



## Indiana Convenience Market

PR-2023-001617

(Conditional Use Permit, Design Review, and Public Convenience or Necessity)

Community & Economic Development Department

### Planning Commission

Agenda Item: 3

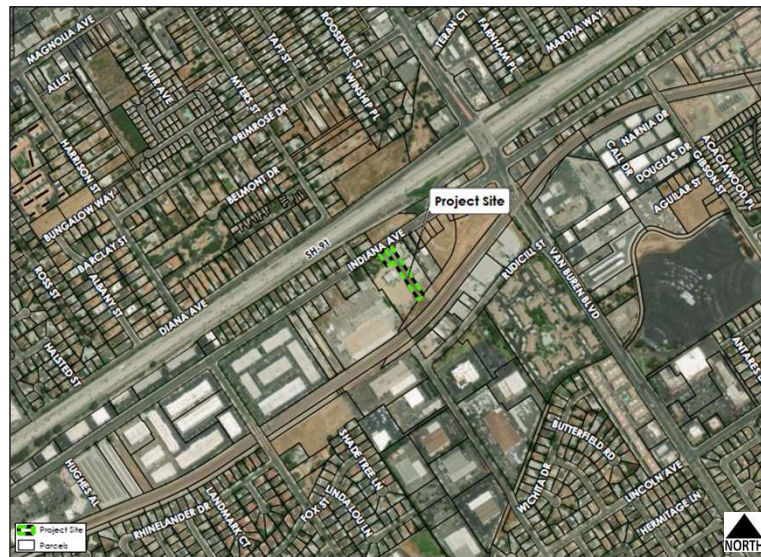
August 14, 2025



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## LOCATION MAP



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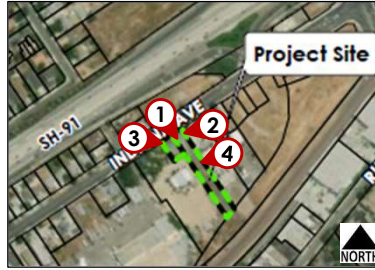
## EXISTING SITE PHOTOS



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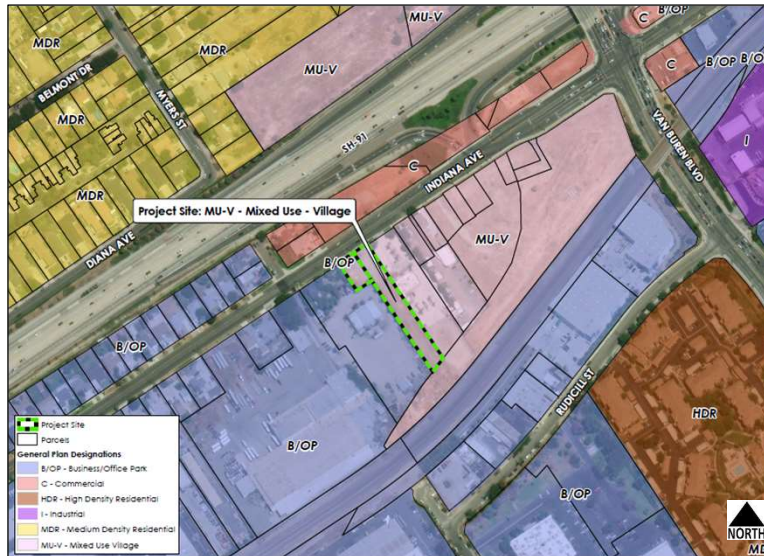


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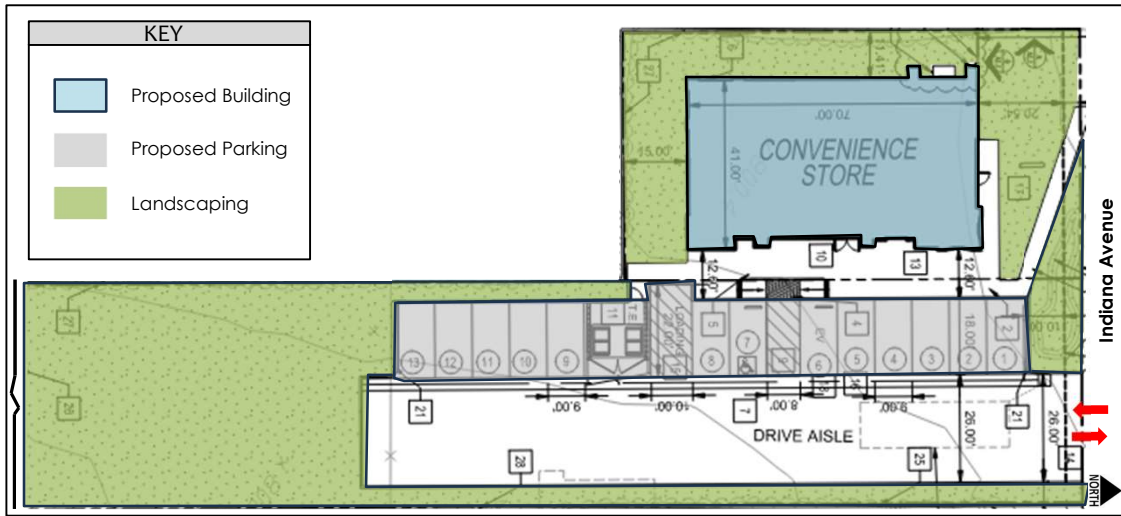
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## ZONING MAP



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## SITE PLAN

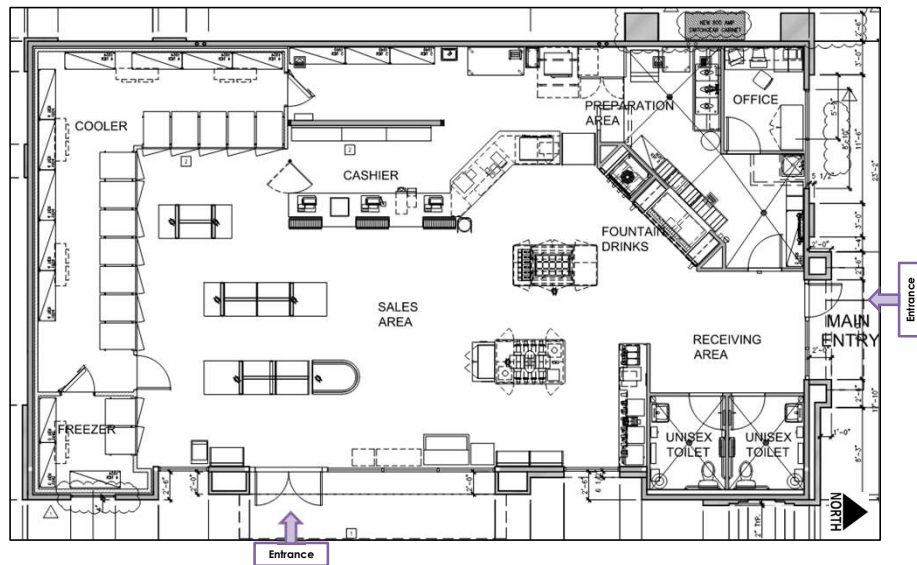


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## FLOOR PLAN



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## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2023-001617 (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.



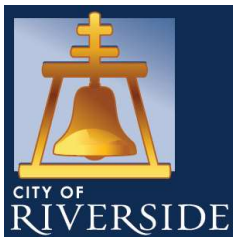
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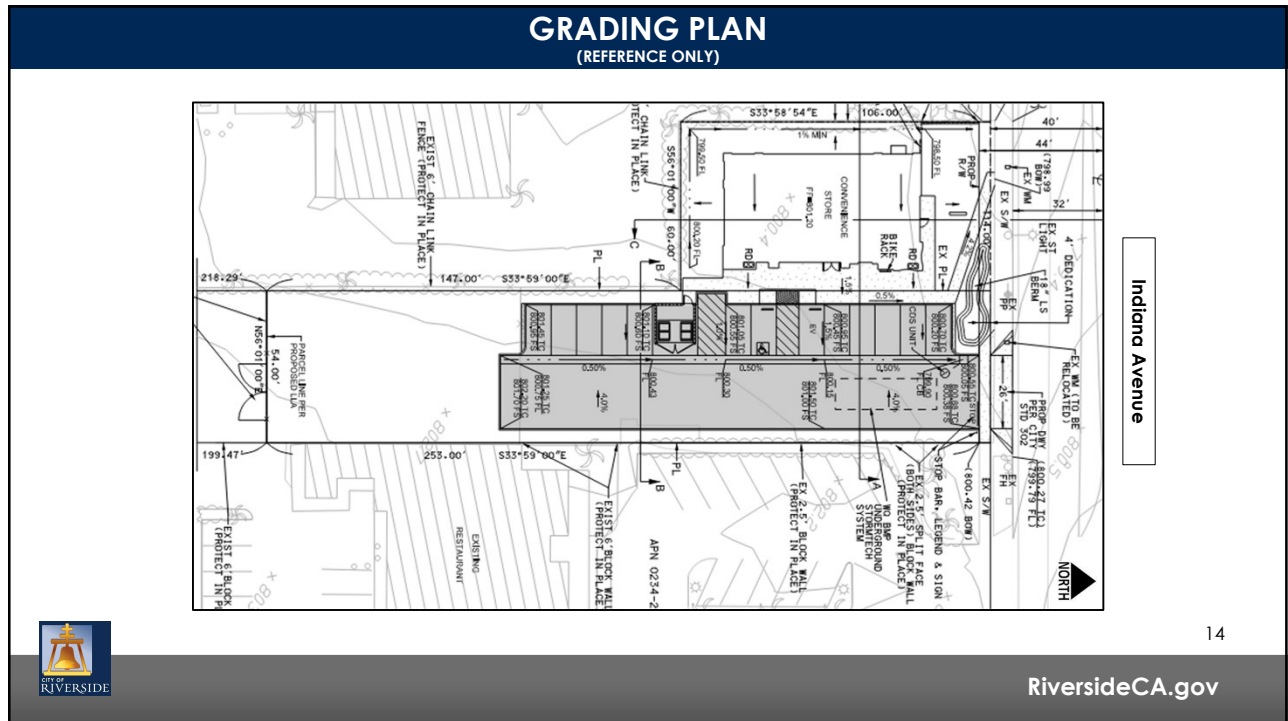
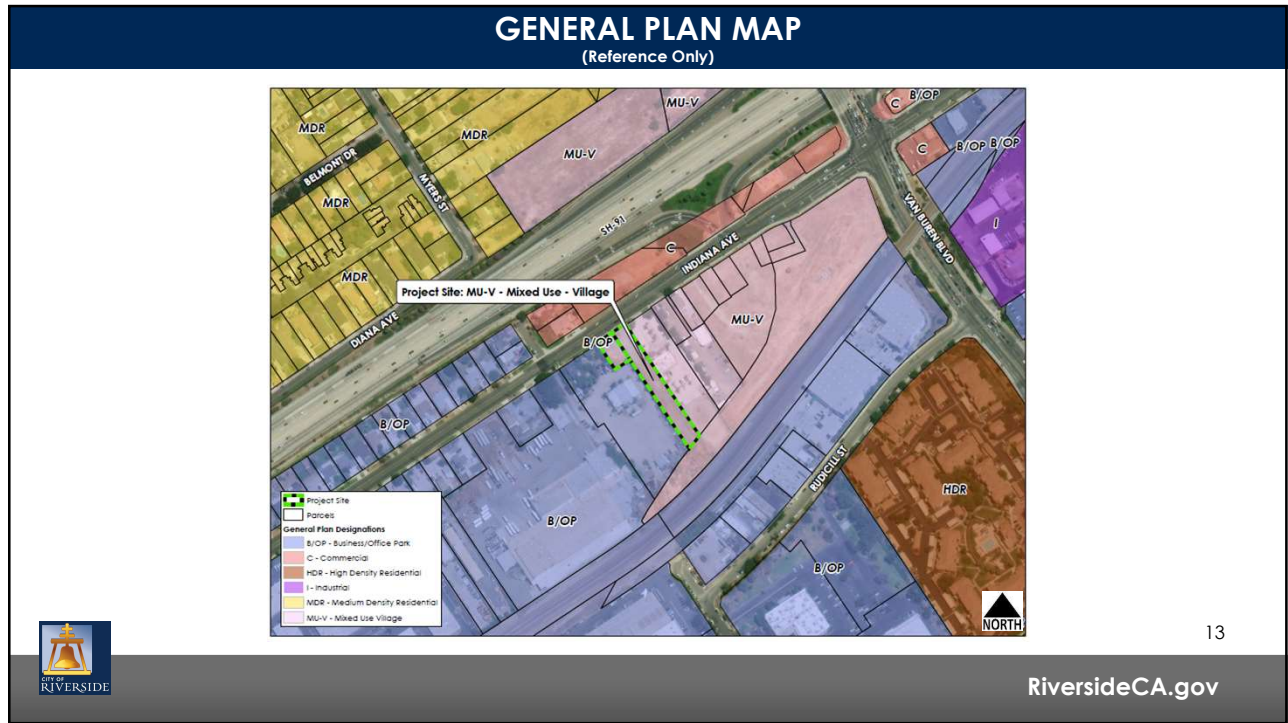
**August 14, 2025**



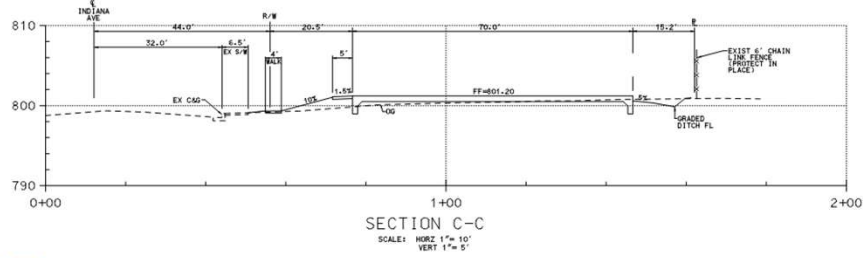
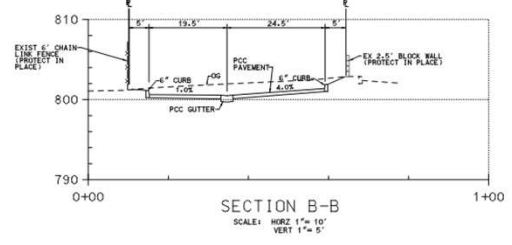
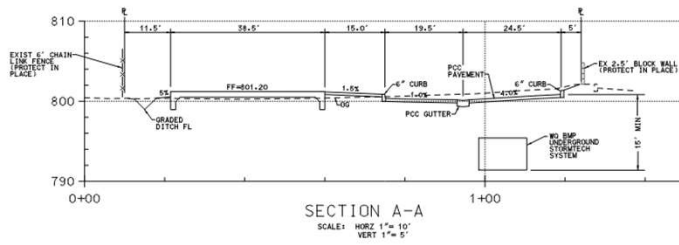
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# GRADING PLAN CROSS SECTIONS (REFERENCE ONLY)



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