



## Legislation Text

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**File #:** 17-856, **Version:** 1

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**4. Conditional Use Permit (CUP 5708-2017), Conditional Use Permit for Alcohol Related Use (CUP 8121-2017), and Variance (VAR 8097-2017)**

Project Address: 2207 Valley Boulevard  
Project Applicant: Ahmad Ghaderi, A&S Engineering  
Project Planner: Ata Khan, Associate Planner  
Council District: CC District No. 1

Application to permit the demolition of an existing gas station building and gas pump canopy for the construction of a convenience store building, gas pump canopy, and automated car wash building, including various landscape and hardscape improvements; to permit the sale of beer and wine for off-site consumption in conjunction with the convenience store; and to permit deviation from development standards for rear setback requirements; all within the C-3 (General Commercial) zoning district. Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), this project meets the requirements for a Categorical Exemption in compliance with Article 19, Section 15332 (Class 32 - In-Fill Development Projects).

**Recommendation:**

Staff recommends that the Planning Commission adopt PC Resolutions approving Conditional Use Permit (CUP 5708-2016) and Variance (VAR 8097-2017), subject to conditions, and denying Conditional Use Permit (CUP 8121-2017).