

**TO:** HONORABLE CHAIRMAN AND PLANNING COMMISSION  
**FROM:** ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** MISCELLANEOUS 13-001 – PLANNING COMMISSION INTERPRETATION  
**APPLICANT:** STEVE’S GAS

**DATE:** FEBRUARY 25, 2013

**Needs:** Request an interpretation by the Planning Commission for the ability to expand an existing non-conforming use within Uptown – Town Centre Specific Plan.

- Facts:**
1. The project has been filed by Ken Nagahara on behalf of Paso Enterprises, LLC (Steve Gas), to remove and reconstruct the existing fuel station and build a new mini-mart.
  2. The project is located at 1441 Spring Street, in the TC-1 zone.
  3. Gas Stations with mini-marts are not permitted in the TC-1 zone. The existing service station is considered existing non-conforming.
  4. The Specific Plan allows the continuance of an existing non-conforming use; however, it does not allow expansion of a non-conforming use.
  5. The Specific Plan does allow neighborhood markets in the TC-1 zone.

**Analysis and Conclusion:**

The existing gas station has the right to continue operating in the TC-1 zone. Since neighborhood markets are permitted, it would seem reasonable that the Planning Commission could make the interpretation that rebuilding the project to include new gas pump islands, and a new market building would be permitted.

This issue was discussed with the Development Review Committee (DRC) on January 28, 2013, and based on the points mentioned above; the DRC was comfortable making the recommendation to the Planning Commission to make an interpretation that the project would be a permitted use. Furthermore, the DRC discussed that it seemed important to take advantage of the opportunity to redevelop the site with a new project.

If the Planning Commission approves this interpretation, the project would go to the DRC for review of site planning and architectural plans.

**Policy**

**Reference:** Uptown Town Centre Specific Plan

**Fiscal**

**Impact:** None.

**Options:** After opening the public hearing and taking public testimony, the Planning Commission is requested to consider the following options:

- a. Make the interpretation that allowing the removal of the gas station and rebuilding a new gas station with market would be permitted, since the Uptown Town Centre Specific Plan allows the existing gas station to continue operation, and since markets are permitted in the TC-1 zone.
- b. Amend, modify, or reject the foregoing option.

**Prepared By:** Darren Nash, Associate Planner

**Attachments:**

1. Site Plan
2. Floor Plan
3. Market Architectural Elevations
4. Canopy Architectural Elevations



ARCHITECTURE •  
DESIGN •  
GRAPHICS •  
Principal  
KEN M. NAGAHARA  
Ph. (805) 238-5501  
610 10th Street, Suite  
A Paso Robles, Ca.  
92446 Fax (805)  
238-5835

PLAN PREPARED FOR:  
STEVES GAS  
1441 SPRING STREET  
PASO ROBLES, CA 93446

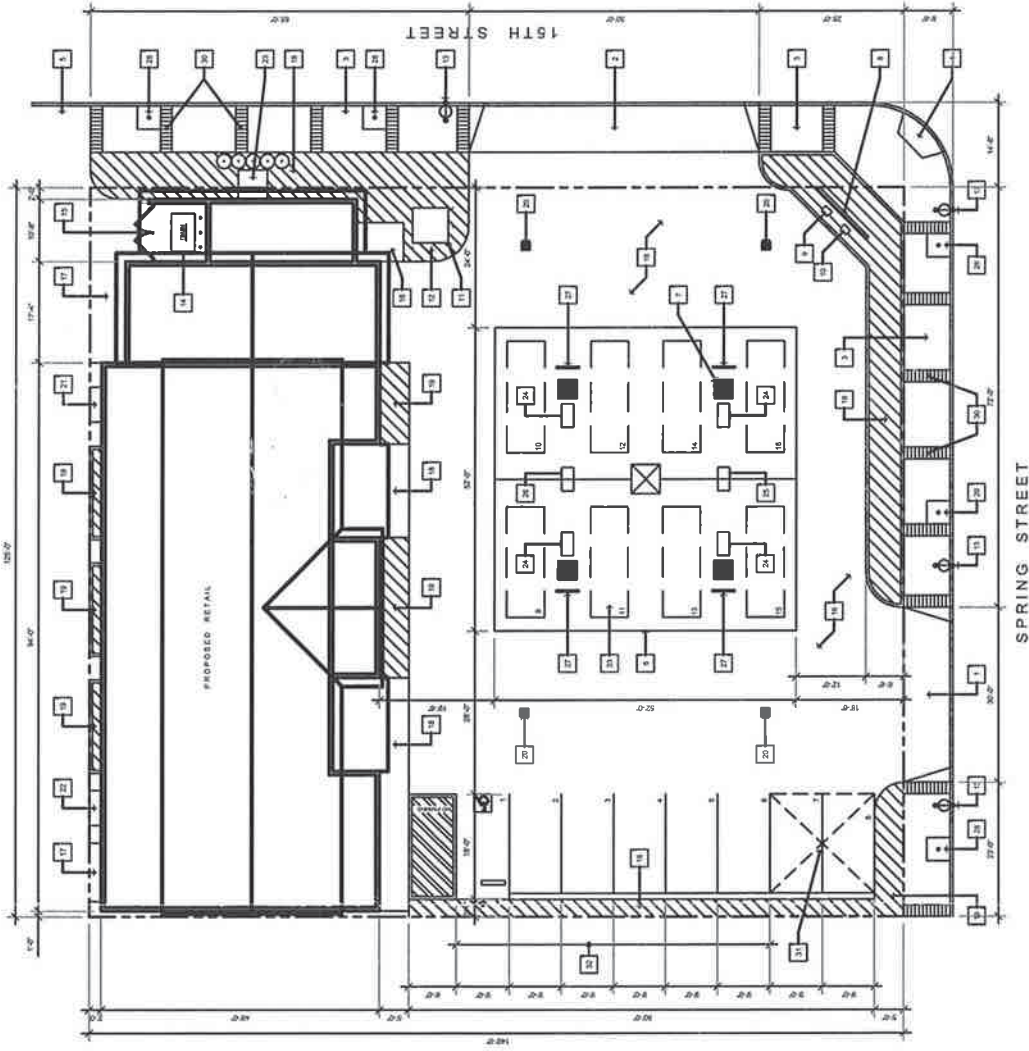
REV.	DESCRIPTION	DATE

PROJECT NO. 1441  
DRAWN BY CLK  
DATE: 03/10/10  
SHEET TITLE: 1441 GAS STATION  
SHEET NUMBER: A-1

SITE PLAN

SHEET NUMBER  
A-1

- SITE PLAN CALLOUTS**
1. NEW 18" THICK CONCRETE SKIDWAY APPROACH SHALL BE INSTALLED PER CITY STANDARDS.
  2. NEW 18" THICK CONCRETE DRIVEWAY APPROACH SHALL BE INSTALLED PER CITY STANDARDS.
  3. ALL NEW CONCRETE CURB, GUTTERS AND SIDEWALK SHALL BE INSTALLED PER CITY STANDARDS.
  4. NEW CURB CUT AT STREET INTERSECTION SHALL BE INSTALLED PER CITY STANDARDS.
  5. EXISTING 30" WIDE ASPHALT DRIVEWAY SHALL REMAIN.
  6. 3" SQUARE CANTON SUPPORT COLLARS (8 TOTAL).
  7. MONUMENT SIGN WITH INTERNAL LIGHTING.
  8. LPS DISPENSOR PUMP.
  9. AIR/WATER DISPENSOR.
  10. 12" DIAMETER CONCRETE PIPES.
  11. 12" DIAMETER CONCRETE PIPES.
  12. 12" DIAMETER CONCRETE PIPES.
  13. 12" DIAMETER CONCRETE PIPES.
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  31. 12" DIAMETER CONCRETE PIPES.
  32. 12" DIAMETER CONCRETE PIPES.
  33. 12" DIAMETER CONCRETE PIPES.



SCALE: 1" = 10'-0"

**SITE PLAN**

Attachment 1  
Site Plan  
1441 Sprint St.  
(Steve's Gas)



ARCHITECTURE  
 GRAPHICS  
 DESIGN  
 KEN M. NAGAHARA  
 Principal  
 Ph. (805) 238-5501  
 810 10th Street, Suite  
 A Paso Robles, Ca.  
 93446 Fax (805)  
 238-5853

PLAN PREPARED FOR:  
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 1441 SPRING STREET  
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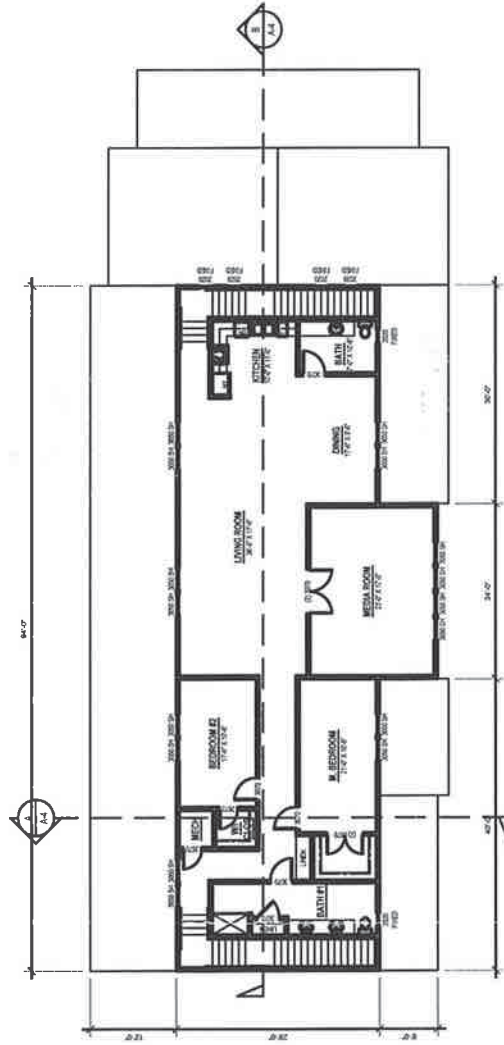
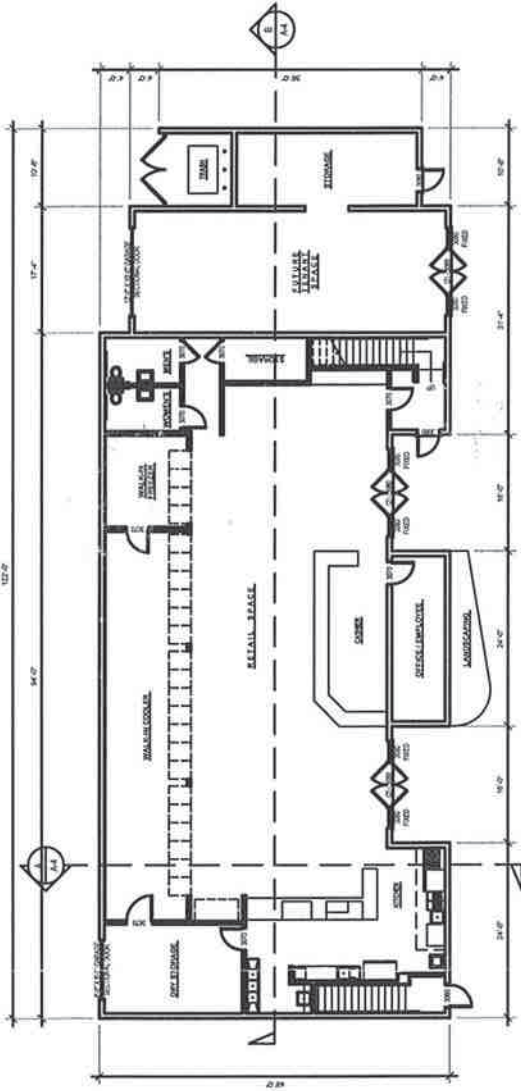
REV.	REVISION	DATE

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PROJECT NO. 1441SP  
 DRAWN BY: K.M.  
 DATE: 11/20/11  
 SHEET TITLE: UPPER FLOOR PLANS

LOWER /  
 UPPER FLOOR  
 PLANS

SHEET NUMBER  
 A-2



Attachment 2  
 Floor Plan  
 1441 Sprint St.  
 (Steve's Gas)

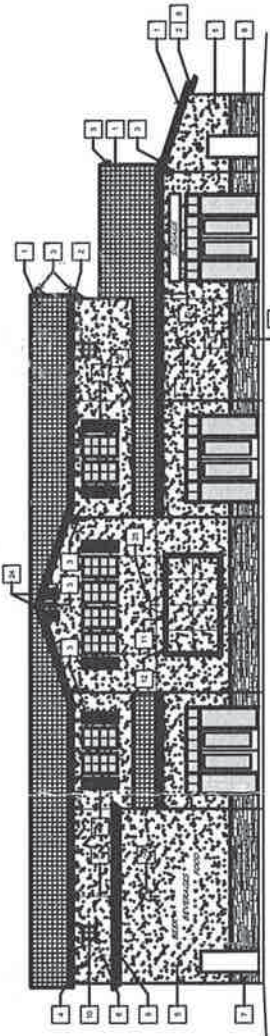


REV.	DESCRIPTION	DATE

PROJECT NO. \_\_\_\_\_  
 DRAWN BY: K.M.  
 CHECKED BY: \_\_\_\_\_  
 SHEET TITLE: 1441 SPRING STREET  
 ELEVATIONS

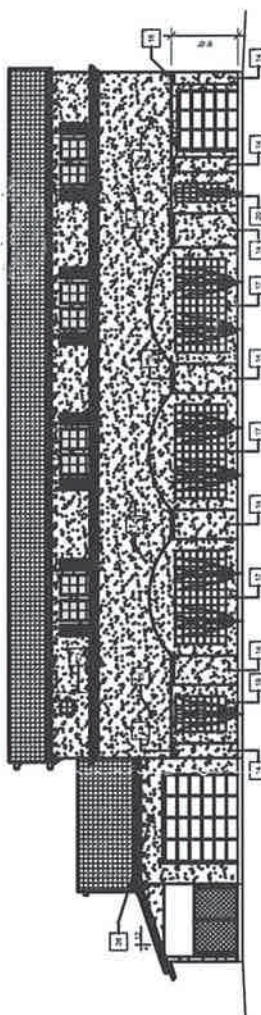
**ELEVATION CALLOUTS**

- CONCRETE 1" TILE ROOFING SHALL BE CONTINUED TO FACE ROOFING (APPROVAL NO. COCESAS 1986). COLOR SHALL BE "SUN MIDGE BLACK".
- ALL LEAVES AND FIELDS SHALL HAVE CEMENT PLASTER FINISH WITH 3/4" RIBBED LATH ON HORIZONTAL PORTION. COLOR SHALL BE CP-1.
- ALL INTERIOR WALLS SHALL BE CEILING TO FINISH. EXTERIOR WALLS SHALL BE CHAMFERED OUTSIDE CORNER. COLOR SHALL BE CP-1.
- FALSE IMPER TALS SHALL BE 4" X 6" X 24" LONG BY FALC WOOD BEAMS MODEL WY-6484. COLOR SHALL BE P-1.
- CEMENT PLASTER OVER WOOD FRAMED WALLS SHALL BE PRIME, BROWN AND COLOR COAT IN AN APPROVED MANNER. COLOR SHALL BE CP-1.
- CEMENT PLASTER OVER WOOD FRAMED WALLS SHALL BE OVER APPROVED WIRE LATH AND BUILDING PAPER. COLOR SHALL BE CP-1.
- 4" HIGH STONE WINDSCOT OVER CEMENT PLASTER FINISH AT CHIMNEY MANUFACTURERS SPECIFICATIONS. STONE SHALL BE LEBERSTONE BLACK SET AND COLOR SHALL BE FOUR RINGS. PROVIDE APPROVED DECORATIVE CAP TO MATCH.
- PRIME PAINT FINISH SHALL BE CAPRIE GUTTER AND DOWNSPOUT BY ALL MANUFACTURERS SPECIFICATIONS. COLOR SHALL BE CP-1.
- DECORATIVE CEMENT PLASTER MARKET CORNICE SHALL BE BY PRIME MOLDINGS ON AN APPROVED EQUAL. MOLDINGS SHALL BE CORNICE MODEL CH-133. COLOR SHALL BE CP-2.
- DECORATIVE WINDOW HIGH CORNICE OVER 2 X 2 WINDOWS. CORNICE SHALL BE DECORATIVE CEMENT PLASTER TRIM SHALL BE BY PRIME MOLDINGS ON AN APPROVED EQUAL. COLOR SHALL BE CP-2 (MATTI BLACK).
- DECORATIVE CEMENT PLASTER TRIM SHALL BE BY PRIME MOLDINGS ON AN APPROVED EQUAL. MOLDINGS SHALL BE TRIM MODEL TR-111. COLOR SHALL BE CP-2.
- CEMENT PLASTER OVER CMU BLOCK WALL. APPLY BROWN AND CONTRASTING COLOR COAT IN AN APPROVED MANNER. COLOR SHALL BE CP-2.
- DECORATIVE WINDOW SHUTTER TRIM BOARD AND BATTERY STYLE SHALL BE BY LEGSIE SHUTTER ON AN APPROVED APPROVED EQUAL. SHUTTER SHALL BE 1/2" THICK. COLOR SHALL BE CP-1.
- CEMENT PLASTER OVER CMU BLOCK WALL. APPLY BROWN AND CONTRASTING COLOR COAT IN AN APPROVED MANNER. COLOR SHALL BE CP-2.
- APPROVED WIRE LATH AND BUILDING PAPER. FINISH SHALL BE CEMENT PLASTER OVER LANDSCAPE LATTICE SHALL BE 2" HIGH BY 4" WIDE USING 1 X 2 @ 12" OC APPROVED MANNER. COLOR SHALL BE CP-1.
- MAIN ELECTRICAL SWITCHING SHALL BE WIP, LOWVOLT, 30, AND SEPARATE WITH APPROVED MAIN SWITCH CONNECT SWITCH.
- APPROVED WIRE LATH AND BUILDING PAPER. FINISH SHALL BE CEMENT PLASTER OVER LANDSCAPE LATTICE SHALL BE 2" HIGH BY 4" WIDE USING 1 X 2 @ 12" OC APPROVED MANNER. COLOR SHALL BE CP-1.
- APPROVED CEMENT PLASTER TRIM SHALL BE BY PRIME MOLDINGS ON AN APPROVED EQUAL. MOLDINGS SHALL BE TRIM MODEL TR-132. COLOR SHALL BE CP-2.
- LANDSCAPE LATTICE SHALL BE 4" HIGH BY 4" WIDE USING 1 X 2 @ 12" OC APPROVED MANNER. COLOR SHALL BE CP-1.
- LANDSCAPE LATTICE SHALL BE 4" HIGH BY 4" WIDE USING 1 X 2 @ 12" OC APPROVED MANNER. COLOR SHALL BE CP-1.
- DECORATIVE CEMENT PLASTER FALSE WINDOW PANELS SHALL BE 2'-0" SQUARE BY 1" THICK. COLOR SHALL BE CP-1.
- DECORATIVE CEMENT PLASTER FALSE WINDOW PANELS SHALL BE TWO (2) OF 1" THICK WITH FLIGHT TO MATCH ROOF IN 1/4" BY 1" THICK. COLOR SHALL BE CP-1.
- EXPANSION CONTROL JOINTS SHALL BE LOCATED AS REQUIRED. COLORS SHALL BE SAME AS CP-1.
- DECORATIVE CEMENT PLASTER GABLE VENT PANELS SHALL BE 7'-0" WIDE BY 4'-0" HIGH WITH 1/4" FLIGHT TO MATCH ROOF P-1. COLOR SHALL BE CP-1.
- DECORATIVE WALL MOUNTED LIGHT FIXTURE SHALL BE BY LUMENS MODEL SCR5000080808 IMPROVED WITH BONY METAL PAULS WITH BRONZE FINISH AND BRONZE FINISH. COLOR SHALL BE CP-1.
- TRUSS ROOF PROJECT WITH 100% METAL PAULS WITH BRONZE FINISH.



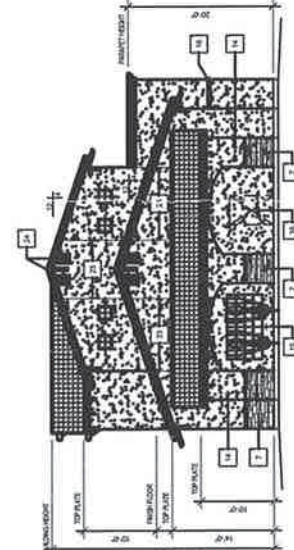
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



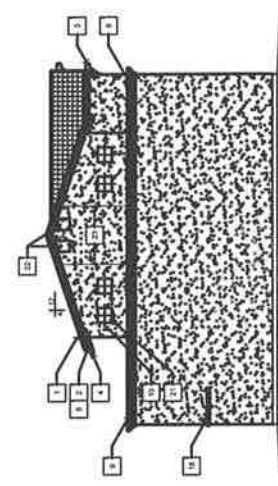
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

