

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PD 03-012 AMENDMENT (EAGLE ENERGY, INC.)

DATE: DECEMBER 8, 2015

Needs: For the Planning Commission to consider an amendment to PD 03-012 to allow changes to the existing fascia of the commercial fueling station canopy.

- Facts:
1. The site is located at the northeast corner of Golden Hill Road and Highway 46 East (2400 Golden Hill Road) within Subarea E of the Borkey Area Specific Plan (see location map, Attachment 1).
 2. The General Plan land use designation is CS (Commercial Service) and the zoning is C3 (Commercial/Light Industrial).
 3. On March 9, 2004, the Planning Commission approved PD 03-012 allowing for the redevelopment of the Eagle Energy site, which included construction of the new card lock and commercial fuel islands with new canopies, and construct the 4,500 square foot convenience store.
 4. PD 03-012 established a western architectural theme for the convenience store and the canopies, which includes wood siding, trim, and gable elements. See original canopy elevations, Attachment 2.
 5. The current gas canopy fascia is coming apart and needs repair. The applicants are requesting the existing canopy fascia be replaced with standard corporate 76 aluminum paneling and new signage. See proposed elevations, Attachment 2.
 6. The existing building/convenience store and secondary diesel fuel canopy would remain as is.
 7. The DRC reviewed the request to revise canopy signage and materials on August 17, 2015 and again on October 19, 2015. The DRC recommended that the Commission approve the amendment to allow the canopy change.

Analysis
and

Conclusions: Though the proposed canopy fascia design would not be consistent with the original western style architecture for the project, it would be consistent with the Mobil and Pacific Pride canopies located across Golden Hill Road, which also have a standard metal canopy design.

The DRC recommended that the Planning Commission approve the change in the canopy design based on the proposed design being consistent with the other canopies in the area.

Policy

Reference: Paso Robles General Plan Land Use Element, Paso Robles Zoning Ordinance, Borkey Area Specific Plan

Fiscal

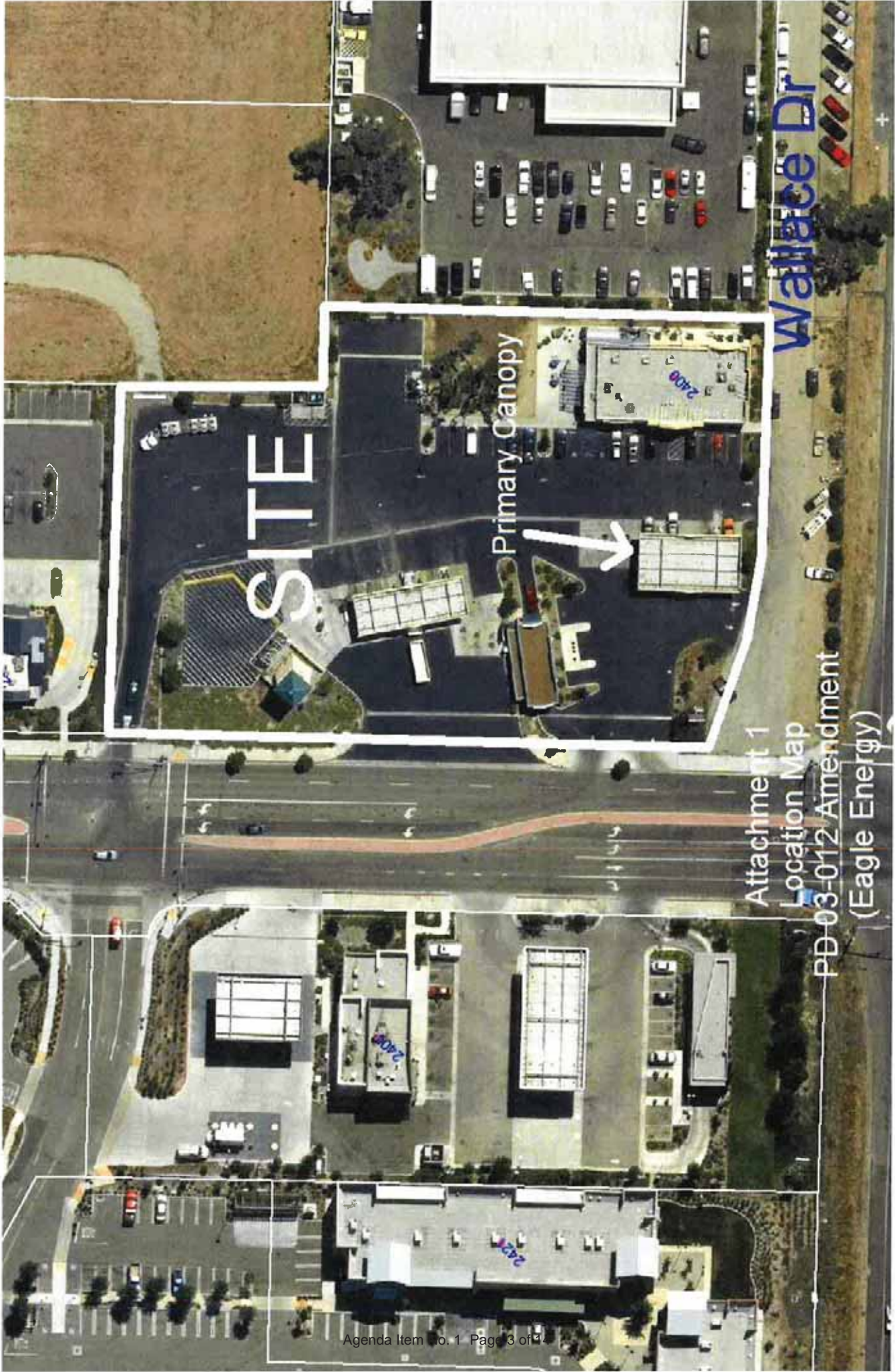
Impact: None

Options: After consideration of all public testimony, the Planning Commission should consider the following options:

- A. Adopt the attached resolution approving the amendment to PD 03-012;
- B. Refer back to Staff & DRC for additional design options.
- C. Amend, modify or reject the above noted options.

Attachments:

1. Location Map
2. Original and Proposed Elevations
3. Draft Resolution Amending PD 03-012
4. Newspaper and Mail Notice Affidavits

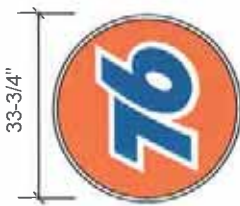
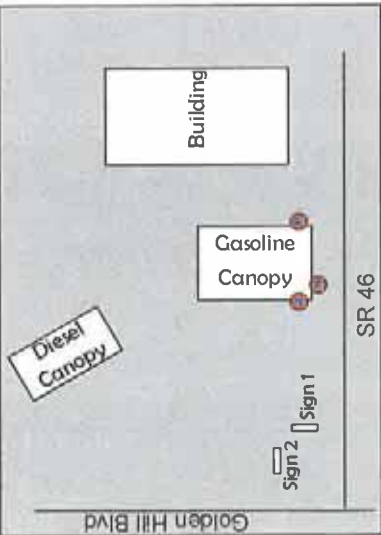


SITE

Primary Canopy

Wallace Dr

Attachment 1
Location Map
PD-03-012 Amendment
(Eagle Energy)



Canopy Logos (3) – Typ.
SQ FT = 6.20

Canopy Logos (3) – Typ.

NOTES:

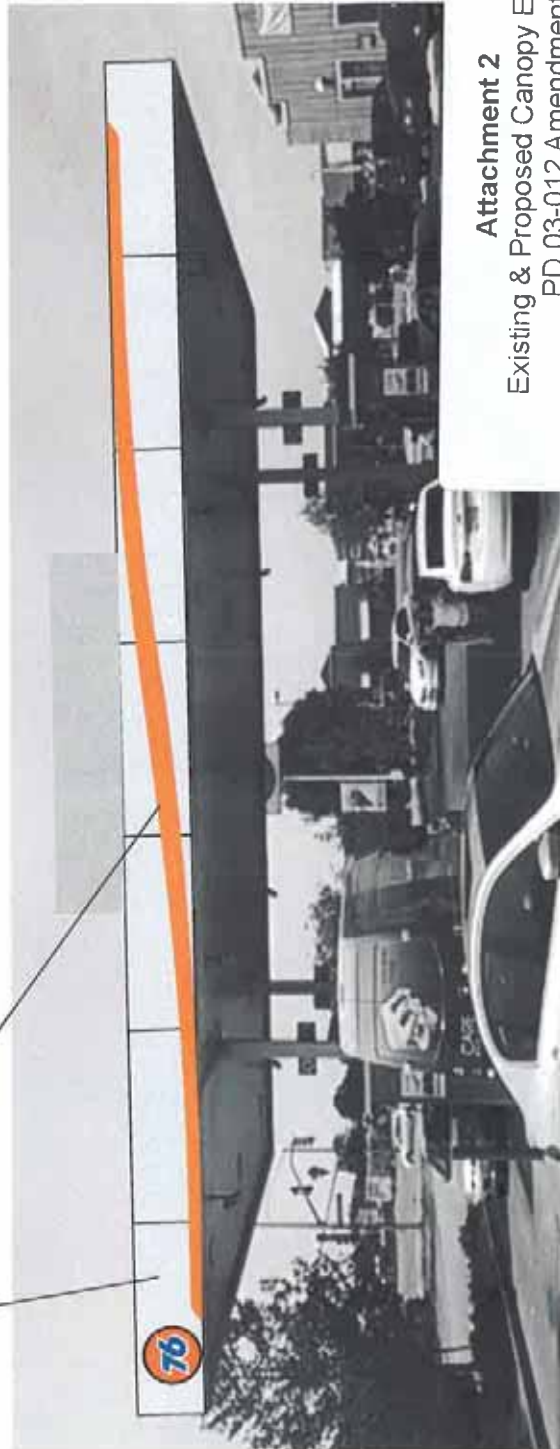
- 1) Existing 76 Fascia and Signs to be removed by Sign Contractor
- 2) 76 ACM Fascia and Signs to be installed by Sign Contractor in accordance with all local Codes



EXISTING CANOPY SIDE A
Canopy Fascia is 36" tall x 64" long

ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET

SILVER ACM 3MM
36" X 118" TYP PANEL



PROPOSED CANOPY SIDE A
Canopy Fascia is 36" tall x 64" long

SPECIFICATIONS

- LOGO SIGN:
VACUFORMED
POLYCARBONATE
PAINTED GRAPHICS
- SILVER ACM 3MM
36" X 118" TYP PANEL
- ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET
- ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT

INITIALS: _____

ZONING INFORMATION

Jurisdiction: City of Paso Robles
Parcel ID: 025-421-027
Classification: C3

COLORS

- PMS 165C Orange
- Stainless / Silver
- PMS 287C Blue

76
Store # 808332
2400 Golden Hill Rd
PASO ROBLES CA 93446

Attachment 2
Existing & Proposed Canopy Elevation
PD 03-012 Amendment
2400 Golden Hill Road
(Eagle Energy)



Company with a Smart Vision
LSI Adapt, Inc.
0 Pleasantwood Ave., NW
North Canton, OH 44720
(330) 494-9444

Approvals: P66 Landlord Permitted

Drawing: Gas Canopy Side A

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO GRANT AN AMENDMENT TO
PLANNED DEVELOPMENT 03-012
(EAGLE ENERGY)
APN: 025-421-027

WHEREAS, Planned Development (PD) 03-012 was approved by the Planning Commission in 2004 approving the site planning and architectural character of the re-construction of the Eagle Energy fuel canopy and convenience store, located at 2400 Golden Hill Road; and

WHEREAS, the western architectural theme consisting of board and batt siding, raised parapet was utilized on the convenience store as well as both the fuel island canopies, and in addition the free standing carwash building; and

WHEREAS, the materials on the primary fuel island canopy are worn and need replacing and the applicant is requesting that the style and materials of the façade of the primary fuel island canopy be changed to the standard type aluminum paneling (ACM) along with new signage for the 76 fuel sales; and

WHEREAS, the existing fuel island canopy for the diesel fuel is not proposing to be changed; and

WHEREAS, a public hearing was conducted by the Planning Commission on December 8, 2015 to consider facts as presented in the staff report prepared for the amendment request, and to accept public testimony regarding the application, and

WHEREAS, based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The project is consistent with the adopted codes, policies, standards and plans of the City; and
2. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the residents and or businesses in the surrounding area, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City; and
3. The proposed development plan accommodates the aesthetic quality of the City as a whole, especially where development will be visible from the gateways to the City, scenic corridors; and the public right-of-way; and

4. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides an appropriate visual appearance, and contributes to the mitigation of any environmental and social impacts; and
5. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, oak trees, vistas, etc.; and
6. The proposed development plan contributes to the orderly development of the City as a whole; and
7. The proposed development plan as conditioned would meet the intent of the General Plan and Zoning Ordinance by providing the opportunity for clean attractive business to be located in the Business Park/Planned Industrial designated areas of the City; and
8. Modifying the primary fuel island canopy for Eagle Energy/76 Fuel Sales, to a standard aluminum façade style, would be similar to the two other fuel canopies located at the fuel sales business across Golden Hill Road and would seem reasonable at the intersection of Highway 46 East and Golden Hill Road, since no specific architectural character has been established.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve PD 03-002 Amendment, subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
A	Site Plan
B	West Elevation
C	East Elevation
D	North Elevation
E	South Elevation

2. Prior to the issuance of a building permit, plans shall be reviewed by the Planning Department for consistency with the above listed exhibits.

PASSED AND ADOPTED THIS 8th day of December, 2015 by the following Roll Call Vote:

AYES:

NOES:

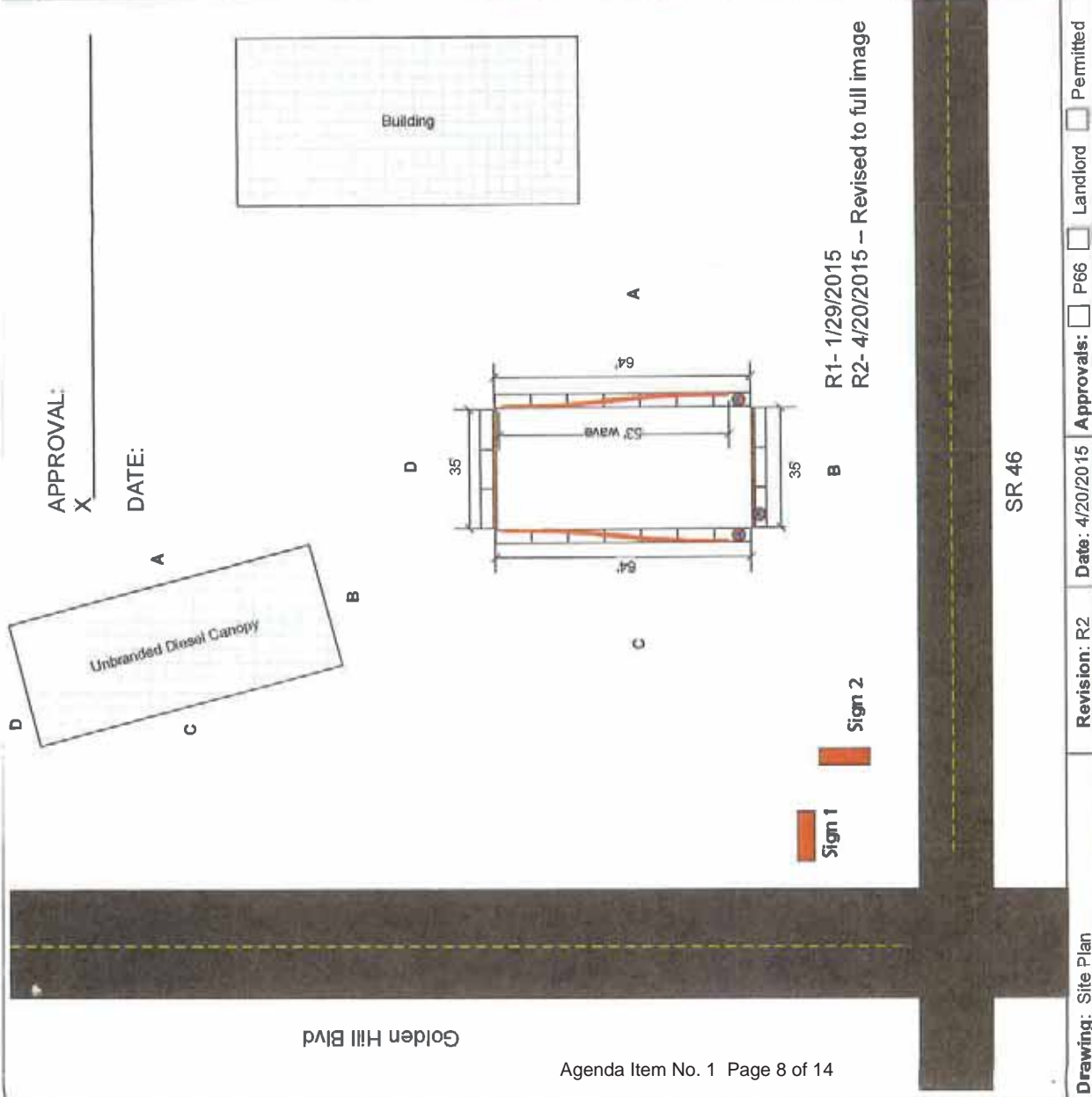
ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



APPROVAL: X

DATE:

SR 46

Drawing: Site Plan

Revision: R2

Date: 4/20/2015

Approvals: P66 Landlord Permitted

R1- 1/29/2015

R2- 4/20/2015 -- Revised to full image

- SPECIFICATIONS**
- LOGO SIGN:
VACUFORMED
POLYCARBONATE
PAINTED GRAPHICS
 - SILVER ACM 3MM
36" X 118" TYP PANEL
 - ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET
 - ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT

ZONING INFORMATION

Jurisdiction: City of Paso Robles
Parcel ID: 025-421-027
Classification: C3

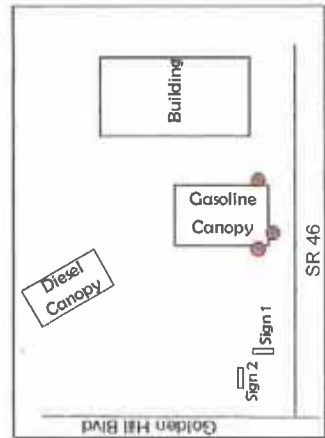
- COLORS**
- PMS 165C Orange
 - Stainless / Silver
 - PMS 287C Blue

76
Store # 808332
2400 Golden Hill Rd
PASO ROBLES CA 93446

RECEIVED

OCT 0 5 2015
City of Paso Robles
Community Development Dept.

Exhibit A
Site Plan
PD 03-012 Amendment
2400 Golden Hill Road
(Eagle Energy)



Canopy Logos (3) – Typ.
SQ. FT = 6.20



EXISTING CANOPY SIDE C
Canopy Fascia is 36" tall x 64" long

SILVER ACM 3MM
36" X 118" TYP PANEL

ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET



PROPOSED CANOPY SIDE C
Canopy Fascia is 36" tall x 64" long

SPECIFICATIONS

- LOGO SIGN:
VACUFORMED
POLYCARBONATE
PAINTED GRAPHICS
- SILVER ACM 3MM
36" X 118" TYP PANEL
- ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET
- ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT

INITIALS:

ZONING INFORMATION

Jurisdiction: City of Paso Robles
Parcel ID: 025-421-027
Classification: C3

COLORS

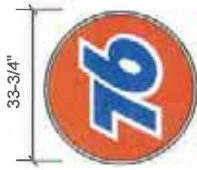
- PMS 165C Orange
- Stainless / Silver
- PMS 287C Blue

76
Store # 808332
2400 Golden Hill Rd
PASO ROBLES CA 93446

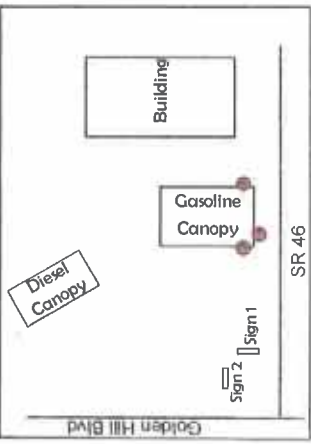


Drawing: Gas Canopy Side C Approvals: P66 Landlord Permitted

Exhibit B
West Elevation
PD 03-012 Amendment
2400 Golden Hill Road
(Eagle Energy)



Canopy Logos (3) - Typ.
SQ FT = 6.20



NOTES:

- 1) Existing 76 Fascia and Signs to be removed by Sign Contractor
- 2) 76 ACM Fascia and Signs to be installed by Sign Contractor in accordance with all local Codes



EXISTING CANOPY SIDE A
Canopy Fascia is 36" tall x 64" long



PROPOSED CANOPY SIDE A
Canopy Fascia is 36" tall x 64" long

ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET

SILVER ACM 3MM
36" X 118" TYP PANEL

SPECIFICATIONS

- LOGO SIGN:
VACUFORMED
POLYCARBONATE
PAINTED GRAPHICS
- SILVER ACM 3MM
36" X 118" TYP PANEL
- ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET
- ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT

INITIALS:

ZONING INFORMATION

Jurisdiction: City of Paso Robles
Parcel ID: 025-421-027
Classification: C3

COLORS

- PMS 165C Orange
- Stainless / Silver
- PMS 287C Blue

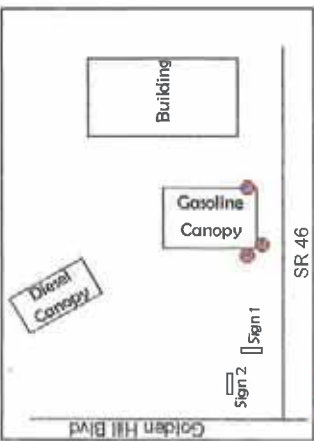
76
Store # 808332
2400 Golden Hill Rd
PASO ROBLES CA 93446

LSI
A Company with a Smart Vision
LSI Adapt, Inc.
9260 Pleasantwood Ave., NW
North Canton, OH 44720
(330) 494-9444

Approvals: P66 Landlord Permitted

Drawing: Gas Canopy Side A

Exhibit C
East Elevation
PD 03-012 Amendment
2400 Golden Hill Road
(Eagle Energy)



Canopy Logos (3) - Typ.



NOTES:

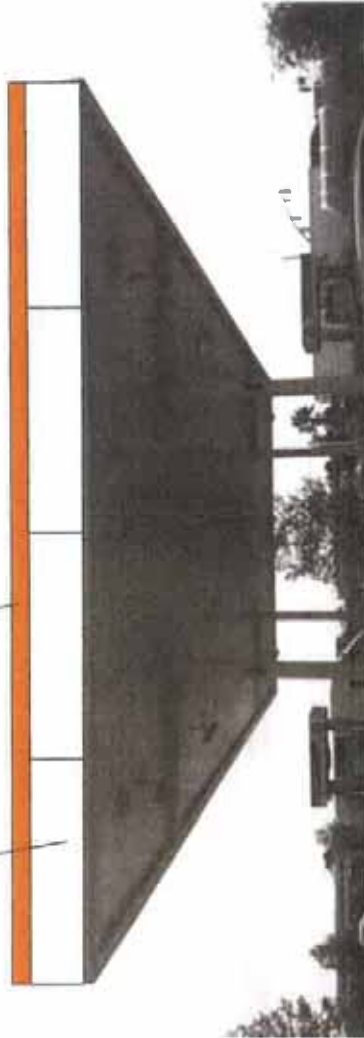
- 1) Existing 76 Fascia and Signs to be removed by Sign Contractor
- 2) 76 ACM Fascia and Signs to be installed by Sign Contractor in accordance with all local Codes



EXISTING CANOPY SIDE D
Canopy Fascia is 36" tall x 35' long

ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT

SILVER ACM 3MM
36" X 118" TYP PANEL



PROPOSED CANOPY SIDE D
Canopy Fascia is 36" tall x 35' long

Drawing: Gas Canopy Side D

Approvals: P66 Landlord Permitted

SPECIFICATIONS

- LOGO SIGN:
VACUFORMED
POLYCARBONATE
PAINTED GRAPHICS
- SILVER ACM 3MM
36" X 118" TYP PANEL
- ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET
- ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT

INITIALS:

ZONING INFORMATION

Jurisdiction: City of Paso Robles
Parcel ID: 025-42-1-027
Classification: C3

COLORS

- PMS 165C Orange
- Stainless / Silver
- PMS 287C Blue

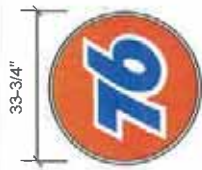
76
Store # 808332
2400 Golden Hill Rd
PASO ROBLES CA 93446

LSI
A Company with a Smart Vision
LSI Adapt, Inc.
9260 Pleasantwood Ave., NW
North Canton, OH 44720
(330) 494-9444

Exhibit D
North Elevation
PD 03-012 Amendment
2400 Golden Hill Road
(Eagle Energy)

NOTES:

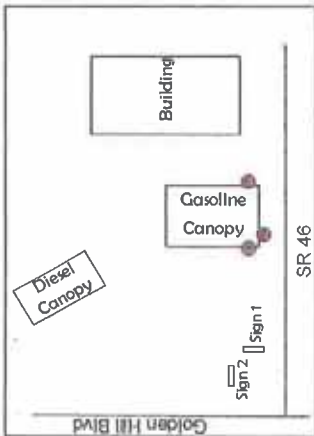
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Canopy Logos (3) - Typ.
SQ FT = 6.20



EXISTING CANOPY SIDE B
Canopy Fascia is 36" tall x 35' long

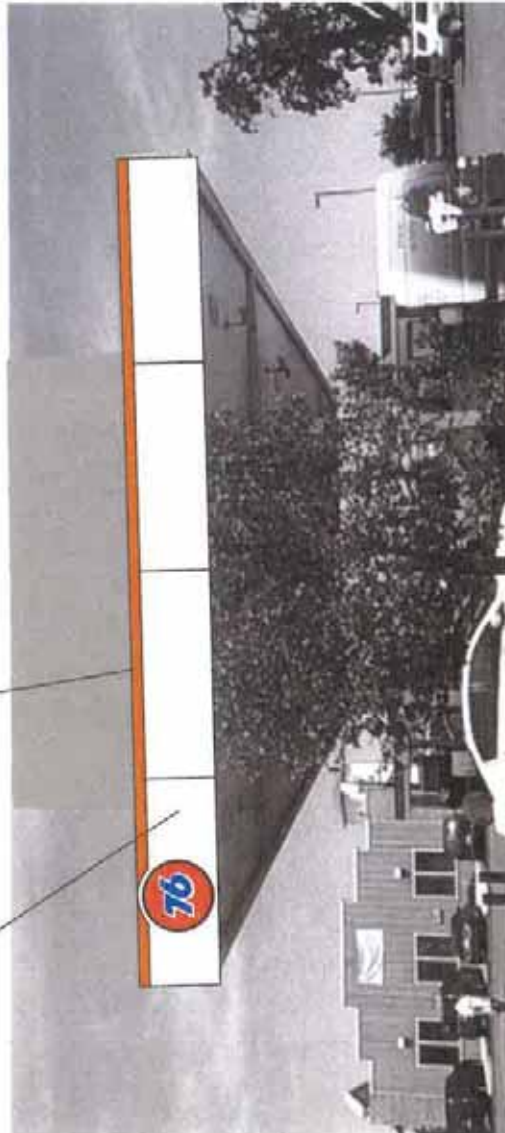


SR 46

Canopy Logos (3) - Typ.

SILVER ACM 3MM
36" X 118" TYP PANEL

ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT



PROPOSED CANOPY SIDE B
Canopy Fascia is 36" tall x 35' long

SPECIFICATIONS:

- LOGO SIGN:
VACUFORMED
POLYCARBONATE
PAINTED GRAPHICS
- SILVER ACM 3MM
36" X 118" TYP PANEL
- ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET
- ALUMINUM HOOD WITH
ORANGE LED ACCENT
DOWNLIGHT

INITIALS:

ZONING INFORMATION

Jurisdiction: City of Paso Robles
Parcel ID: 025-421-027
Classification: C3

COLORS

- PMS 165C Orange
- Stainless / Silver
- PMS 287C Blue

76
Store # 808332
2400 Golden Hill Rd
PASO ROBLES CA 93446



A company with a *Smart Mission*
LSI Adapt, Inc.
9260 Pleasantwood Ave., NW
North Canton, OH 44720
(330) 494-9444

Approvals: P66 Landlord Permitted

Drawing: Gas Canopy Side B

Exhibit E
South Elevation
PD 03-012 Amendment
2400 Golden Hill Road
(Eagle Energy)



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

AFFIDAVIT

OF MAIL NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Monica C Hollenbeck, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for PD 03-012 Amendment, on this 25th day of November, 2015.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: *Monica C Hollenbeck*
Monica C Hollenbeck

THE *Newspaper of the Central Coast*
TRIBUNE

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DEC 02 2015
City of Paso Robles
Community Development Dept.

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 2116361
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; NOVEMBER 27, 2015 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: NOVEMBER 27, 2015

AD COST: \$140.12

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, December 8, 2015 at 6:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following:

A request filed by Sorin Enache on behalf of Promotions Plus Sign Co. Inc., to amend Planned Development 03-012, to modify the existing fuel island canopy at the Eagle Energy fuel station located at 2400 Golden Hill Road. The request to amend the design and materials to a standard metal facial with new signage.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Darren Nash
Associate Planner
November 27, 2015 2116361