



# Continued Public Hearing

CONDITIONAL USE PERMIT FOR THE  
OPERATION OF A SERVICE STATION AT  
2401 EAST DIVISION STREET.



# Previous Action

- PUBLIC HEARING ON FEBRUARY 6, 2023
  - Continued public hearing; applicant/representative not in attendance
  - Modifications to the conditions of approval were discussed
  - Staff added recommended conditions related to NCMC Noise Ordinance and code compliance



# Overhead



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# Site Photos



# Site Photos



# Site Characteristics

- 2401 EAST DIVISION STREET
  - MXD-1 zone
  - Currently a Gasline Depot gas station with convenience store and eight fuel pumps
    - 1,502 square-foot structure
  - 34,961 square-foot parcel shared with 7-Eleven
  - Adequate frontage
  - Surrounding uses include single-family homes and a shopping center

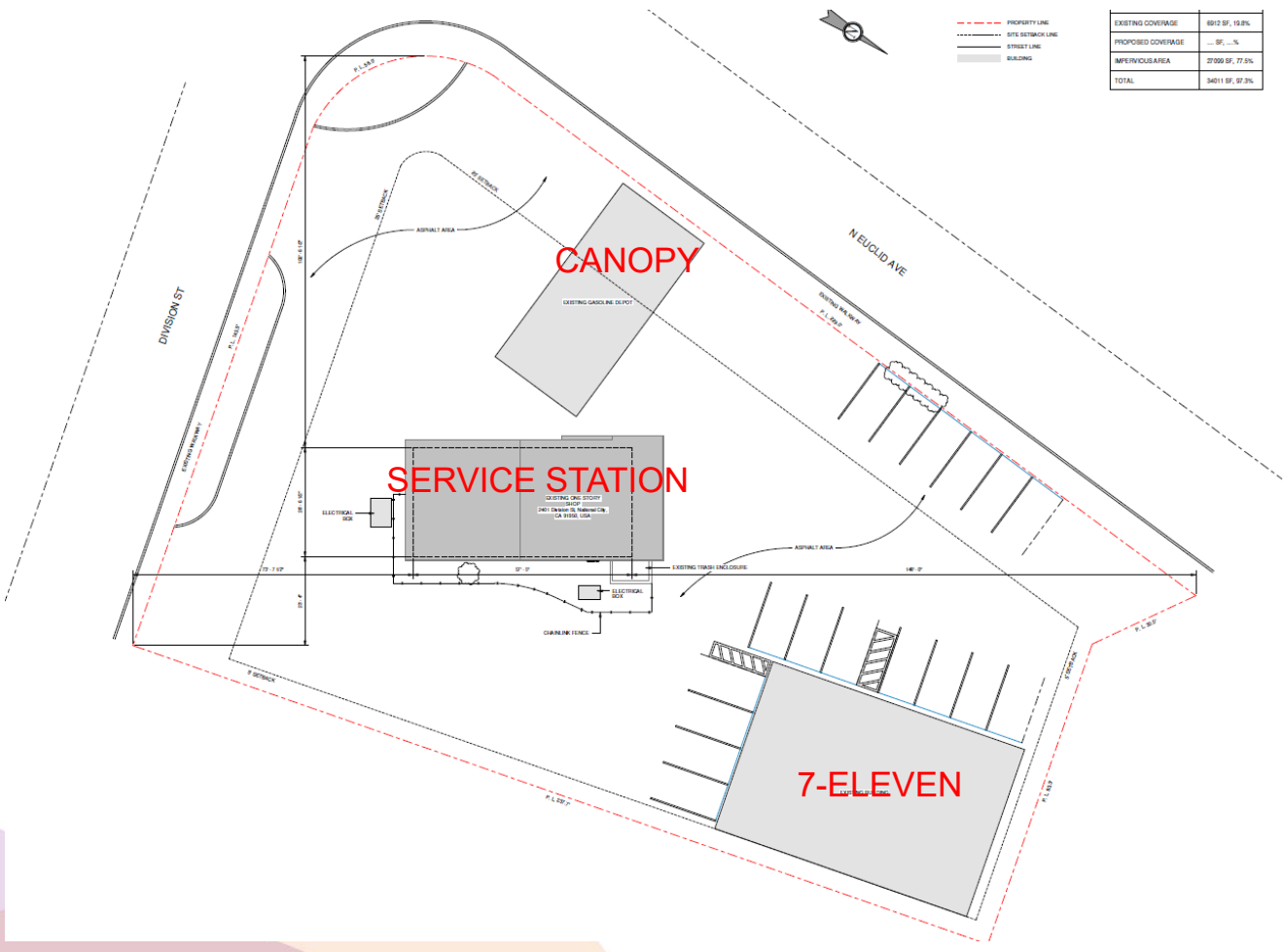


# Proposal

- APPLICANT REQUESTING TO OPERATE A SERVICE STATION
  - 967 square feet within existing structure
  - Services include oil changes, brake changes, and engine checks
  - No auto body or painting, no dismantling for parts, and no major repairs
  - Hours of operation are 9:00 a.m. to 8:00 p.m. daily
- PROPERTY WAS ORIGINALLY DEVELOPED TO SUPPORT THIS USE



# Site Plan

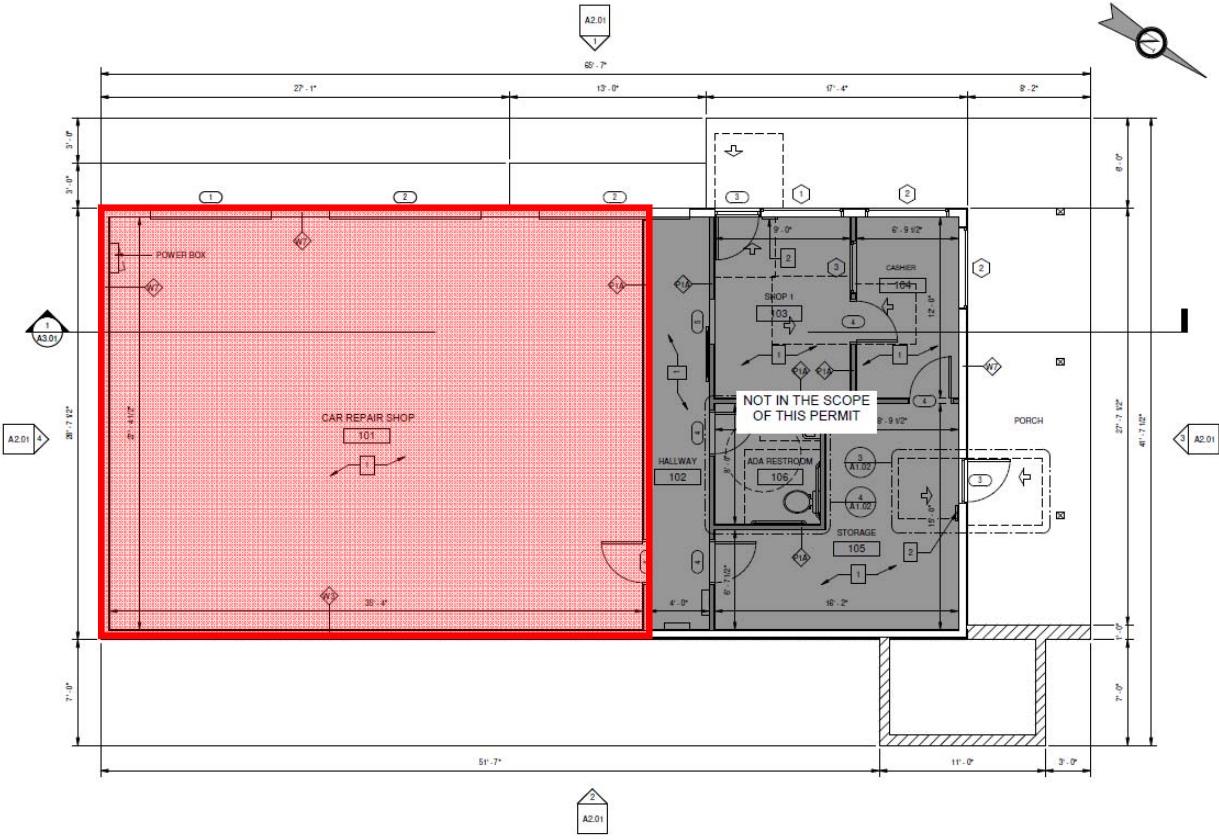


- - - - - PROPERTY LINE
- - - - - SITE SETBACK LINE
- STREET LINE
- BUILDING

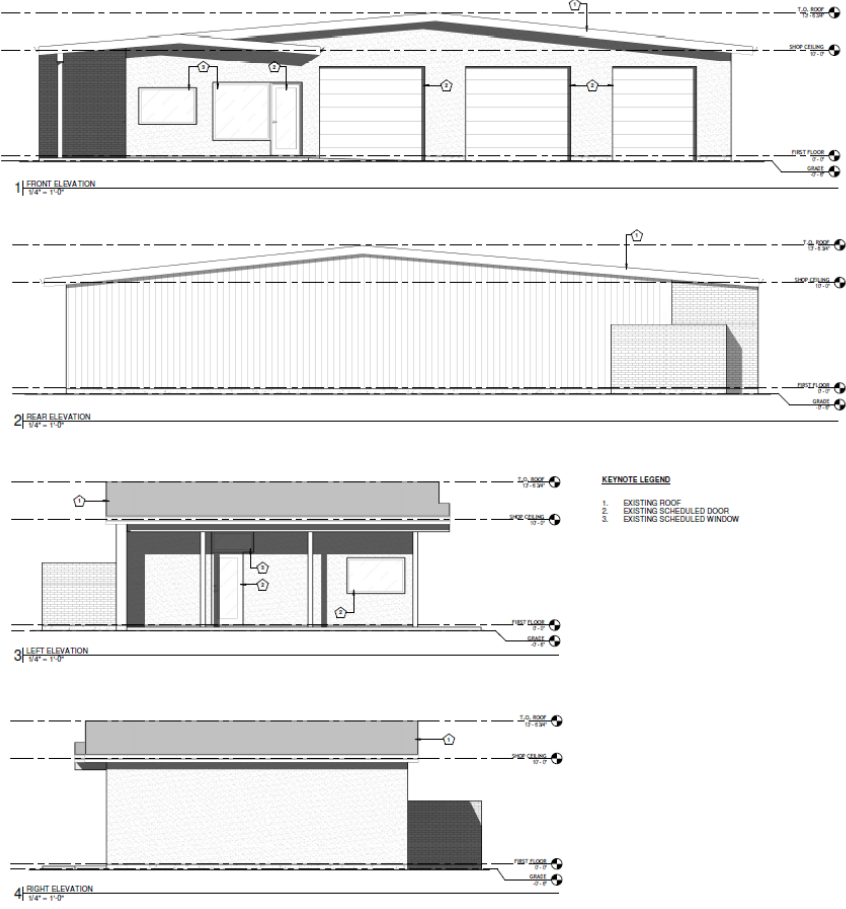
EXISTING COVERAGE	8012 SF, 19.8%
PROPOSED COVERAGE	... SF, ...%
IMPERVIOUS AREA	27000 SF, 77.5%
TOTAL	34011 SF, 97.3%



# Floor Plan



# Elevations



# Analysis

- REQUEST CONSISTENT WITH MXD-1 ZONE
  - Auto body and paint are not permitted in the zone
- SECTION 18.30.190 OF THE LAND USE CODE
  - Site planning standards, screening, building design standards, landscaping, and operation standards.
  - Existing building and site
  - Planning is requesting that existing landscaped areas meet current code
  - Operational standards are listed as conditions of approval



# Analysis (cont.)

- SITE COMPLIANCE WITH TITLE 18
  - Abandoned monument sign
  - ADA parking space
  - Modifications to the building's exterior
  - Inadequate trash facilities



# Analysis (cont.)

- COMPATIBILITY, LAND USE CODE, AND TRAFFIC
  - All structures on site are existing
  - Previously analyzed for traffic impacts
  - Any modifications to the existing structure will have to comply with all applicable building and fire codes
- CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
  - Exempt under Class 1, Section 15301 (Existing Facilities)



# Conditions / Summary

- CONDITIONS OF APPROVAL
  - Operational standards
  - Conditions related to site/building modifications
  - Existing site issues
- PROPOSED USE CONSISTENT WITH GENERAL PLAN
  - Service station conditionally-allowed use in MXD-1 zone



# Options

- APPROVE CUP BASED ON FINDINGS LISTED IN THE DRAFT RESOLUTION / FINDINGS DETERMINED BY THE COMMISSION; OR
- DENY CUP BASED ON FINDINGS DETERMINED BY THE COMMISSION; OR
- CONTINUE THE ITEM FOR ADDITIONAL INFORMATION
- STAFF RECOMMENDING APPROVAL
- NOTICE OF DECISION TO CITY COUNCIL

