



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 13, 2007

SUBJECT: Text Amendment to CMC 9138.12; Design Overlay Review No. 997-07; Variance No. 494-07; Conditional Use Permit Nos. 664-07, 665-07 Design Overlay Review No. 997-07; Variance No. 494-07; Conditional Use Permit No. 664-07 and Conditional Use Permit No. 665-07; Text Amendment to Section 9138.12 of the Carson Municipal Code

APPLICANT: United El Segundo, Inc. (c/o Jon Enache)
217311 Main Street
Carson, CA 90745

REQUEST: To construct a new 2,254-square-foot gas station (with diesel fuel sales) and convenience store operating 24 hours a day, 7 days a week. The proposal includes an automated car wash. A Variance is requested from Section 9136.7 of the Carson Municipal Code (CMC) to permit a 55-foot high pylon sign in excess of the 30-foot maximum height requirement. The proposed text amendment is to require permitting the sale of convenience goods at a Conditional Use Permit for automobile service stations that sell convenience goods within 300 feet of a school. To approve a Design Overlay permit to construct a new 2,254 square-foot gas station (with diesel fuel sales) and convenience store operating 24 hours per day, 7 days per week. Conditional Use Permits are requested to approve an automated car wash and the convenience store aspect of the project. A Variance is requested from Section 9136.7 of the Carson Municipal Code (CMC) to permit a 55-foot high pylon sign in excess of the 30-foot maximum height requirement. The proposed text amendment is to consider permitting the sale of convenience goods at automobile service stations within 300 feet of a school with an approved Conditional Use Permit.

PROPERTY INVOLVED: 22235 S. Figueroa Street

COMMISSION ACTION

_____ Concurred with staff

Item No.

____ Did not concur with staff

____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Hudson			Saenz
		Cannon			Verrett

I. Introduction

On April 3, 2007, an application was submitted to with development plans to construct a new 2,254 square-foot gas station, convenience store, and car wash. The , the applicant submitted an application includes for the following discretionary permits:

- Design Overlay Review No. 997-07 – Construction of new gas station (including diesel fuel sales), convenience store and related canopy structures, and signs;
- Conditional Use Permit No. 664-07 – To permit convenience goods sales at a retail petroleum outlet located within 300-feet of a school (see Text Amendment proposal);
- Conditional Use Permit No. 665-07 – Construction of an automated car wash attached to the convenience store;
- Variance No. 494-07 – To approve the relocation of the existing, non-conforming 55-foot high pylon sign [in excess of the 30-foot height limit prescribed by Carson Municipal Code (CMC) sSection 9136.7 of the Carson Municipal Code (CMC)].
- Text Amendment – Amendment tTo CMC sSection 9138.12 of the CMC, Automobile Service Stations, to. Request to consider permitting the sale of convenience goods at automobile service stations within 300 feet of a school with an approved conditional use permit.

A workshop to discuss the proposed Text Amendment was scheduled for the October 23, 2007 Planning Commission meeting. Due to a lack of quorum, the meeting was cancelled.

Since this project was already agendized for the November 13, 2007 Planning Commission hearing, a decision was made to include the Text Amendment discussion with the development plan as a whole. Staff is in favor of the proposed project and recommends approval. Details justifying staff support for the project and staff's formal recommendations are provided below.

II. Background

The subject property is located at the northwestern corner of the intersection of Figueroa and 223rd Streets. The property size is 35,105 square- feet (0.8 acre) in area, zoned CG-D (Commercial, General – Design Overlay), and *not* located within a Redevelopment Project Area. Currently, there are canopy structures and a vacated 1,952 square-foot gas station building, constructed in 1972. In 1983, , and the building was remodeled with the addition of and an automated car wash was added. The gas stationin 1983, but has been closed for years. A six6-foot high, chain-link fence lines the perimeter of the property. The applicant intends to remove all existing

structures on the site prior construction of their proposed development. An existing 55-foot high, freeway-oriented pole sign currently exists on the western side of the property that the applicant is proposing to remove and replace at a new location further north along the property's western edge.

III. **Analysis and Findings**

The subject site is located adjacent to a 3-story, multi-family residential building to the north (zoned RM-25-D, Residential, Multi-family – 25 units/acre – Design Overlay),, the 110 Freeway to the west, Stephen M. White Middle School across Figueroa Street to the east, and residential uses zoned occupy the RM-25-D zoned property on the opposite corners toward the south, across 223rd Street. The zoning designations are consistent with the General Plan Land Use element designations are consistent with the stated zoning designations.

Design Overlay Review No. 997-07

The development plans include a new 2,554 square-foot gas station and convenience store located toward the north of the subject property, 15 -feet from the northern property line. Attached to the west of this building is an approximately 800 square-foot automated automobile laundry facility (car wash) oriented with its entrance from the northwest and exit from the southeast. An approximate 4,900 square-foot, 16-foot high canopy structure is proposed for the south side of the property, parallel to 223rd Street, to cover, which will house eight, 13-foot by two2-foot, fueling stations located perpendicular to 223rd Street. A, with a total of 16 gasoline fuelling pumps will be provided. The four fueling stations on the north side of the canopy will dispense diesel fuel product, in addition to unleaded fuel. The applicant has indicated that the intention is to serve mainly diesel-enabled passenger vehicles, not tractor trucks ("big rigs"). A trash and recycling area enclosure is proposed to be located adjacent to the west side of the car wash. A total of 10 parking spaces are proposed for the site, with the closest one to the building designated as parking for the disabled. A 55-foot high, freeway-oriented pole sign is proposed to be erected in an area located 13-feet from the on the western edge of the property, and approximately about 85 -feet from north of 223rd Street. Also, a 6-foot high by 10-foot wide monument sign is proposed for the southeastern corner of the subject site.

Findings: Design Overlay Review

Pursuant to CMC section 9172.23, Site Plan and Design Review, the Planning Commission may approve the development plans for the proposed gas station if the following findings can be made in the affirmative:

- a). *Compatibility with the General Plan, any specific plans for the area, and surrounding uses.*

The subject property is zoned CG-D and has a General Plan Land Use designation of GC (General, Commercial), which is consistent with the zoning

designation. The proposed uses are permitted within the zone with the requested entitlements. Surrounding uses include high-density residential and a middle school. The subject property has only one adjacent neighbor, two, 3-story multi-family residential buildings located to the north, whose ground floors facing south are located approximately 40-feet from the backside of the proposed convenience store building. A new 6-foot high, concrete-masonry unit block wall is proposed to be constructed along the north property line and existing full-growth landscaping in the form of bushes and trees will remain along the north property's southern property line. This is sufficient to provide adequate screening, noise dampening, and protection for the residential uses to the north from the proposed use. As such, the proposed use is compatible with the General Plan and surrounding uses. There are no specific plans for the area.

- b). *Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.*

The architecture of the proposed development can best be described as avant-garde, given the building's wave-like shape, predominately glass finish and wavy, ledger stone and stamped-glass textures along its façade. The canopy structure complements the proposed gas station in its use of stainless steel moulding and column covers, as well as the bull-nosed, curvy canopy returns. Stamped and colored concrete is used proposed throughout the site to add aesthetic appeal and interest. A 6-foot high block wall with ledger stone façade is proposed for the north and west perimeter of the property. The wall will alternate ledger stone veneer areas with mural scenes engraved and/or painted into the wall. An abundance of landscaping is proposed for the setback areas and other areas in between the buildings, parking spaces, and lining the car wash driveway along the north side of the property. Landscaping will occupy an area of 5,384 square-feet, or 15.33 percent% of the total area of the subject site. Open space accounts for 610.85 percent% of the total area of the site.

The subject property is the sole commercially-zoned property within an 800-foot radius and the design is atypical for the proposed use. However, staff feels that the development will be complementary to the area, in terms of providing for community needs, while also generating interest in the design and architecture. The scale and appearance of the structures, as well as the large percentage of open space on the property contribute to a harmonious and attractive development of the area.

- c). *Convenience and safety for pedestrians and vehicles.*

The subject property is located on a corner lot at the intersection of two major streets. Adequate ingress and egress is accommodated on the site by virtue of four driveways, two located along Figueroa Street and two along 223rd Street. The canopy is located such that cars are able to access it both southbound from Figueroa Street, and westbound from 223rd Street. The driveways enable vehicles to maneuver onto either the southbound or westbound directions from the parking areas, fueling stations, and the car wash exit.

The entrance to the car wash is located on the north side of the property, accessible from the northernmost driveway along Figueroa Street. Vehicles accessing the car wash are safely steered along the north property line and exit on the west side of the convenience store, away from pedestrian access to the store's entrance. 30Thirty-inch pots are located at the ends of each of the fueling stations to provide an added level of safety and protection of vehicles and the fueling stations, as well as an increased aesthetic appeal.

Parking spaces are located along the west property line so that pedestrians coming to and from their parked cars have only to watch for vehicles exiting the car wash before they walk to the convenience store entrance. The disable space is located adjacent to the east side of the convenience store with direct access to the store's entrance. Pedestrians accessing the convenience store from the public right-of-way can either follow the same path as those that come from the parking area along the west side of the property, or can follow the distinct path of travel stamped into the concrete stemming from the east property line along Figueroa Street.

d). *Attractiveness, effectiveness, and restraint in signing, graphics, and color.*

The façade of the main building is essentially clear glass, broken into sections by brown/beige ledger stone veneers. Water features adorn the front elevation in two sections to provide an attractive upgrade and contribute to the overall theme of the project. The perimeter wall features complimentary ledger stone accents, water features (fountains), and engraved and/or painted murals. The signs are all colored and textured to match the ledger stone veneer of the main building's front elevation. The signs feature the corporate icons for the branded gasoline to be sold onsite, and are located along the canopy fascia board, on the pole sign, and the monument sign. The use of high-end materials and limited numbers of colors contribute to an attractive, restrained, and effective graphic, color, and sign presentation.

e). *Development scheduling (if phased development) which will satisfy the above criteria in each phase.*

There is no phased development plan for the proposed project.

f). *Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15. Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.*

The project is in conformance with applicable regulations, standards, and other criteria found in the zoning code.

Text Amendment

The applicant wishes to conduct the sale of convenience goods as a major component of the proposed gas station. Pursuant to Section 9138.12(A)(6) of the Carson Municipal Code (CMC), the sale of convenience goods at an automobile service station is not permitted within 300-feet of a school. The subject property is located to the west of Stephen M. White Middle School across Figueroa Street, which

is within 300-feet. The applicant is requesting an amendment to Section 9138.12(A)(6), Automobile Service Station, which would require a conditional use permit for the sale of convenience goods for automobile service stations within 300-feet of a school (thus the request for CUP 664-07).

Section 9182.12(A)(6) of the CMC, was codified by Ordinance No. 84-679 (Exhibit No. 3). As a result, existing retail petroleum outlets located within 300-feet of a school that were selling convenience goods prior to August 15, 1984 became non-conforming and subject to Part 8 of the CMC, Implementing Provisions. Section 9182.22(A) gives such non-conforming uses an allowable life of 20 years from the date of non-conformance. Thus, existing non-conforming uses are subject to immediate abatement. Currently, there are no known businesses operating with an approved business license to sell convenience goods within 300 feet of any school. There are several businesses known to sell convenience goods without authorization. The proposed ordinance amendment would require a conditional use permit authorization, pursuant to Section 9172.21 of the CMC, for any existing or proposed retail petroleum outlet within 300 feet of a school that wishes to sell convenience goods.

Staff identified 75 commercial and industrial zoned properties potentially affected by the proposed ordinance amendment. These are properties upon which a retail petroleum outlet either currently exists, or could be permitted to exist, and are within 300 feet of a school, as measured from lot line to lot line

Staff is aware of the interest of certain retail petroleum outlets to expand business opportunities by including convenience goods sales. Staff recognizes that convenience goods sales may contribute to potential loitering and delinquency when located in close proximity to schools, as evidenced by these issues occurring at other similar existing uses located near schools (i.e. retail fast-food establishments). During the mid-1980's this was especially the case with the advent of stand-up video arcade games located in convenience stores near schools. Furthermore, safety issues related to pedestrian circulation in and around retail petroleum outlets may pose threats to minors who may frequent those establishments.

Comment Solicitation and Survey Responses

In September 2007, staff sent written correspondence to potentially affected property owners and school administrators to solicit comments regarding the proposed ordinance amendment (Exhibit Nos. 4, 5). To date, staff has not received any comments. However, the applicant received written confirmation of support for convenience goods sales from the principal of Stephen M. White Middle School, the school closest to their property (Exhibit No. 6).

Staff surveyed several local cities, including Gardena, Lawndale, Long Beach, Compton, El Segundo, Lakewood, and Torrance to ascertain if they have similar distancing and/or conditional use permit requirements for incidental sales of convenience goods at retail petroleum outlets. Many of these cities require conditional use permits for retail petroleum outlets, and some have distancing requirements for retail petroleum outlets located near residential uses, but none of the cities surveyed have requirements related specifically to incidental sales of convenience goods, distance or otherwise. Survey respondents whose cities require

conditional use permits stated that the incidental sales of convenience goods would be reviewed through the conditional use permit process and authorized by the permit itself. According to the survey, Carson is the only city with a code requirement prohibiting the incidental sale of convenience goods at retail petroleum outlets located within 300-feet of a school.

The conditional use permit requirement is an effective control mechanism to regulate the types of goods sold, hours of operation, location of sales, advertising/signs, safety issues, and other aspects of the use that may pose significant threats to the health, safety, and welfare of a community, particularly to minors in the vicinity.

As such, staff supports the proposed code amendment, as it provides a means of regulating convenience goods sales near schools by way of a requirement for conditional use permit authorization. In this manner, potential health and safety impacts that convenience goods sales may have on minors may be considered on a case by case basis. Each property and business activity could be evaluated to determine appropriate conditions of approval should the sale of convenience goods be approved.

Section 9138.12(6)(A) of the Carson Municipal Code currently reads as follows:

A. Uses Permitted.

1. Retail sale of petroleum products, except the sale of diesel fuel and LPG, shall be subject to the approval of the Commission.
2. The supply of air and water.
3. Hand washing, waxing, and polishing of motor vehicles in an area not more than five hundred (500) square feet.
4. Sale of accessory products clearly related to the operation of motor vehicles (e.g., tires, spark plugs, polish, fan belts, etc.).
5. Minor repair and service of automobiles and other motor vehicles, except in CA Zone (these uses not permitted within an automobile service station). (See CMC 9133 for CR Zone, MUR Overlay District and properties in all zones within one hundred (100) feet of residential zones.)
6. The sale of convenience goods provided the sales are conducted within an enclosed building. No sale of convenience goods at an automobile service station shall be permitted within three hundred (300) feet of any school, as measured from lot line to lot line, except that service stations within three hundred (300) feet of any schools that were selling convenience goods prior to August 15, 1984 shall be permitted to continue selling convenience goods, subject to the provisions of Part 8 of this Chapter. (Ord. 84-679, § 1)

The proposed amendment to Section 9138.12(6)(A) of the Carson Municipal Code would read as follows (deleted text stricken; added text underlined):

A. Uses Permitted.

1. Retail sale of petroleum products, except the sale of diesel fuel and LPG, shall be subject to the approval of the Commission.
2. The supply of air and water.
3. Hand washing, waxing, and polishing of motor vehicles in an area not more than five hundred (500) square feet.

4. Sale of accessory products clearly related to the operation of motor vehicles (e.g., tires, spark plugs, polish, fan belts, etc.).
5. Minor repair and service of automobiles and other motor vehicles, except in CA Zone (these uses not permitted within an automobile service station). (See CMC 9133 for CR Zone, MUR Overlay District and properties in all zones within one hundred (100) feet of residential zones.)
6. The sale of convenience goods provided the sales are conducted within an enclosed building. ~~No sale of convenience goods at an automobile service station shall be permitted within three hundred (300) feet of any school, as measured from lot line to lot line~~ Sales of convenience goods at automobile service stations within 300 feet of any school, as measured from lot line to lot line, shall be subject to a Conditional Use Permit, pursuant to Section 9172.21, except that service stations within three hundred (300) feet of any schools that were selling convenience goods prior to August 15, 1984 shall be permitted to continue selling convenience goods, subject to the provisions of Part 8 of this Chapter. (Ord. 84-679, § 1).

Conditional Use Permit No. 664-07: Convenience Goods Sales at a Retail Petroleum Outlet Located Within 300 Feet of a School

This CUP request is based on approval of the a precedent for the proposed Text Amendment. Additional CUP's may be forthcoming before the Planning Commission, should the Text Amendment ultimately be approved, as staff is aware of some gas station operators conducting convenience goods sales within 300- feet of a school without proper authorization.

Conditional Use Permit No. 665-07: Automobile Laundry (Car Wash).

CMC section 9131.1, Uses Permitted, requires that automobile laundries obtain authorization through the conditional use permit process, pursuant to CMC section 9172.21. The proposed car wash is defined as an 'exterior drive-through automobile laundry', where cleaning and/or washing services are provided on a drive-through or roll-over basis. In addition to the CUP findings, car washes are subject to additional requirements for car washes as prescribed by CMC sections 9138.12, 9138.13, as referenced by CMC section 9133.

Findings: Conditional Use Permit

Pursuant to CMC section 9172.21, Conditional Use Permit, (by way of the proposed Text Amendment) the Planning Commission is authorized to permit the sale of convenience goods at a retail petroleum outlet located within 300 -feet of any school, as measured from lot line to lot line, and an exterior drive-through automobile laundry facility, if the following findings can be made in the affirmative:

- a). *The proposed use and development will be consistent with the General Plan.*

The subject property is zoned CG-D and has a General Plan Land Use designation of GC (General, Commercial), which is consistent with the zoning designation. The proposed uses are permitted within the zone with the requested entitlements.

- b). *The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.*

The subject property is 35,105 square -feet in area (0.8 acre), which is in excess of exceeds the 20,000 square -feet required both for a retail petroleum outlet, and car wash facility. The subject site is square, flat, and located within a built and urbanized environment with adequate utilities to accommodate the proposed uses and development.

- c). *There will be adequate street access and traffic capacity.*

The subject property is located on a corner lot at the intersection of two major streets that provide sufficient capacity for the volume of traffic traveling in all directions. Adequate ingress and egress is accommodated on the site provided by virtue of four driveways, two located along Figueroa Street and two along 223rd Street.

- d). *There will be adequate water supply for fire protection.*

There are two existing fire hydrants located within the right-of-way along the south side of the subject site, facing 223rd Street. A water-flow calculation and additional fire protection information is required to be submitted by the applicant during the building plan check and permit issuance process that occurs once the entitlements have been approved. Additionally, other regulatory agencies will review that govern the construction and operation of the gas stations, in terms of their its ability to avoid, suppress, and control fires will review and approve their interests in the proposed project prior to issuance of final occupancy issuance for the new construction.

- e). *The proposed use and development will be compatible with the intended character of the area.*

Although, the subject property is the sole commercially-zoned property within an 800-foot radius, the proposed use is consistent with the intended character of the area, in terms of being complementary to the area by providing for community needs, while also generating interest in the design and architecture.

- f). *Such other criteria as are specified for the particular use in other sections of this chapter (the zoning code).*

The car wash is designed in such a way as to sufficiently meet or exceed the myriad of zoning code requirements that pertain to that use, which include specific lot area, street frontage, landscaping, access/circulation, site improvements, and performance standards. The location, ease of use, and hands-free operation makes the car wash a complementary use to the convenience store and gas station. The design of the car wash and its entrance and exit orientation will provide safety and protection on multiple levels. Its angle of placement on the subject site orients the entrance facing the corner of the subject property, not directly toward the residential neighbors to the north. This orientation helps to mitigate potential sound pollution, in addition to the existing mature landscaping along the northern property's southern property line. The car wash's location adjacent to the west side of the convenience store provides clear

access to the driveway onto westbound 223rd Street for vehicles exiting the car wash. Environmentally, the proposed car wash design provides protection by capturing, filtering, and recycling used car wash water by means of a complex system of capture points, clarifiers, and piping.

The proposed sales of convenience goods within 300- feet of Stephen M. White middle school is appropriate for the subject site, as the use provides a convenience for passing vehicles and pedestrians in a safe and effective manner. To mitigate potential negative influences of certain convenience goods on schoolchildren (minors) in the vicinity, staff has included conditions of approval, within Exhibit B of the attached resolution, that prohibit the placement of signs advertising cigarettes on the exterior of the building or anyplace outside of the building on the subject site. Additionally, informative literature pertaining to the health risks and negative effects of smoking are required to be placed in a conspicuous area within the convenience store. Staff suggests that the Planning Commission consider placing restrictions on the hours of operation of the convenience store, or other control mechanism that would limit the number of schoolchildren allowed in the store at a given time, or at certain times altogether (i.e. 30 minutes before and/or after school, etc.).

Variance No. 494-07

The applicant is requesting a variance to permit the relocation of the existing 55-foot high, freeway-oriented pole sign. CMC section 9136.7 permits a maximum of 30-feet for sign height. The existing pole sign was lawfully established with approved building permits, but is now considered legal, non-conforming with respect to its height. CMC section 9182.41(L) allows for an abatement period of five years for existing non-conforming signs. The abatement period for this sign's legal, non-conforming status ended long ago and should be removed.

Findings: Variance

Section 9172.22 of the CMC states a variance *"shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."*

There are special circumstances related to this property in that it is freeway adjacent and located on a corner lot. Existing large growth, fully mature trees line the east side of the freeway, which would prohibit the visibility of a 30-foot high pole sign. The majority of properties to the north and south of the subject side, and are located adjacent to the east side of the 110 freeway, are residential uses located in residential zones. However, in other areas of the city, there are properties under identical zoning which enjoy the privileges of having pole signs in excess of the 30-foot height limit. For example, Planning Commission recently approved a development plan at 501 E. Albertoni Street, which includes a variance for pole sign height (63-feet), for new construction on a site adjacent to the 91-freeway. Additional pole signs whose heights are in excess of the 30-foot maximum, have been approved for CG-D zoned sites along the 405 freeway, on Carson Street and at the Wilmington and 223rd Street intersection.

Therefore, staff opines that strict application of the 30-foot sign height limit for signs found in Section 9136.7 of the zoning ordinance CMC deprives the applicant privileges enjoyed by other properties in the vicinity under identical similar topographic conditions and zoning classification.

IV. Conclusion

This project will provide amenities to the community, clean up and beautify an otherwise vacant and underutilized site, offer safety and protection for vehicles and pedestrians visiting the site, and will not cause undue health effects on minors in the vicinity resulting from the sale of convenience goods. The property owner is krenown in the industry for developing interesting and architecturally appealing gas station designs for his gas stations. Staff has toured a number of these facilities around the South Bay and in Los Angeles and found them to be of high quality, in terms of aesthetic appeal, landscaping detail, and cleanliness.

V. Environmental Review

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the urban infill construction of the proposed retail petroleum outlet, convenience store, and carwash is “Categorically Exempt.”

VI. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Design Overlay Review No. 997-07, Conditional Use Permit No. 664-07, Conditional Use Permit No. 665-07, and Variance No. 494-07, subject to the conditions of approval attached as Exhibit “B” to the Resolution;
- **RECOMMEND** approval of the proposed Text Amendment to Carson Municipal Code Section 9138.12 of the Carson Municipal Code (CMC) to the City Council, to permit the sale of convenience goods at automobile service stations within 300 feet of a school, as measure from lot line to lot line, with an approved Conditional Use Permit; and,
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, “A Resolution of the Planning Commission of the City of Carson recommending to the City Council approval of the proposed Text Amendment to CMC Section 9138.12 of the Carson Municipal Code to allow for the sale of convenience goods at automobile service stations within 300 -feet of any school, as measure from lot line to lot line, with an approved Conditional Use Permit, and approving Design Overlay Review No. 997-07, Conditional Use Permit No. 664-07, Conditional Use Permit No. 665-07, and Variance No. 494-07 for a 2,254 square-foot gas station and convenience store operating 24 hours per day, 7 days per week, with a automated automobile laundry facility, and a 55-

foot high pole sign on a site zoned CG-D (Commercial, General – Design Overlay) located at 22235 S. Figueroa Street.”

VII. Exhibits

- 6.1. Draft Resolution;
- 7.2. Land-Use Map;
- 8.3. Ordinance No. 84-679;
- 9.4. Staff Correspondence to Affected Property Owners, Dated September 27, 2007 (Template);
- 10.5. Staff Correspondence to School Principals, Dated September 27, 2007 (Template);
- 11.6. Correspondence to Applicant from James P. Noble, School Principal, Stephen M. White Middle School, Dated April 16, 2007;
- 12.7. Development Plans (Under Separate Cover)

Prepared by: _____
Steven Newberg, AICP, Associate Planner

Reviewed by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

SN: d99707,c66407,c66507,v49407,text-a_pr