

RESOLUTION NO. 15-033

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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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: Donaldson, Barth, Cooper, Burgett, Vanderlip

NOES: None

ABSENT: Rollins, Brennan

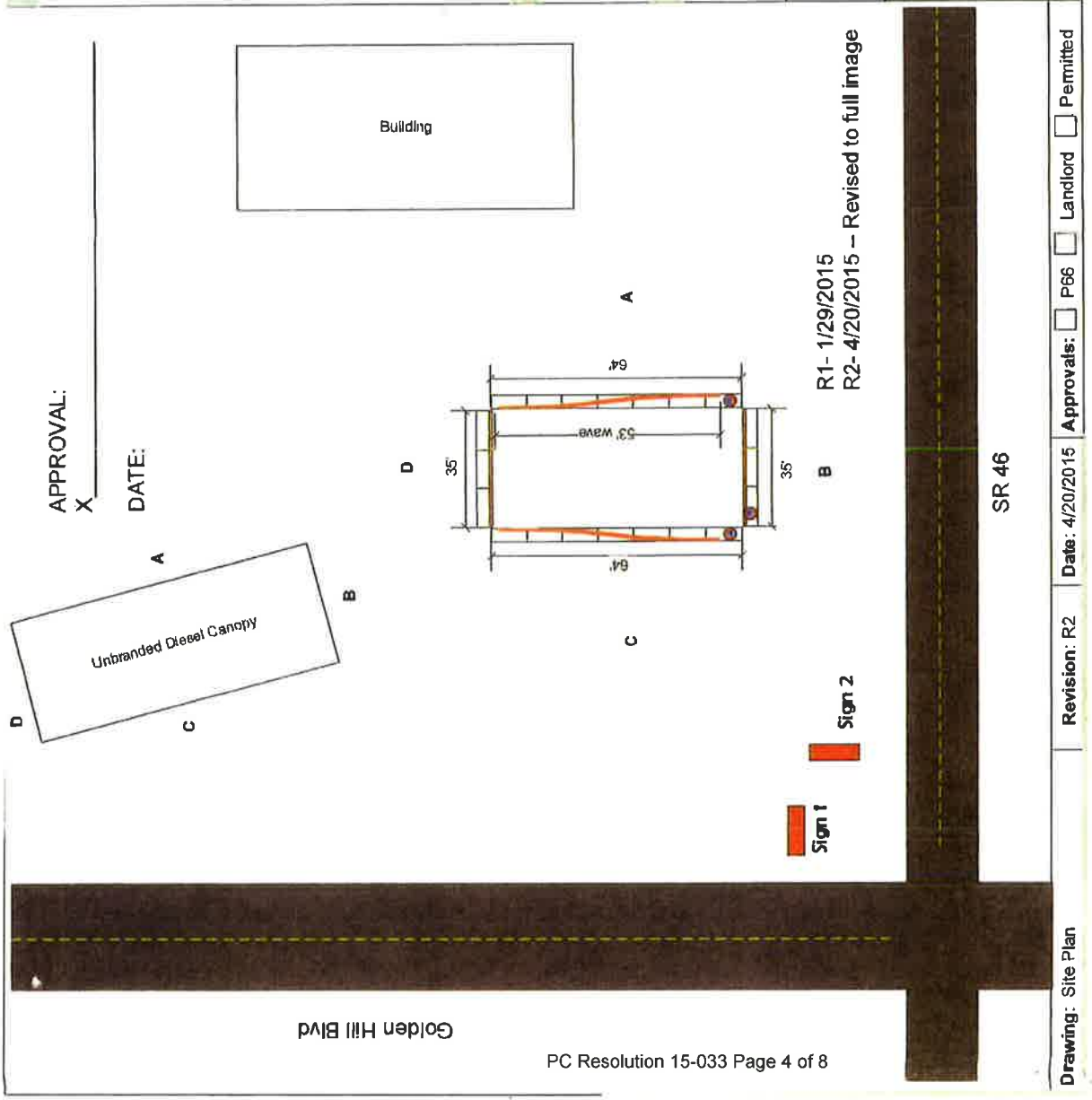
ABSTAIN: None

ATTEST:



WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

VINCE VANDERLIP, CHAIRMAN



APPROVAL:
X

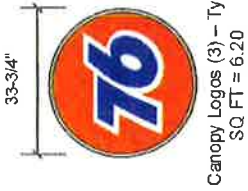
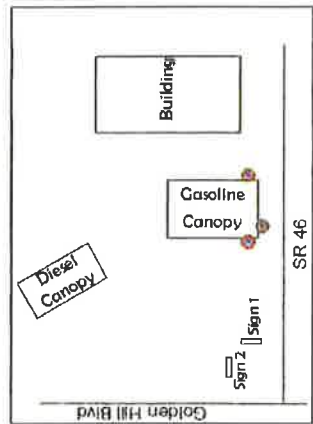
DATE:

RECEIVED
001 0 5 2015
City of Paso Robles
Community Development Dept.

<p>LOGO SIGN: <input type="radio"/> VACUFORMED POLYCARBONATE PAINTED GRAPHICS <input type="radio"/> SILVER ACM 3MM 36" X 118" TYP PANEL <input type="radio"/> ORANGE SAIL: LED BACKLIT FLEXIBLE FACE, ALUMINUM EXTRUDED CABINET <input type="radio"/> ALUMINUM HOOD WITH ORANGE LED ACCENT DOWNLIGHT</p>	
<p>Color Code</p> <p><input type="checkbox"/> PMS 165C Orange <input type="checkbox"/> Stainless / Silver <input type="checkbox"/> PMS 287C Blue</p>	
<p>Zone Information</p> <p>Jurisdiction: City of Paso Robles Parcel ID: 025-421-027 Classification: C3</p>	
<p>Store # 808332 2400 Golden Hill Rd PASO ROBLES CA 93446</p>	
<p>76 Store # 808332 2400 Golden Hill Rd PASO ROBLES CA 93446</p>	
<p>LSI Adapt, Inc. 9260 Pleasantwood Ave., NW North Canton, OH 44720 (330) 494-9444</p>	

Drawing: Site Plan Revision: R2 Date: 4/20/2015 Approvals: ☐ P66 ☐ Landlord ☐ Permitted

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



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

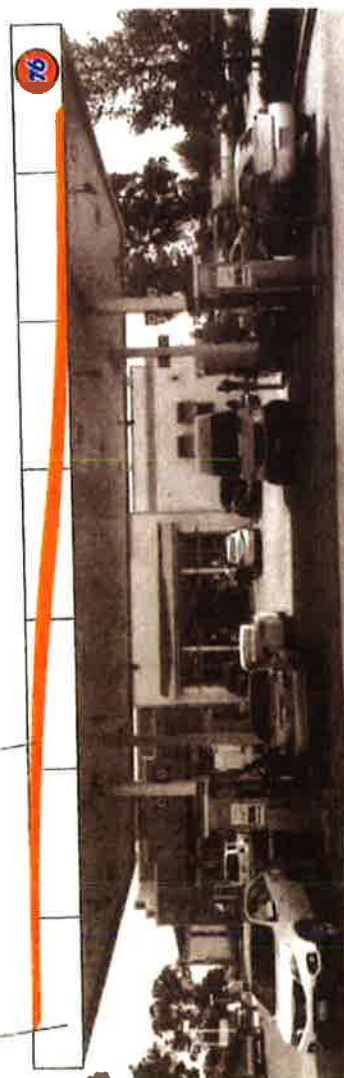


Canopy Logos (3) - Typ.

SILVER ACM 3MM
36" X 118" TYP PANEL

ORANGE SAIL:
LED BACKLIT FLEXIBLE FACE,
ALUMINUM EXTRUDED
CABINET

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



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

- 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

- 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:

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

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

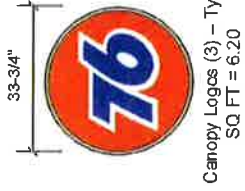
76
Store # 808332
2400 Golden Hill Rd
PASO ROBLES CA 93446

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

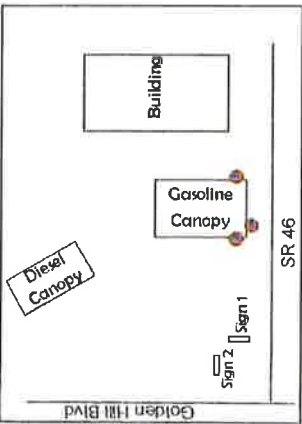
Drawing: Gas Canopy Side C

Approvals: ☐ P66 ☐ Landlord ☐ Permitted

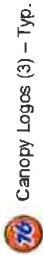
Exhibit B
West Elevation
PD 03-012 Amendment
2400 Golden Hill Road
(Eagle Energy)



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



SR 46



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

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

○ 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:

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

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

76
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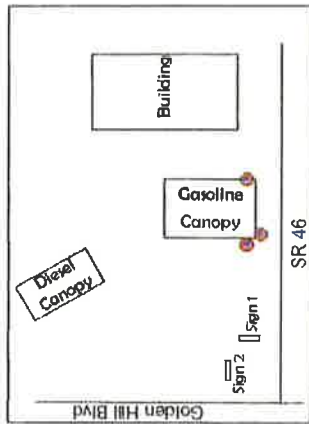
Drawing: Gas Canopy Side A

Approvals: ☐ P66 ☐ Landlord ☐ Permitted

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

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



Canopy Logos (3) - Typ.



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

SILVER ACM 3MM
36" X 118" TYP PANEL



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

INITIALS: _____

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

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

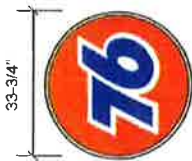
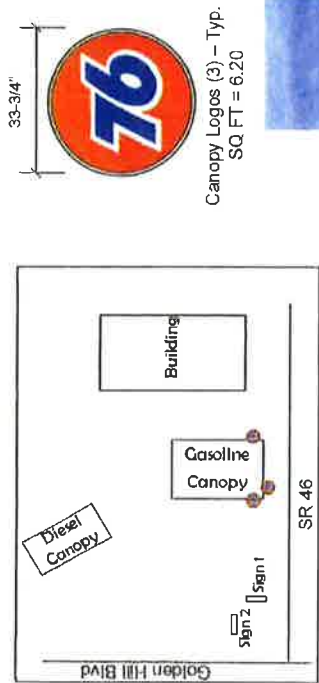
76
Store # 808332
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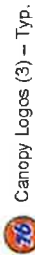
Drawing: Gas Canopy Side D

Approvals: ☐ P66 ☐ Landlord ☐ Permitted

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



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



Canopy Logos (3) - Typ.

NOTES:

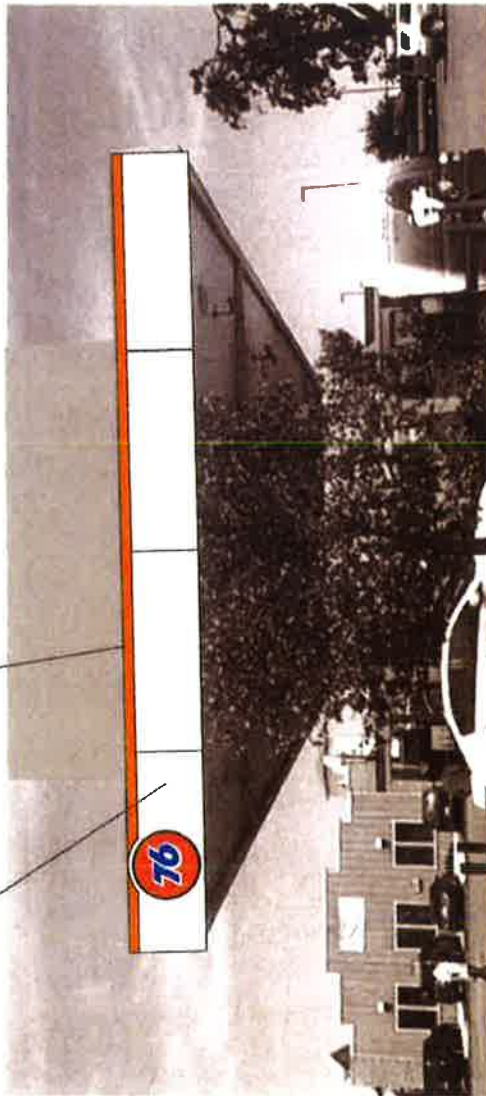
- 1) Existing 76 Fascia and Signs to be removed by Sign Contractor
- 2) 76 ACM Fascia and Signs to be installed by Sign Contractor in accordance with all local Codes



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

INITIALS:

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

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

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

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

Drawing: Gas Canopy Side B Approvals: ☐ P66 ☐ Landlord ☐ Permitted

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