



AGENDA REPORT

Department: Community Development
Prepared by: David Welch, Associate Planner
Meeting Date: Tuesday, March 21, 2023
Approved by: Brad Raulston, City Manager

SUBJECT:

Notice of Decision – Planning Commission approval - Conditional Use Permit for the Operation of a Service Station at an Existing Gasoline Station located at 2401 East Division Street.

RECOMMENDATION:

Staff concurs with the decision of the Planning Commission and recommends that the Notice of Decision be filed (Case File No. 2022-34 CUP) (Community Development – Planning).

BOARD/COMMISSION PRIOR ACTION:

The Planning Commission recommended approval of the Conditional Use Permit by unanimous vote.

Ayes: Castle, Miller, Natividad, Sanchez, Sendt, Valenzuela **Nays:** None **Absent:** None

EXPLANATION:

The applicant is requesting a Conditional Use Permit for the operation of a 967 square-foot service station at an existing gas station. The proposed services include oil changes, brake changes, and engine checks. All services will take place within an existing building and the hours of operation will be 9 a.m. to 8 p.m.

The Planning Commission conducted a public hearing on February 6, 2023, and voted to continue the hearing on March 6, 2023 to allow the applicant to provide more information on the proposal. At the March 6 meeting, the Commission recommend approval of the request based on the attached findings and recommended Conditions of Approval. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:

Not applicable

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:

This is a project under CEQA subject to a Categorical Exemption. Existing Facilities CCR 15301. This project qualifies for a Notice of Exemption. CCR 15374.

PUBLIC NOTIFICATION:

Agenda Report posted within 72 hours of meeting date and time in accordance with Brown Act.

EXHIBITS:

1. Overhead
2. 2022-34 CUP Staff Report
3. Exhibit A to the PC Report – Plans
4. PowerPoint Slides from PC meeting
5. PC Resolution 2023-02