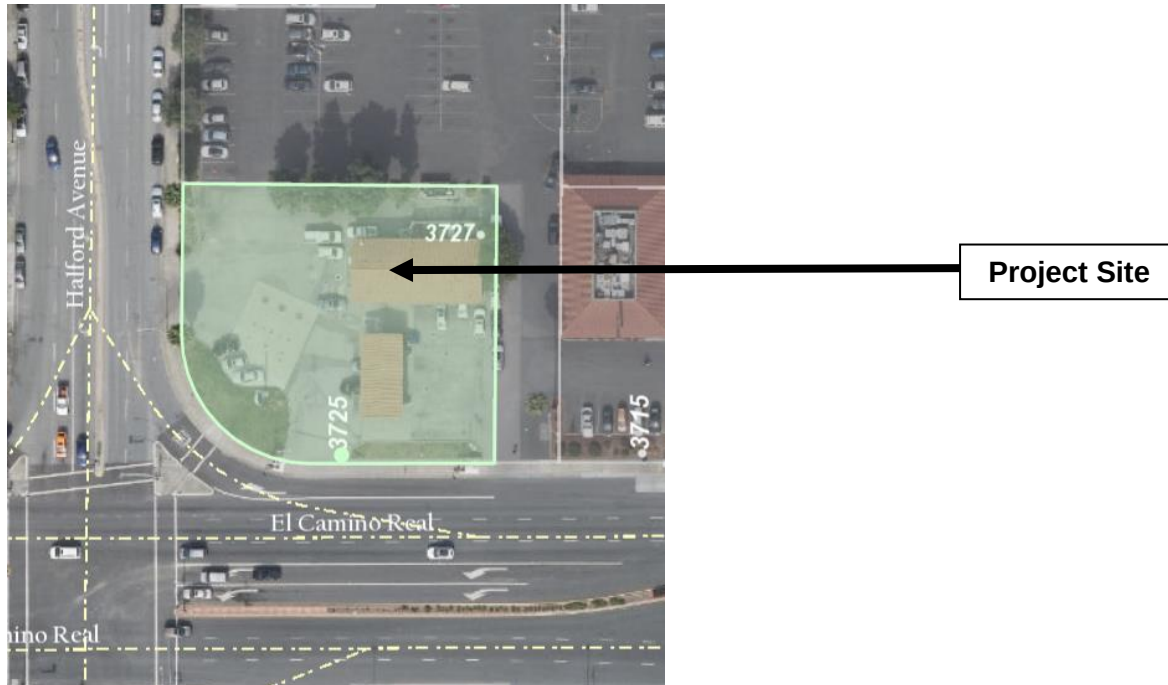


Project Data

File: PLN2018-13294
Location: 3725 El Camino Real, a 0.56 acre lot, located at the northeast corner of Halford Avenue and El Camino Real, APN: 213-34-008.
Applicant: Royal Gas Zone, Inc.
Owner: Reza Damabeh
CEQA Determination: Categorically exempt per CEQA Section 15303, New Construction or Conversion of Small Structures.
Project Planner: Jeff Schwilk, Associate Planner

	Existing	Proposed
General Plan Designation	Regional Mixed Use	Same
Zoning District	CT (Thoroughfare Commercial)	Same
Lot Size	24,483 (0.56 acres)	Same
Land Use	Service Station including vehicle repair bays	Service Station with retail convenience store and potential restaurant
Commercial Square Footage	1,727 square feet	1,792 square feet
Residential Units	n/a	n/a
Private Open Space	n/a	n/a
Public Open Space	n/a	n/a
Stories / Total Height	One-story / 16 feet in height	Same
Parking	5 on-site vehicle parking spaces and no bicycle parking	12 on-site vehicle parking spaces and 1 bicycle rack and 1 bike locker

Aerial Map



Zoning Map



**Project Site Zoning –
CC – Community Commercial**

General Plan Map



**Project Site General Plan
Designation –
Regional Mixed Use /
El Camino Real Focus Area**