



STAFF REPORT PLANNING COMMISSION

DATE: APRIL 13, 2021

TO: PLANNING COMMISSION

FROM: MARK TOMICH, AICP, DEVELOPMENT SERVICES DIRECTOR *MT*

PREPARED BY: STEVE GONZALES, ASSOCIATE PLANNER

SUBJECT: **MODIFICATION OF A CONDITIONAL USE PERMIT (DC-17-97) & ARCHITECTURAL AND SITE PLAN REVIEW TO ALLOW A REPLACEMENT OF AN EXISTING 2,000 SQUARE FOOT GAS STATION CANOPY WITH A NEW 2, 523 SQUARE FOOT CANOPY, CONVERT AN EXISTING 12, 642 SQUARE FOOT TRUCK WASH BUILDING INTO A FUEL STATION AND ESTABLISH 18 NEW FUELING POSITIONS ON THE ENTIRE SITE, REMODELING OF EXISTING 3,575 SQUARE FOOT FOOD-MART/STORAGE BUILDING, RELOCATION OF AN EXISTING TRUCK SCALE, AND VACATION OF EXITING ALLEY PORTION BETWEEN THE NORTH AND SOUTH PORTIONS OF THE SITE ON PROPERTY MEASURING APPROXIMATELY 1.69 ACRES AND ZONED C-2/RO (GENERAL COMMERCIAL -DOWNTOWN OVERLAY).**

RECOMMENDED ACTION

Staff is recommending that the public hearing be opened and this agenda item be continued to the May 11, 2021 meeting in order in order to review street widening project at the southwest corner of S. Mount Vernon and E. Valley Boulevards, status of the site plan including on and off-site circulation patterns and conditions of approval.