

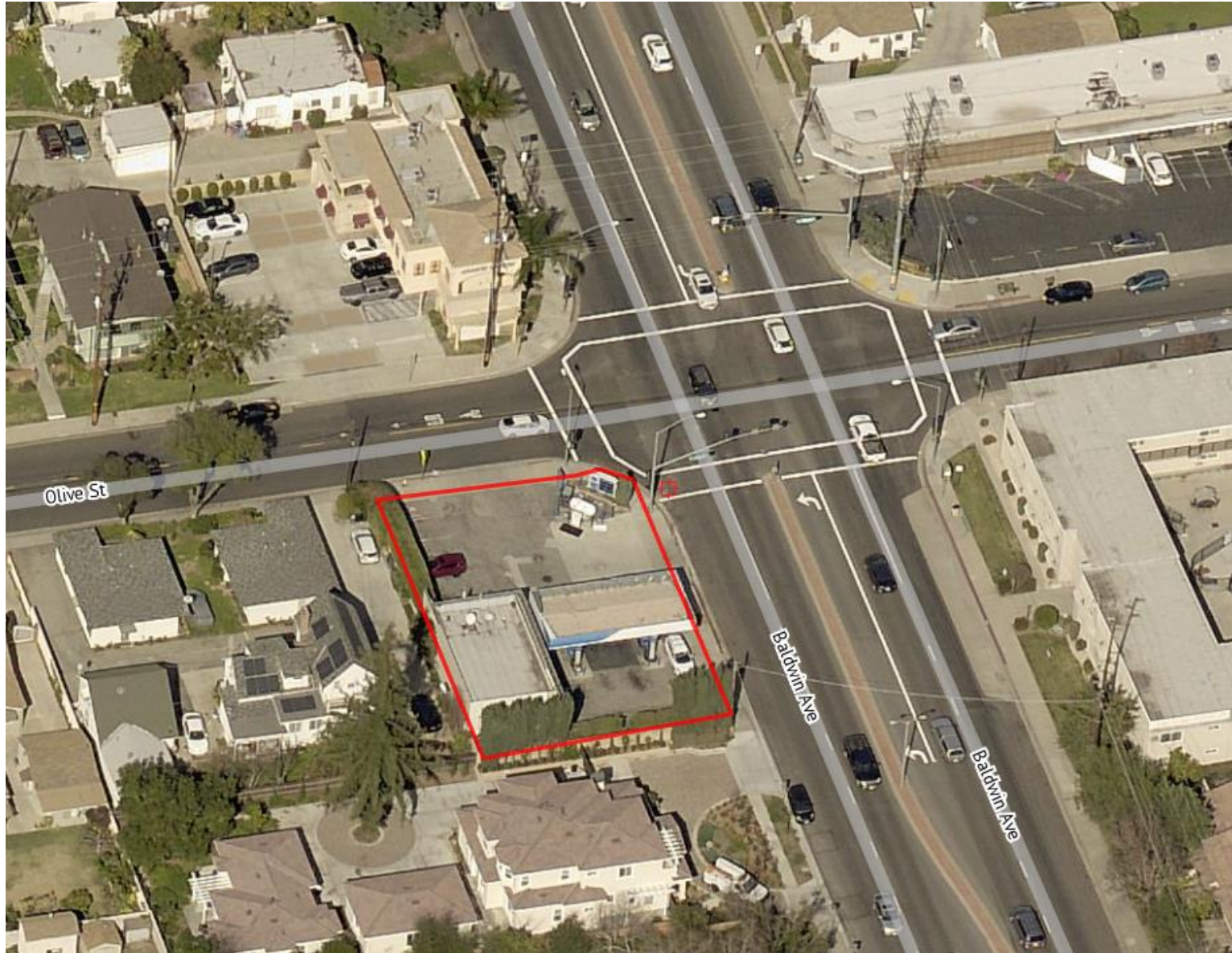
Site Plan Review and Conditional Use Permit 5329 Baldwin Avenue



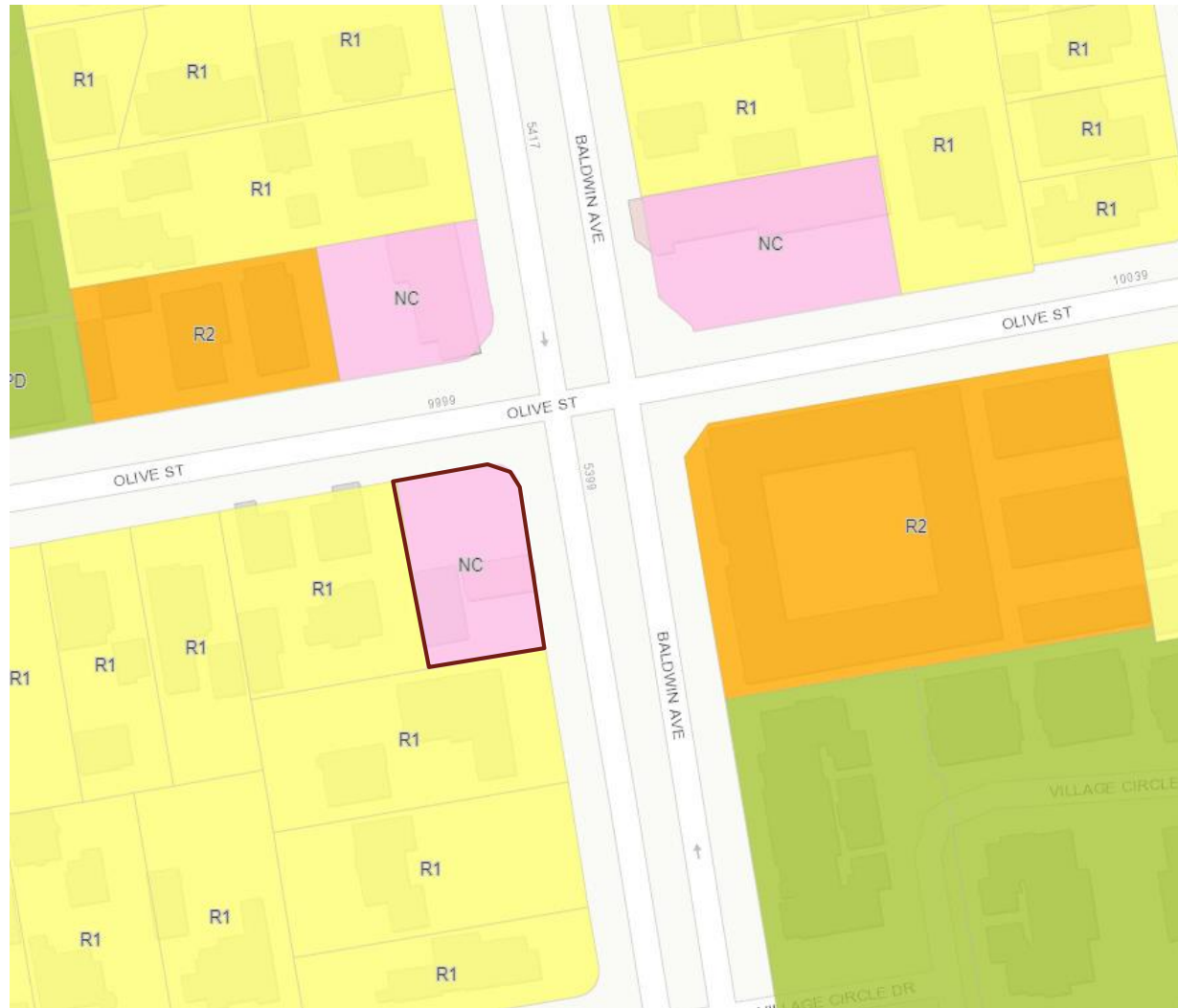
Planning Commission

Meeting: October 13, 2020

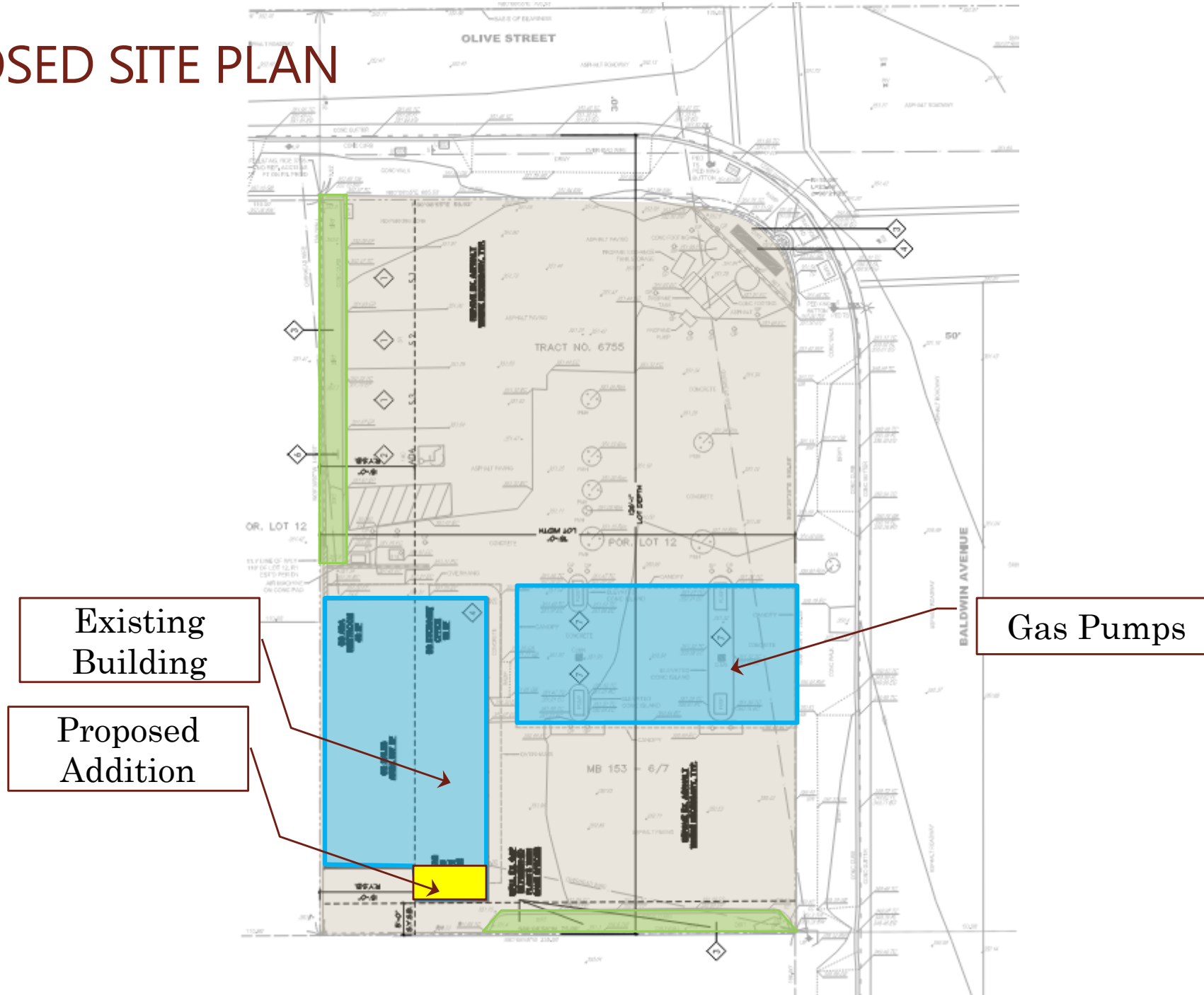
AERIAL PHOTOGRAPH



ZONING MAP



PROPOSED SITE PLAN



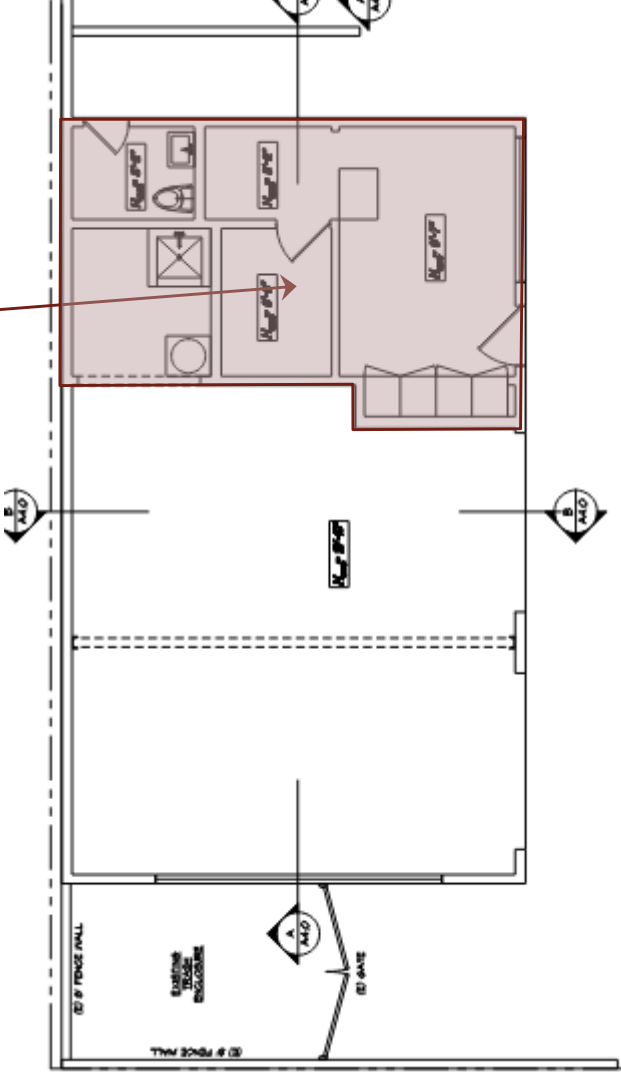
Existing Building

Proposed Addition

Gas Pumps

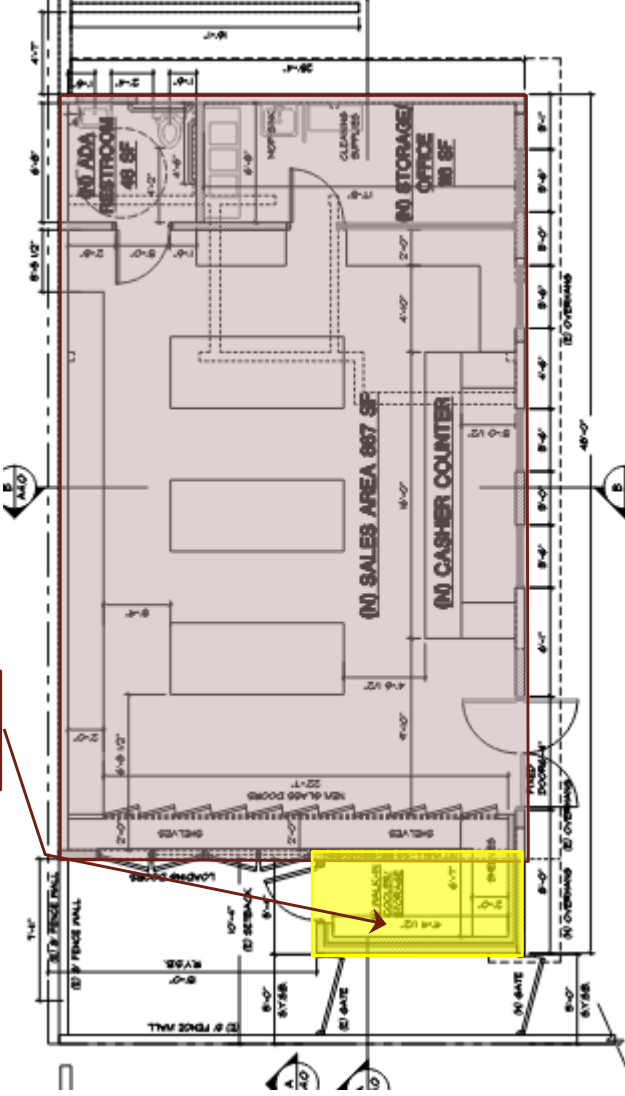
PROPOSED FLOOR PLAN

Existing Convenience Store



(E) FLOOR PLAN
SCALE 1/8" = 1'-0"

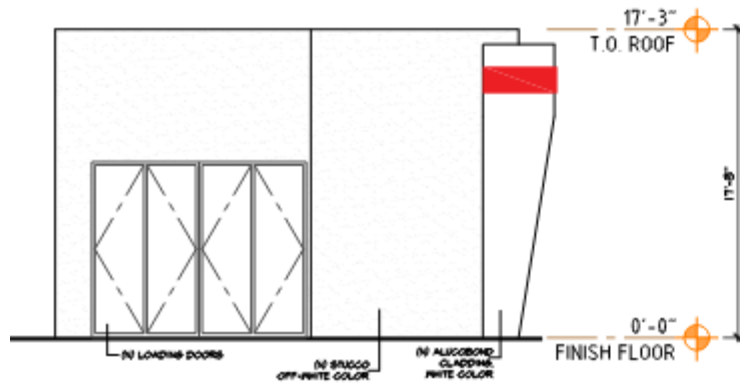
Proposed Addition



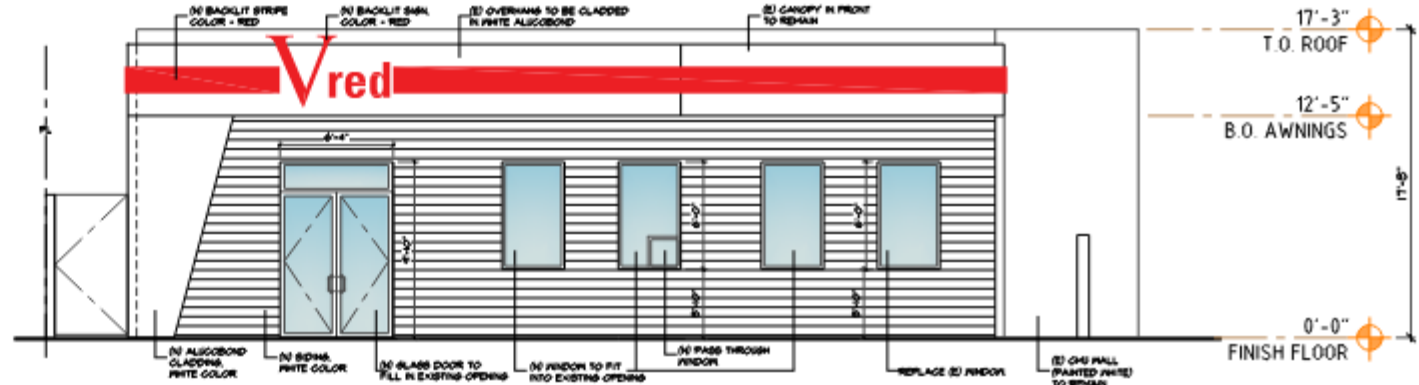
(N) FLOOR PLAN
SCALE 1/8" = 1'-0"



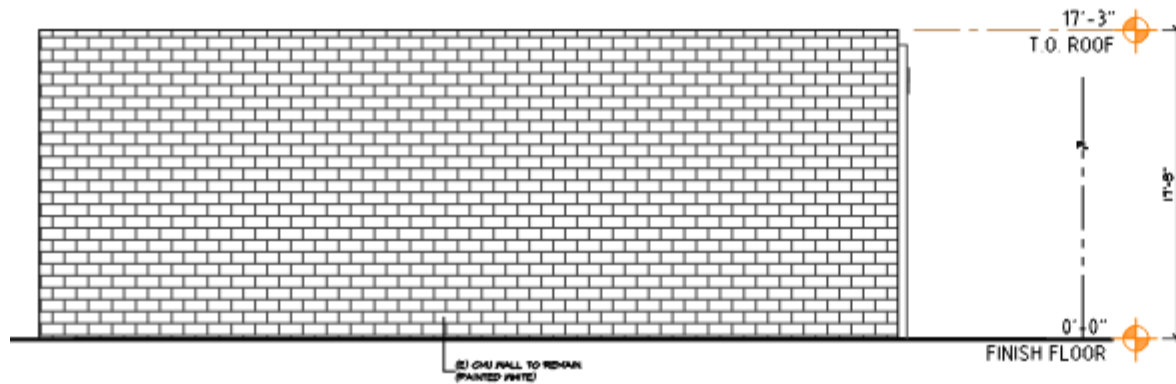
PROPOSED FAÇADE IMPROVEMENT



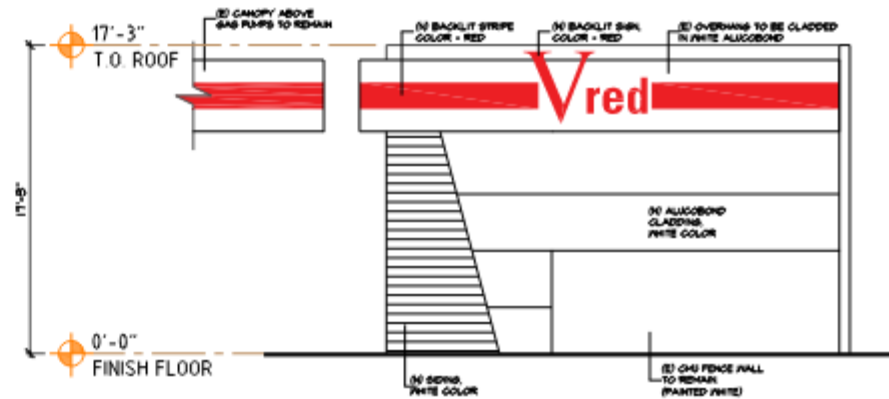
(N) SOUTH ELEVATION
SCALE 1/4"=1'-0"



(N) EAST ELEVATION
SCALE 1/4"=1'-0"



(N) WEST ELEVATION
SCALE 1/4"=1'-0"



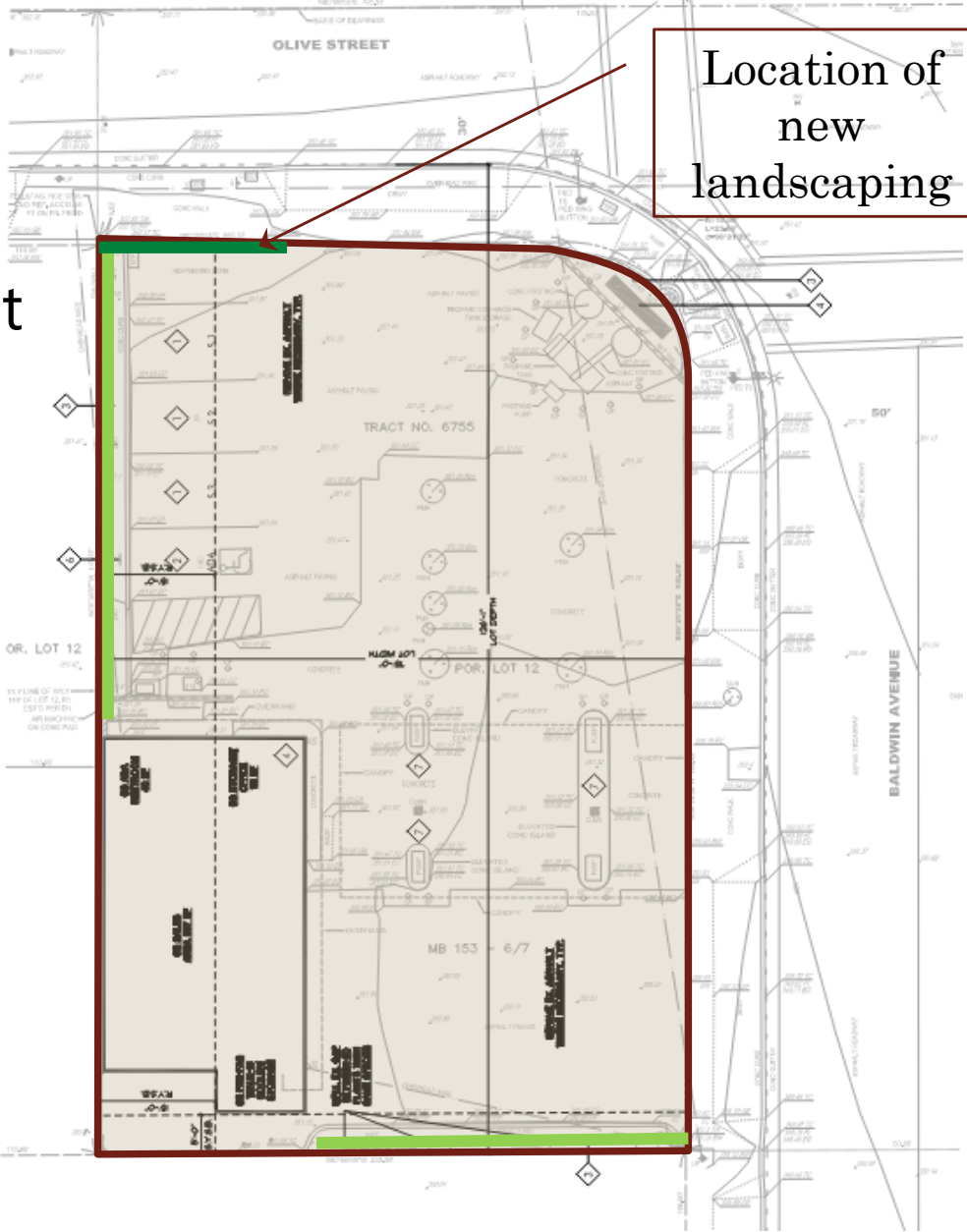
(N) NORTH ELEVATION
SCALE 1/4"=1'-0"

ANALYSIS

- Consistency with the zoning code and general plan
- Traffic and parking
- Aesthetics
- Selling beer and wine

PROJECT SPECIFIC CONDITIONS

- Revise site plan to add landscaping
- Improve the driveway and parking lot



PROJECT SPECIFIC CONDITIONS

- Revise site plan to add landscaping
- Improve the driveway and parking lot
- Hours of operation: 6:00 a.m.-10:00 p.m.
- No alcohol sales prior to noon
- Install surveillance system
- Beer and wine placed further away from the entrance
- No signs on the windows
- Violation will be grounds for revocation

RECOMMENDATION:

Adopt a resolution finding that the project is exempt from CEQA and approving File 20-2482 for the site plan review and conditional use permit

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