



2. Conditional Use Permit No. 528  
and Variance No. 18-01  
2425 South Atlantic Boulevard

Taylor Megdal  
252 South Beverly Drive, Suite C  
Beverly Hills, CA 90212

A Conditional Use Permit to consider the construction, establishment and operation of a Convenience Store Land Use (7-11) within a proposed 2,306 square foot convenience store. Also proposed is a Gasoline Service Station for purposes of selling and dispensing gasoline under a new canopy measuring 2,147 square feet. In addition to the CUP, the applicant will need Variances to allow the project on a site that is less than 25,000 square feet in size and within 100 feet of a residential district. Per Chapter 19.31.400 of the Zoning Code, gasoline stations must be located on parcels at least 25,000 square feet in size and located a minimum distance of three hundred feet away from any property zoned for residential use. In this case, the proposal is on a lot measuring 20,395 square feet and will be within 300 feet away from residential.

Staff Recommendation: Planning Commission to Provide Direction to Staff

## COMMISSION REPORTS

## STAFF REPORTS

## AJOURNMENT

Agenda and written materials are available for public inspection immediately following the posting of this agenda (at least 72 hours prior to a regular Planning Commission meeting) in the **City Clerk's Office, at Commerce City Hall, 2535 Commerce Way, Commerce, California.**