



Planning Commission Regular Meeting STAFF REPORT

ITEM NO. PH 2

Meeting: Tuesday, September 10th, 2024

Title: A Request to allow the operation of two bonafide eating establishments in conjunction with on-sale alcohol ABC licenses at 128-132 E College Street.

Title Description: Conditional Use Permit (CUP) 23-010, Site Plan Review (SPR) 23-281 and determination of exemption from CEQA: A request to allow the operation of two (2) bona-fide eating establishments in conjunction with (2) Type – 47 ABC License on sale alcohol and a 4,830 square feet outdoor dining area with four (4) food trailers and live entertainment. The Project site is located within the Covina Town Center Specific Plan (CTCSP) Cultural Core, located at 128-132 E College St. Covina, CA, 91723 (APN: 8445-009-040).

Presented by: Eduardo Lomeli, Assistant Planner

PROJECT SITE INFORMATION

A. Project Information:

Request: Conditional Use Permit (CUP) 23-10
Site Plan Review (SPR) 23-281

Applicant/Authorized Agent: Dimitri Constantinou

Property Owner: Dimitri Constantinou

Location: 128-132 E College St

Assessor Parcel Map No's: 8445-009-040

B. Site and Surrounding Land Uses:

The following table provides the General Plan designation, Zoning, and existing uses of the site and surrounding areas:

	General Plan	Zoning	Existing Uses
Site	Town Center Specific Plan	Town Center Specific Plan: Cultural Core	Office Space and Restaurant
North	Town Center Specific Plan	Town Center Specific Plan: Civic Core	City Hall

South	Town Center Specific Plan	Town Center Specific Plan: Civic Core	Residential
East	Town Center Specific Plan	Town Center Specific Plan: Cultural Core	Tanning Spa
West	Town Center Specific Plan	Town Center Specific Plan: Civic Core	Covina Public Parking Lot

C. Site Characteristics:

The Project site is approximately 0.24 acres in size, with an existing 4,080-square-foot building, accommodating two tenant spaces, each approximately 2,000 square feet in size. Tenant No. 1, is Chismosa, a fast-casual restaurant located at 132 E College St. Tenant No. 2 is Easy Group, a retail/office space located at 128 E College St. Pedestrian access to the building is off College St, with parallel parking available on College St and an existing public parking structure and a public surface parking lot, abutting the building to the West.

BACKGROUND / PROJECT ANALYSIS

On December 18, 2023, the applicant filed Conditional Use Permit (CUP) and Site Plan Review (SPR) applications proposing operation two (2) bona-fide establishments in conjunction with on sale alcohol along with a 4,830 square feet outdoor dining area with four (4) food trailers and live entertainment. This project will be divided into 2 phases: where 132 E College St known as Chismosa will begin Phase 1 of offering alcohol and outdoor dining along with two (2) food trailers installed and outdoor dining. Phase 2 will consist of an office conversion to a restaurant offering alcohol along with outdoor dining and the additional two (2) food trailers.

Business Operations:

Tenant 1 – Chismosa. Hours of operation for the outdoor dining area shall be Tuesday through Sunday 9:00 a. m. to 11:00 p. m. These hours will accommodate breakfast lunch and dinner services during peak operating hour throughout the week. Chismosa Cafe will only operate 9:00 a. m. to 4:00 p. m. Wednesday through Sunday.

Tenant 2 – Easy Group/Future Restaurant. Currently, Easy Group’s operating hours are 9:00 a. m. to 5:00 p. m. Monday through Friday. In the future (within approximately 3-5 years) the property owners intend to transition from a retail/office space to a fast-casual restaurant. This transition will be phased with Chismosa’s improvements and partial outdoor dining area as Phase 1 followed by the second restaurant and outdoor area as Phase 2. The additional restaurant located at 132 E College will operate Monday through Friday 5:00 p. m. – 11:00 p. m. During the weekends it will operate from 8 a. m. – 11 p. m.

Design:

Tenant 1 - Exterior renovations are proposed with a modern urban design. This will incorporate elements like landscape, earthy colors, shade canopies, aesthetic fencing wood, exposed brick, outdoor furniture, creating a unique atmosphere.

Tenant 2 – Exterior and Interior renovations are proposed for a contemporary rustic design. Exposed wooden beams and brick walls give the space an authentic rustic feel, while large, modern windows ensure ample natural light

Outdoor Dining Area – It will showcase four food trailers placed on both ends of the property and providing a dining area with seating inside and outside both restaurants. The rear area will be secured

with decorative landscaped planter boxes and a modern wooden fence along with string lights and shade around the site. Outdoor dining areas will be operated in a manner that meets all requirements of the Health Department and all other applicable regulations. Food establishments serving alcoholic beverages will also obtain all necessary permits required by the Sate Alcoholic Beverage Control Department (ABC). As proposed, the outdoor seating area satisfies the provisions outlined under CMC 17.57 Outdoor Dining.

Food and Libations:

Tenant 1 – Chismosa Cafe is a vibrant coffee roastery and new Mexican cuisine restaurant located at 132 E College St Covina, CA 91723. This Latinx-owned and veteran-owned establishment offers a unique dining experience with a variety of vegan options and a focus on sustainability with compostable containers and plastic-free packaging.

Tenant 2 – The proposed project envisions the opening of a vibrant new restaurant in 3-5 years, specializing in American cuisine and pizza, paired with a diverse selection of craft beers and drinks. The restaurant will combine the comfort of classic American dishes with the creativity of gourmet pizzas, offering a menu that caters to both traditional and adventurous palates. The beer selection will create a perfect pairing for every dish. The establishment will be designed with a modern, welcoming atmosphere, making it an ideal spot for casual dining, family gatherings, and social events. As a community-centric venue, the restaurant aims to become a go-to destination, contributing to the local dining scene.

Outdoor Dining Area – The food trailer will be serving a selection of beer, wine, and soft drinks. These trucks will be central features, providing refreshing beverages to complement both restaurants food offerings and events. It will also be offer salads and sandwiches during the day, transitioning to a taco speakeasy at night. These trucks will also host guest chefs on special weekends, bringing diverse cuisines from around the world to the community.

Live Entertainment:

As described under Covina Municipal Code (CMC) Chapter 5.28, the regulation and operation of establishments that provide or otherwise allow entertainment (including live and non-live entertainment) for the public health, safety, and welfare, require the review and approval of an Entertainment Permit by the Covina Police Department. Upon approval of an Entertainment Permit, the applicant will be held responsible for controlling patron conduct in and around the establishments, making adequate provisions for security and crowd control, protecting the city’s youth from criminal activity and minimizing disturbances as a result of the operation of the entertainment.

Parking:

Under CMC Section 17.72.010, off-Street parking requirements for an eating establishment having more than 4,000 square feet of floor area requires Forty (40) parking stalls plus one for each 50 square feet of gross floor area in excess of 4,00 square feet. The combined total floor area (both indoor and outdoor floor area) is 7,959 square feet, requiring 119 parking spaces. The subject site has no on-site parking. However, the site is within the limits of “District 1,” whereby properties located within the territorial limits of “District 1” contribute to an annual assessment tax, which is credited toward property compliance with the city’s off-street parking standards. Parking within the CTCSP is transferred onto city-owned public parking facilities. In this case, the Covina City Hall Public Parking Lot is immediately west of the subject site, providing approximately over 107 parking stalls. There is additional city-owned public parking up north of the subject site with approximately 100 parking stalls, including existing parallel street parking along College Street, resulting in adequate parking for the proposed use. Staff must also note at this time,

Assembly Bill 2097 (AB 2097) is recent California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. This project is approximately .40 miles from the Metrolink Station. The CTCSP encourages and promotes pedestrian mobility, reduction of individual carbon footprint, and use of alternative means of transportation. Overall, the staff has determined there is sufficient parking available within the CTCSP.

Minimum Required Off-Street Commercial Parking Space(s)	Total Gross Floor	Parking Spaces Provided
<p>Establishments for the sale and consumption on the premises of food and beverages having 4,000 square feet or more;</p> <p>Forty plus one for each 50 square feet of gross floor area in excess of 4,00 square feet.</p>	<p>2,936 sq. ft (Phase 1 Chismosa)</p> <p>5,023 sq. ft (Phase 2 restaruant)</p> <p>Total: 7,959 sq. ft = 119 parking spaces required</p>	<p>None provided</p>

ABC Licenses – Eating Place (Restaurant):

All businesses wishing to sell alcohol in California must apply for and obtain a license from the State Department of Alcoholic Beverage Control (the Department). In the case of a nonretail license or a retail license for a restaurant, hotel/motel, beer manufacturer, or winegrower, the applicant must show ABC that public convenience or necessity would be served by the issuance of the license. Bus & P C §23958.4(b)(1).

ABC issues a retail license to allow for the direct sale of alcohol to customers for either on-site and/or off-site consumption. Allen Aceves (Chismosa Business Owner) and Dimitri Constantine (Property Owner and Business Owner of the proposed restaurant) will seek (2) “Type 47” On-Sale General – Eating Place license from “ABC” for both restaurants. A “Type 47” license basically facilitates the sale of beer, wine and distilled spirits for consumption on the license’s premises, authorizes the sale of beer and wine for consumption off the license’s premises, requires the owner to operate and maintain the licensed premises as a bona fide eating place, maintenance of suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

The subject site is within Census Tract No. 4061.01. Per “ABC” records, the City of Covina confirmed there are 16 “Active” and 1 “Pending” License within this census tract. Chismosa will be the 18th license and the new restaurant will be the 19th.

There are currently seven (7) Type 41 licenses, seven (8) Type 47 licenses, one (1) Type 68/90 license (Laugh Factory) and one (1) Type 77 license (Campsite Brewing) license which are listed below for reference.

	Business Name	Address	License Type	Original Issue Date	Census Tract
1	Casa Moreno Grill	223 N. Citrus Avenue	47	8/31/05	4061.01
2	Laugh Factory	104 N. Citrus Avenue	68/90	5/1/23	4061.01
3	3 Vinos, Inc.	201 N. Citrus Avenue	47	8/11/09	4061.01
4	Bread & Barley	130 N. Citrus Avenue	41	9/26/13	4061.01
5	Pan E Vino	143 N. Citrus Avenue	41	10/3/14	4061.01
6	Artist Pizzeria	113 N. Citrus Avenue	41	11/21/04	4061.01
7	Rude Dog bar & Grill	114 N. Citrus Avenue	41	9/22/16	4061.01
8	El Camichin Mariscos	307 N. Citrus Avenue	47	5/11/17	4061.01
9	Ola Sports Bar	211-215 N. Citrus Avenue	47	7/3/18	4061.01
10	Giovanni's Ristorante	114 E. Italia Street	47	6/14/18	4061.01
11	City Grill	147 E. College Street	47	9/22/18	4061.01
12	Domestic BBQ	325 N. Citrus Avenue	41	8/2/19	4061.01
13	El Oasis Fisheria	129 N. Citrus Avenue	41	12/16/19	4061.01
14	Scoops on Tap	491 N. Citrus Avenue	41	6/30/2022	4061-01
15	Gladia8tor	321 N Citrus Ave	47	09/12/2023	4061-01
16	Campsite Brewery	321 E Front St	77	5/2/23	4061-01
17	Bravado	230 N Citrus Ave	47	Pending	4061.01

Condition of Approval B.6 has been added stating that, "In the event the applicant requires approval of a Public Convenience of Necessity (PCN), the Planning Commission's approval of the requested entitlements also includes the endorsement of the Planning Commission recommending the City Council adopt a resolution affirming the determination."

Signage:

Proposed signage by the applicant is not a part of this review and approval. A separate sign permit application and related plans will be required showing compliance with the City's sign ordinance for the property.

Conditional Use Permit:

Establishments proposing on-site alcohol sales, provide live entertainment, and outdoor dining with alcohol within the Town Center Specific Plan, Cultural Core District, require a Conditional Use Permit. The applicant is requesting approval for two (2) bona-fide establishments and 4,830 sq. ft outdoor area with on-site alcohol sales.

FINDINGS OF FACTS

CMC Section 17.62.120 provides that the Planning Commission, in approving a Conditional Use Permit shall find as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.026(C))

Based on an analysis of the proposed project, the following findings for a Conditional Use Permit can be made:

1. Subsection (B) of this Section 17.62.026 shall not apply to liquor on-sale in conjunction with a bona fide eating establishment.

Facts: The Applicant is proposing two (2) "bona-fide eating establishment with 4,830 sq. ft dining area," thereby exempting conditional use permit requirements under CMC Section 17.62.026(B)(1) with respect to liquor and on-sale establishments. **Therefore, as proposed, this criterion has been met.**

B. Findings for Conditional Use Permit (CMC Section 17.62.120)

- 1. The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**

Facts: The overall 4,080-square-foot building has existed on the subject site well over 50 years, with no known issues pertaining to appurtenant commercial activities. The space in which the proposed two (2) bona-fide eating establishments would operate appears to have sufficient physical dimensions to support the general restaurant business plus the entertainment related and onsite liquor service on both restaurants and outdoor food trailers. The proposed 4,830 square-foot outdoor dining area with 4 permanent food trailers will be completely within the property. In addition, as noted under project analysis, the adjoining public parking lots would accommodate the parking needs of the business. The subject site is located within the Covina Town Center Specific Plan (CTCSP) Cultural Core Zone and is identifiable by its mix of retail stores, services, restaurants, cultural and entertainment venues, and residential uses. On-street dining is encouraged to draw foot traffic to the area known to have a characteristic of the Historic "strollable" downtown. Compatible new development on vacant, underutilized sites that compliments and enhances the historic look and feel of the district attracts local and regional visitors to the area. The shared use of existing parking facilities supports the rejuvenation of older structures. **Therefore, as proposed, this criterion has been met.**

- 2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**

Facts: The site is located within an established downtown area, uses conform well to the surrounding neighborhood infrastructure, and support services with access to major streets, freeway system, and retail services. The proposed use involves two bona-fide eating establishment, on-site alcohol sales, outdoor dining, and live entertainment would generate a negligible increase in traffic. There are multiple parking facilities surrounding the site which can avoid congestion. The City/Traffic engineer has reviewed the proposal and determined that College Street has sufficient widths and capacities to accommodate the trips. **Therefore, as proposed, this criterion has been met.**

- 3. The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**

Facts: As noted under the first finding, the appurtenant commercial building has existed for many years, and the scope of the current physical enhancements entail an interior tenant improvement to accommodate a new sit-down restaurant in conjunction with the on sale of alcohol, a 4,000 square foot outdoor dining area with (4) four permanent food trailers installed to offer a variety of food and the consumption of alcohol within the premises. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the building and its appurtenances, clearly visible from all surrounding views. The refurbished property would conform to the development intensity of the surroundings and meet the character of adjacent buildings in terms of architecture and style. In addition, the overall improvements would bring more people to the property, particularly during the evening and weekend periods, which would enhance social vitality. No potentially negative impacts relative to the on-site liquor service and the outdoor eating have been identified. In addition, the proposed sit-down restaurant and, the outdoor dining area in conjunction with on sale alcohol within the premises it would not become a nuisance for adjacent businesses and residences. The proposed (2) two "bona-fide eating establishment" conjunction with on-sale of alcohol is exempt from conditional use permit requirements under CMC Section 17.62.026(B)(1) with respect to liquor, on-sale establishments within 700 feet from a place used exclusively for religious worship, school, park, playground, residential or any similar sensitive use. The Applicant will be required to obtain an entertainment permit through the Covina Police Department. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**

Facts: The operation of two bona fide eating establishment with the on-sale of beer, wine, and distilled spirits for consumption is conditionally permitted within the CTCSP Cultural Core Zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire three years from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for a bona-fide eating establishment with on-site alcohol sale will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. The proposed use would only involve beer, wine, and spirits sales associated with a (permitted by right) typical sit-down restaurant. Conditions of approval will ensure that the site maintains 50% of the gross floor area for the seating of patrons for the purpose of meals. The business would comply with the required Bona-Fide Eating Establishment criteria under Section 17.04.100 of the Covina Municipal Code. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, was provided an opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

C. Findings for Site Plan Review (CMC Section 17.64.070)

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. All provisions of Title of the CMC are complied with;

Facts: As described in detail within the "Project Analysis," the proposed operation of two bona-fide eating establishment with on-sale of alcohol along with a 4,830 square feet outdoor dining area with 4 food trailers in conjunction with on sale alcohol within the Town Center Specific Plan, Cultural Core Zone. Conditions of approval will ensure that the site maintains 50% of the gross floor area for the seating of patrons for the purpose of meals. The businesses would comply with the required Bona-Fide Eating Establishment criteria under Section 17.04.100 of the Covina Municipal Code. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding neighborhood infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is an outdoor dining area with a change of use request from an existing office structure to a Bona-Fide eating establishment with on-sale alcohol and a second existing a bona-fide eating establishment proposing to offer on-sale alcohol, with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the proposed modifications, overall site improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. **The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;**

Fact: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals No. , Objective No. 3, Policy No. 7, in that the proposed outdoor dining area in conjunction with on sale alcohol and two bona-fide eating establishment in conjunction with on sale alcohol use "facilitate development for community economic betterment, image enhancement, will not adversely affect the integrity of established commercial and/or industrial areas, encroach into residential neighborhoods, or impose undue burdens on local infrastructure or services." The site is located within an established downtown area, uses conform well to the surrounding neighborhood infrastructure, and supports services with access to major streets, freeway system, and retail services. Conditions of approval will ensure that the site maintains 50% of the gross floor area for the seating of patrons for the purpose of meals. The business would comply with the required Bona-Fide Eating Establishment criteria under Section 17.04.100 of the Covina Municipal Code. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Town Center Specific Plan Standards, the Covina Design Guidelines, and General Plan. **Therefore, as conditioned, this criterion has been met.**

3. **The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;**

Fact: As previously stated under "Project Analysis," the subject site is located within the CTCSP - Cultural Core Zone and is identified by its mix of retail stores, services, restaurants, cultural, entertainment venues, and residential land uses contribute to the vitality of the Covina Town Center through the attraction of local and regional visitor. Strong pedestrian connections to the Covina Metrolink station and nearby higher density residential uses will contribute to a vibrant activity center and destination for visitors, transit riders, and employees. Reduced development requirements and the encouragement of shared use of parking facilities will support the transition of land uses. The subject site is within an established area characterized by commercial and retail, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Town Center Specific Plan's Design Guidelines. **Therefore, this criterion has been met.**

4. **The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA);**

Fact: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the CTCSP, thereby facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves interior improvements/upgrades to accommodate two restaurants and 4,830-square-foot outdoor dining area involving fences, planters, moveable outdoor furniture and four (4) permanent food trailers. No structural additions are proposed other than a 4,830-square-foot gated outdoor seating area. Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. **Therefore, this criterion has been met.**

5. The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;

Facts: Construction activities during the tenant and exterior improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;

Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

PUBLIC HEARING NOTICE AND NOTIFICATION

All property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice for the 10th of September, 2024 was published in the San Gabriel Valley Examiner newspaper on August 29th, 2024

ENVIRONMENTAL DETERMINATION

Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the class 1 exemption under state CEQA Guidelines Section 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project involves only minor alterations of an existing private structure involving negligible or no expansion of the existing or former use, and is located in an area where all public services and facilities are available. The project involves only exterior improvements/upgrades to accommodate multiple mobile food trailers and install new shade canopies. No structural additions are proposed other than a 4,830-square-foot outdoor seating area gated that's within private property. Approval of this project would not result in any significant effects relating to traffic, noise quality, or water quality. The site can be adequately served by all required utilities and public services. There is no substantial evidence that the project will have a significant effect on the environment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2024-014 PC approving Conditional Use Permit (CUP) 23-10 and Site Plan Review (SPR) 23-281 with the attached Conditions of Approval, and making a determination of exemption of the California Environmental Quality Act (CEQA) guidelines.

Prepared by:



Eduardo Lomeli
Assistant Planner

Approved By:



Brian K. Lee
Director of Community Development

ATTACHMENTS

A. City Application

B. Phase 1 and Phase 2 Operation Plans

C. Project Plans

D. Resolution No. 2024-014 PC W/ Conditions of Approval