



City of Rohnert Park Planning Commission Report

DATE: April 28, 2016

ITEM NO: 8.1

SUBJECT: PLSR2016-0001 Site Plan and Architectural Review for Remodeling of the Existing Velaro Service Station

LOCATION: 6301 Commerce Boulevard APN 143-051-009

REQUEST: Install new larger canopy, increase fuel dispensers install new refuse enclosure and improve building façade.

APPLICANT: Lex Croffroth – Architect representing property owners.

Background

This Valero station is located at the southwest corner of Commerce Boulevard and Rohnert Park Expressway. The station presently has two (2) fuel islands with four (4) gas pumps. The station dispenses both gasoline and diesel fuel.

Applicant's Proposal

The applicant proposes the following changes to the existing station:

- Construct new fuel islands with a total of six (6) dispensers.
- Construct a new canopy over the new fuel islands. The canopy will measure 55 by 60 feet.
- Construct a new refuse enclosure at the southwest corner of the site.
- Tex-cote and paint the existing building.

- Add new signage.

Canopy and Fuel Islands: The two (2) existing fuel islands with four (4) gas pumps will be removed. Six (6) new gas pumps will be installed with three (3) in each row (Exhibit B). This will allow additional cars to fuel at one time including diesel fuel. A new canopy will be placed over the fuel pumps. The canopy will measure 55 by 60 feet and will maintain the existing setback from Commerce Boulevard. It will extend to approximately four (4) feet of the roof edge of the existing building (Exhibits E, H and I). Access to the fuel pumps and traffic circulation on the site will remain the same as the present situation.

Building Details: There will be no change to the size or use of the existing building. It offers food items for sale and a cashier for motorists who pay in cash. An existing door and window on the south side of the building will be removed and replaced with a solid wall (Exhibit C). The existing building walls will be covered with a tex-cote that resembles stucco. New panels will also be installed on the roof fascia. The building walls and roof area will be painted a combination of earth tone colors (Exhibit D). The fascia of the canopy will have the standard Valero blue (teal) color.

Refuse Enclosure: There is presently no refuse location on the site. A dumpster is located at the rear of the building in an unenclosed area. A new refuse enclosure will be located at the southwest corner of the property. It will measure 10 by 12 feet and will be constructed with six (6) foot high concrete block covered with stucco. The refuse enclosure will have a metal roof and solid metal gates (Exhibit B). It will be painted to match the color of the building.

Signs: (Exhibits F to H)

- The north and south side of the canopy will have the name Valero and the Valero logo. They will consist of channel letters and will be internally illuminated.
- There is an existing monument price sign on the Commerce Boulevard frontage of the site. It will be refaced with internally illuminated price signs. A new cabinet with the Valero name will be added to the top of the sign. The dimensions of the sign will be seven (7) feet tall and five (5) feet tall. An identical new internally illuminated monument sign will be installed on the Rohnert Park Expressway frontage of the site.
- The only signage on the building is the name Food Shop over the entrance to the store facing commerce Boulevard.

Fuel Pumps: Each fuel pump will have the Valero name and be painted the typical Valero colors (Exhibit H). They are designed to increase the flow of gas to reduce customer time at the pump.

Underground Tanks: The existing underground fuel tanks comply with existing standards and will remain. However, new piping will have to be installed from the tanks to the new fuel dispensers. This will have to comply with existing EPA standards.

Lighting: LED area lights will be installed around the perimeter of the site. LED lighting will also be installed under the canopy. The photometric plan indicates that the site is very well illuminated.

Landscaping: None of the improvements on the site will impact existing landscaping. Landscaping consists primarily of grass, shrubs and trees. There is a large row of redwood trees separating this property and the Panera Bread restaurant to the west.

Staff Analysis

There have been no major changes to the station since it was originally constructed. Even though the proposed changes are relatively minor, they will result in a fairly extensive improvement in the appearance of the site from both Rohnert Park Expressway and Commerce Boulevard. The existing building is very dated. The tex-cote and new color scheme will substantially improve the appearance of the food store. The addition of two new fuel dispensers and replacement of the existing fuel dispensers will allow customers to fill their vehicles faster and increase the capacity of the site.

The renovation does not include any improvements to existing landscaping. Staff recommends the installation of additional shrubbery and trees planted on the Rohnert Park Expressway and Commerce Boulevard frontages of the site. Staff is recommending that a landscape and irrigation plan be submitted for staff approval prior to issuance of a building permit. The plan should include a minimum of two new trees on each street frontage.

The station is accessed from Rohnert Park Expressway with a “right turn only” driveway and from two driveways on Commerce Boulevard. This site also has access from the adjacent shopping center with a single cross-access driveway.

Environmental Determination

This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15302 replacement of existing commercial structure with a new structure.

Findings

The recommended findings to approve the Site Plan and Architectural Review for the replacement Valero station are included in the attached resolution.

Public Notification

Not required for Site Plan and Architectural Review.

Staff Recommendation

Based on the analysis and findings of this report and the attached resolution, Staff recommends that the Planning Commission, by motion, adopt Resolution No. 2016-11 approving the Site Plan and Architectural Review for the Valero station remodel, subject to the findings and Conditions of Approval.

Attachments:

- Resolution No 2016-11
- Exhibit A Area Site Map
- Exhibit B Site Plan Modifications Trash Enclosure
- Exhibit C Building Modifications
- Exhibit D Building Colors
- Exhibit E New Canopy Details
- Exhibit F Sign Location Details
- Exhibit G Monument Sign Details
- Exhibit H Canopy Sign Details
- Exhibit I East and West Canopy Detail
- Exhibit J Building Sign Detail
- Exhibit K Detail on Canopy Sign Construction
- Exhibit L Dispenser Detail
- Exhibit M Lighting Details
- Exhibit N Perspective Views of Valero Station


APPROVALS:



Norman Weisbrod, Technical Advisor

4.22.16

Date



Jeff Beiswenger, Planning Manager

4/22/16

Date

PLANNING COMMISSION RESOLUTION NO. 2016-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING SITE PLAN AND
ARCHITECTURAL REVIEW FOR THE REMODELING OF AN EXISTING VALERO
SELF-SERVICE GAS STATION AT 6301 COMMERCE BOULEVARD
(APN 143-051-009)
(Lex Croffroth Architect)**

WHEREAS, the applicant, Lex Croffroth, filed Planning Application No. PLSR2016-0001 for Site Plan and Architectural Review to allow remodeling of an existing Valero self-serve gas station at 6301 Commerce Boulevard (APN 143- 051-009), in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLSR2016-0001 was processed in the time and manner prescribed by State and local law;

WHEREAS, on April 28, 2016, the Planning Commission reviewed Planning Application No. PLSR2016-0001 at which time interested persons had an opportunity to testify either in support of or opposition to the project; and

WHEREAS, at the April 28, 2016, Planning Commission meeting, upon considering all testimony and arguments of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSR2016-0001.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. That the above recitations are true and correct.

Section 2. Factors considered. The Planning Commission, in approving Planning Application No. PLSR2016-0001, makes the following findings:

A. *That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied. The remodeled fueling facility will be similar in appearance and will be compatible with the surrounding commercial development. The proposal will result in an improved appearance of the canopy, fuel dispensers and the small building used as a food store. There will also be a new refuse enclosure that will be compatible with the appearance of the remodeled building.

B. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The canopy over the pump islands and the equipment and office enclosure are not large structures and their location is compatible with other buildings in the vicinity. The actual change in the appearance of the site and arrangement of facilities will be minimal.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. The property is very well located for customer access from both Rohnert Park Expressway and Commerce Boulevard. The development is easily accessible to cyclists and pedestrians even though the site is primarily attractive to motorists.

Section 3. Environmental Clearance. This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15302 replacement of existing commercial structure with a new structure.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSR2016-0001 subject to the following conditions:

1. The Site Plan and Architectural Review approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.
2. The facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code and any state or federal agency.
3. Any landscaping damaged during construction shall be replaced.
4. Prior to the installation of any signs, the applicant shall submit an application for Sign Review.
5. Prior to issuance of a Building Permit, the applicant shall submit a landscape and irrigation plan for staff approval providing for additional tree and shrub planting along the Rohnert Park Expressway and Commerce Boulevard frontages. A minimum of two new trees shall be planted on each street frontage.
6. The applicant shall conform to regulations and agencies that govern gasoline facilities and the installation of piping from the underground storage tanks to the new fuel dispensers.
7. The chain link enclosure on the west side of the building shall be painted to match the colors of the building.

8. A minimum of two bicycle parking spaces shall be provided proximate to the building entrance, as required by the Zoning Ordinance.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

DULY AND REGULARLY ADOPTED on this 28th day of April, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary