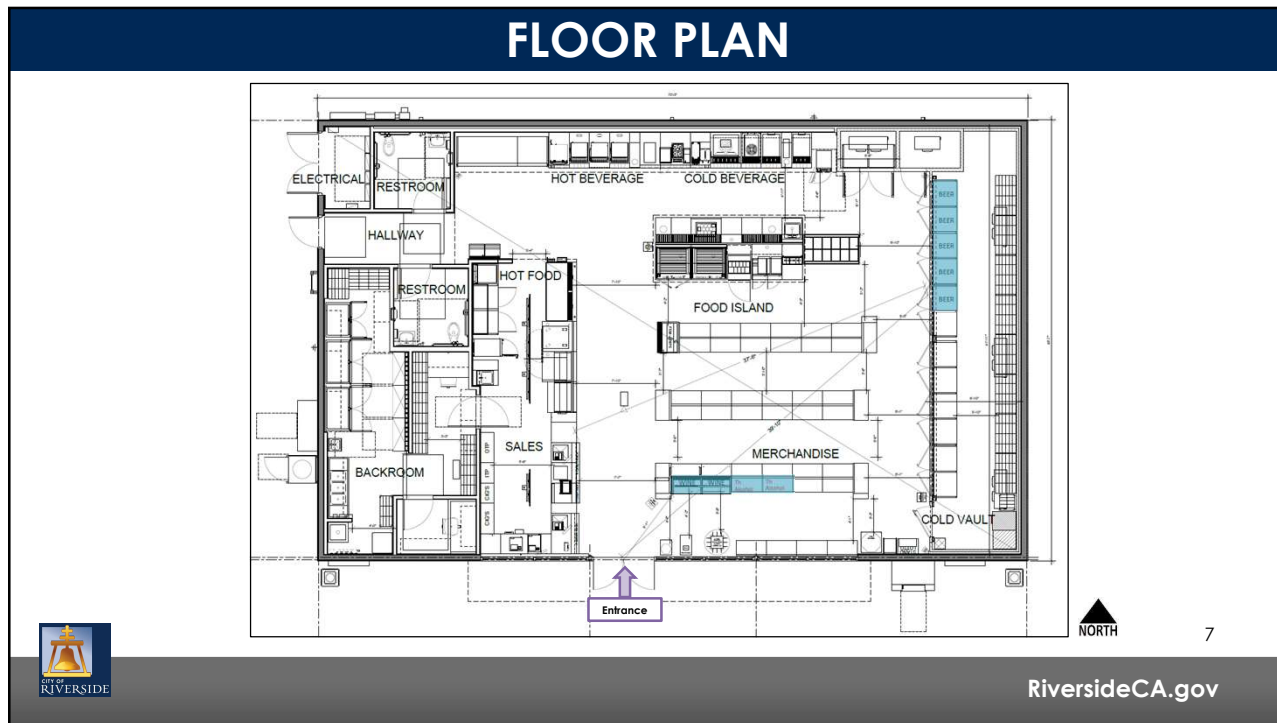
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ZONING MAP (EXISTING AND PROPOSED)

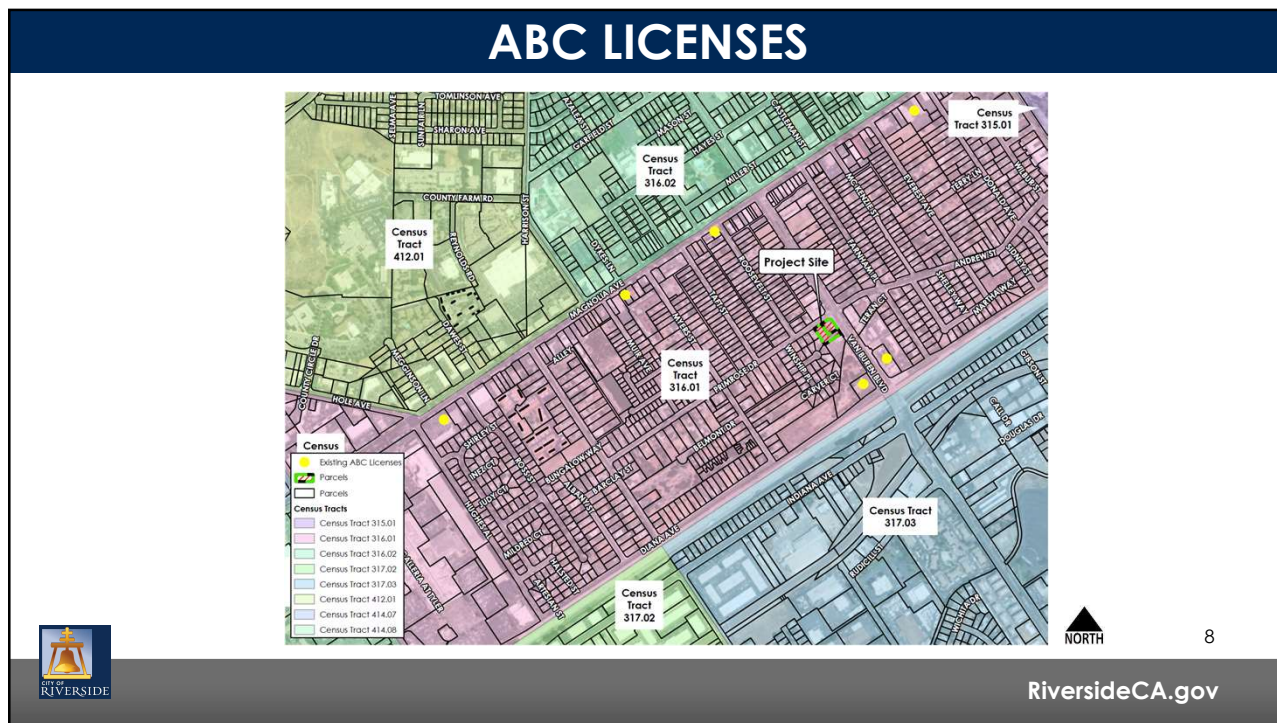


SITE PLAN





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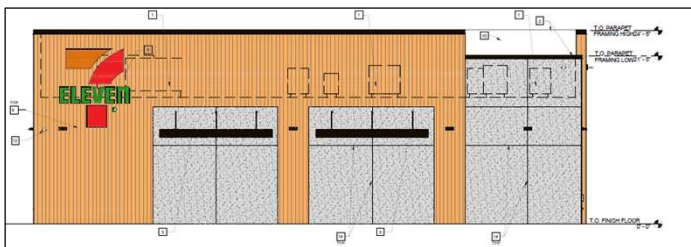


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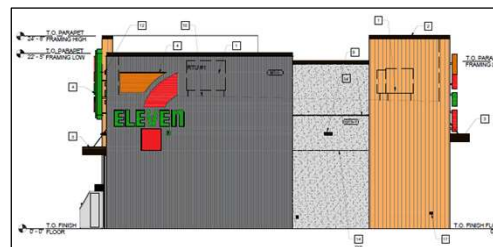
SEPARATION REQUIREMENTS



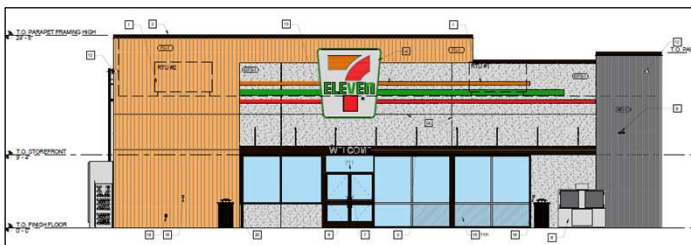
BUILDING ELEVATIONS



North Elevation – Primrose Drive



East Elevation – Van Buren Boulevard

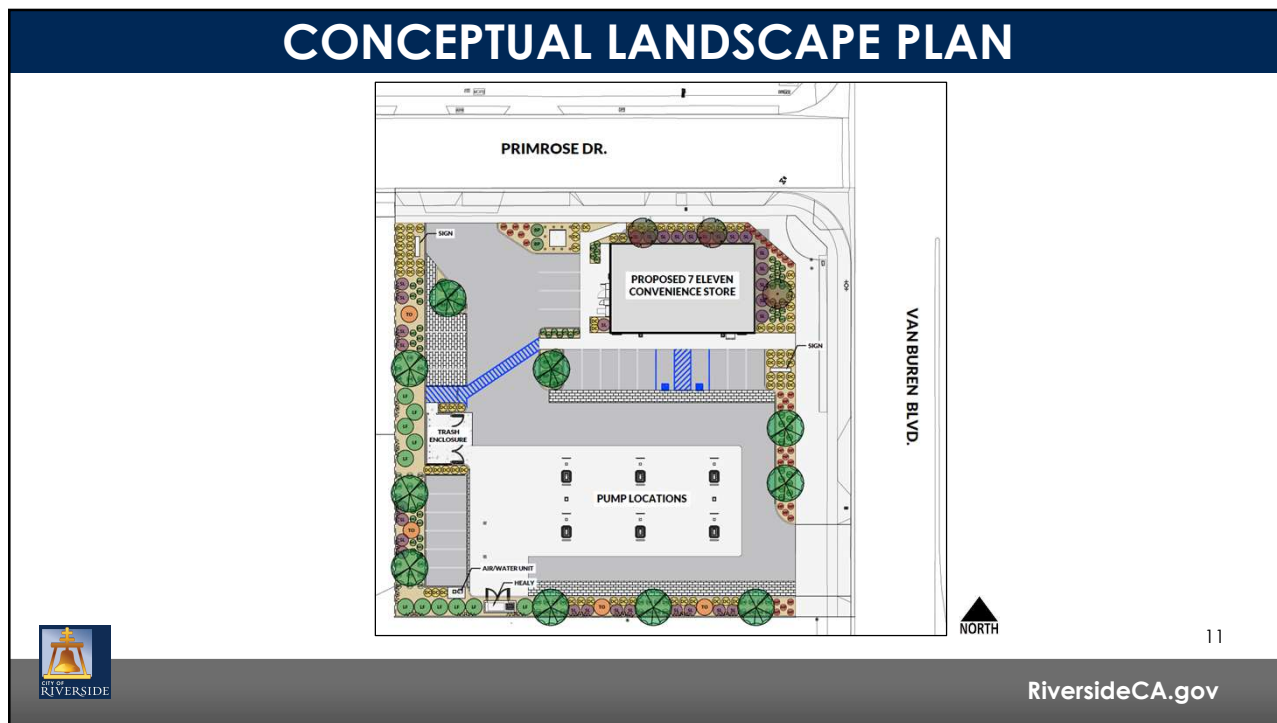


South Elevation – Internal to Site



West Elevation – Internal to Site





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RECOMMENDATIONS

Staff recommends that the City Council:

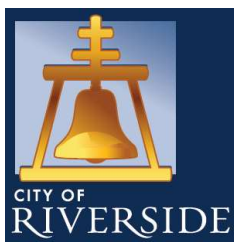
1. DETERMINE that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment;
2. APPROVE Planning Case PR-2024-001665 (Zoning Code Map Amendment, Conditional Use Permit, Design Review, and Public Convenience or Necessity) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.



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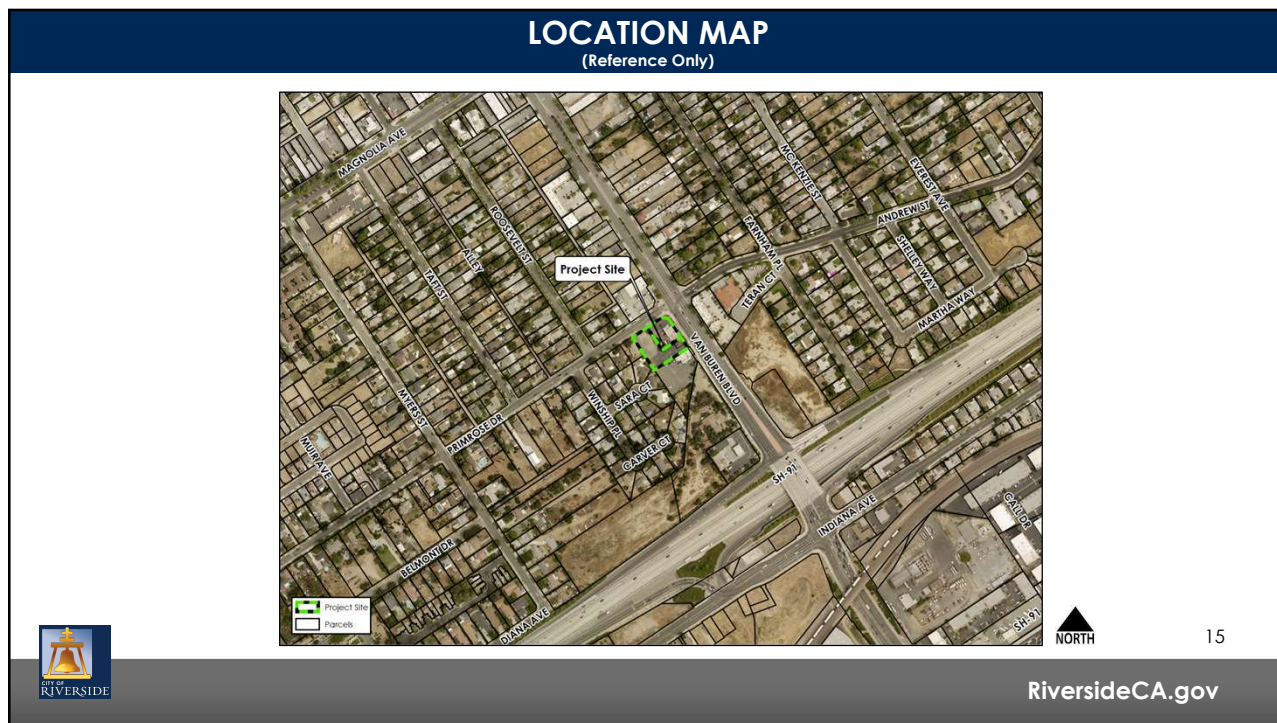
Community & Economic Development Department

City Council

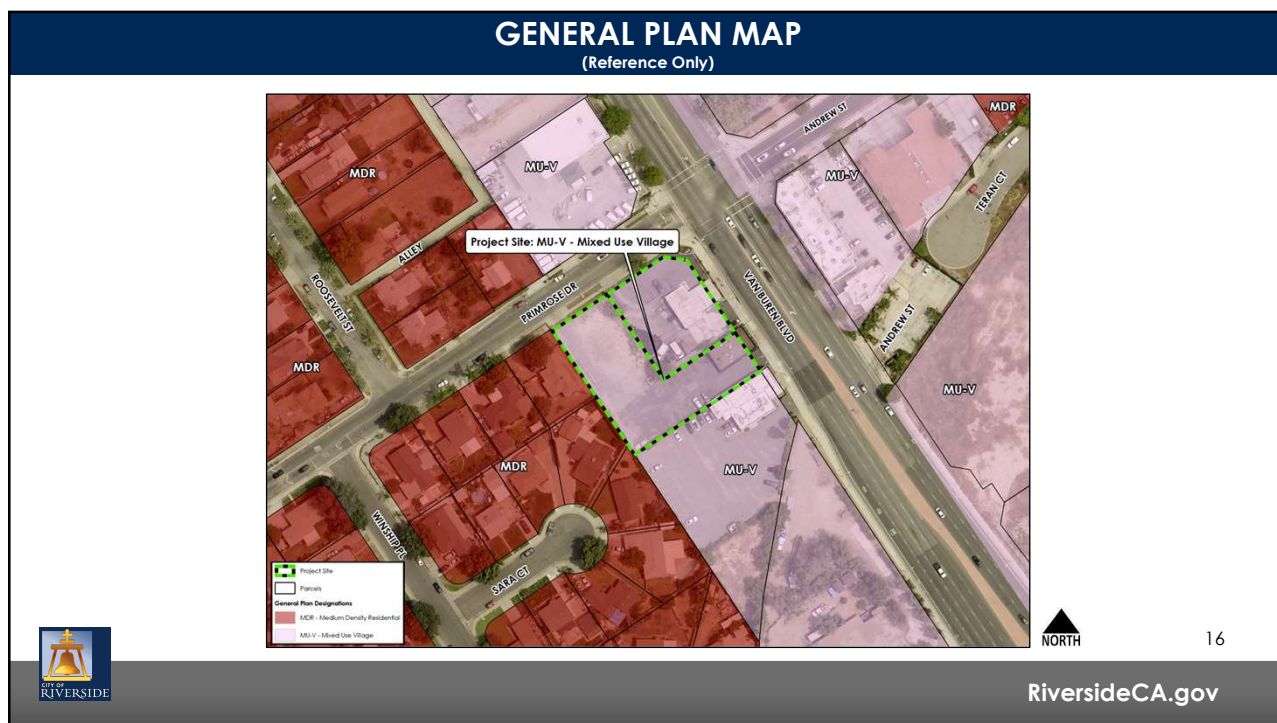
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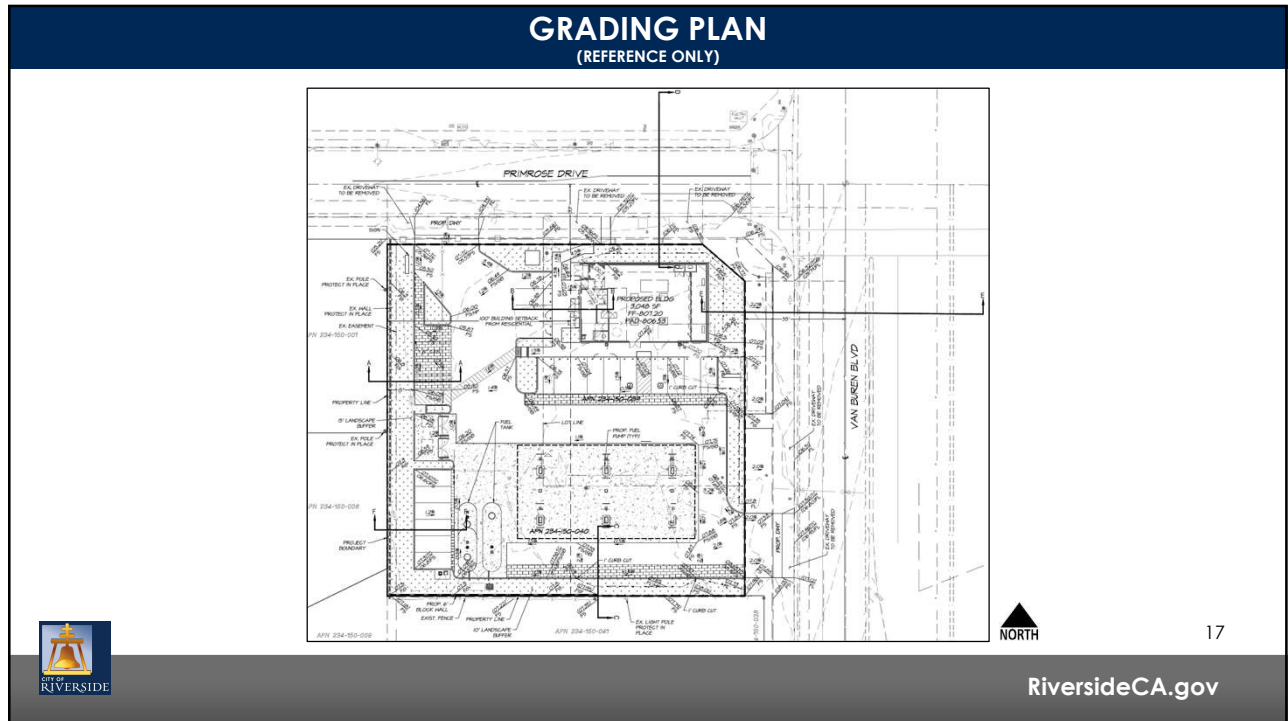
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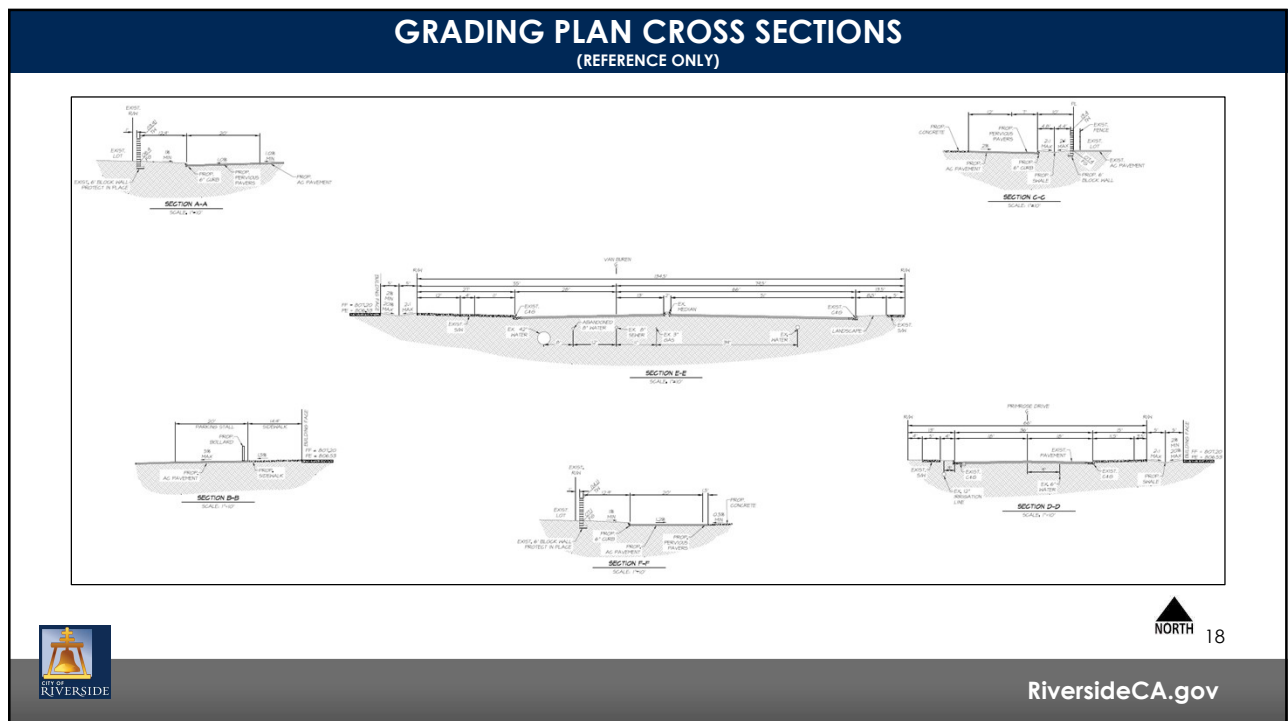
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