



File: GPA 20-02, RZ 20-01, UP 20-05, AR 20-18

DATE: June 8, 2021

TO: PLANNING COMMISSION

FROM: Bruce Ambo, Principal Planner (879-6801; bruce.ambo@chicoca.gov)
Kelly Murphy, Planner (879-6535; kelly.murphy@chicoca.gov)

RE: **Arco AM/PM Gas Station/Convenience Store at the Southwest Corner of Esplanade and Eaton Road (APN 006-690-022):** General Plan Amendment 20-02, Rezone 20-01, Use Permit 20-05, Architectural Review 20-18

SUMMARY

This is a proposal to construct a new gas station and convenience store on a vacant 1.25 acre site located on the southwest corner of Eaton Road and Esplanade. The site is currently vacant and designated Office Mixed Use on the General Plan Land Use Diagram and zoned OC (Office Commercial). Requests for a General Plan Amendment (GPA 20-02) and Rezone (RZ 20-01) have been submitted to change the land use designation to Commercial Mixed Use and zoning to CC (Community Commercial), which would facilitate the applicants proposal to pursue a use permit (UP 20-05) to authorize a gas station use in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020. Should the General Plan amendment and rezone be approved, the applicable zoning would permit the project subject to use permit authorization and the proposed development project would be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

Recommendation:

Planning staff recommends adoption of Resolution No. 21-04 (**Attachment A**), recommending that the City Council approve the General Plan amendment, rezone, use permit, and architectural review for property identified as APN 006-690-022.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 21-04 (**Attachment A**), recommending that the City Council approve the General Plan amendment, rezone, use permit, and architectural review for the property identified as APN 006-690-022.

BACKGROUND

The proposed project is comprised of a 3,464 square foot single-story commercial convenience store building with eight fuel pumps and a 4,636 square foot fuel pump canopy (see Site Plan **Attachment A, Exhibit III**). The proposed hours of operation are 24 hours per day, seven days per week. Other site features would include an electric vehicle (EV) charging station, air and water service station, commercial trash enclosure, parking and landscaping. The proposed convenience store would be situated to the rear of the site along the southern property line, with the fueling canopy and pumps placed in the center of the site. Fuel storage tanks would be located underground along the western property line. The parcel was recently subdivided to separate an existing office building to the west on its own lot from the vacant subject site. A future roundabout at the intersection of Esplanade and Eaton Road has been planned and

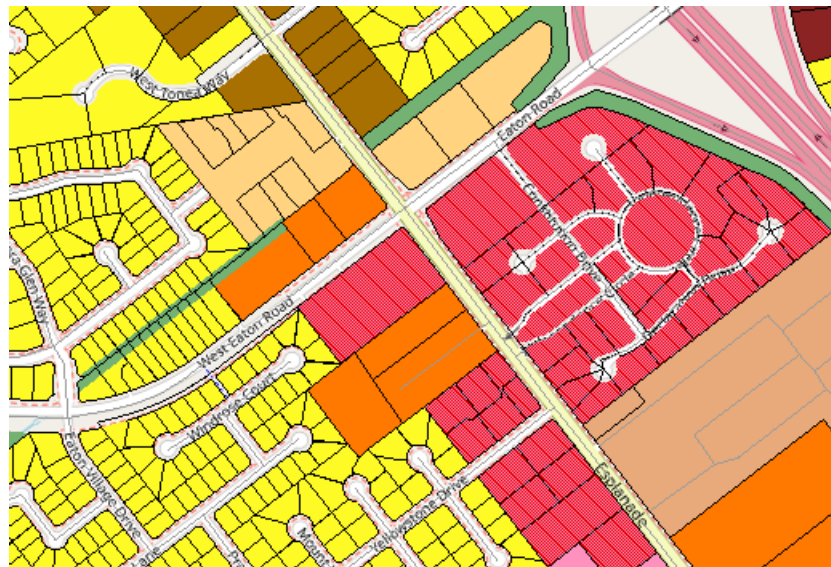
preliminary right-of-way dedications from the subject site have been provided for and are reflected on the current site plan. The site is sparsely vegetated by grasses, shrubs and several small trees located along the perimeter of the site.

DISCUSSION/ANALYSIS

A gas station is not an allowed use in the Office Mixed Use and OC (Office Commercial) General Plan land use designation and zoning district, which is why a General Plan amendment and rezone to Commercial Mixed Use and CC (Community Commercial) is proposed. This project has been packaged together with four (4) interrelated components. The first part includes amending the General Plan designation from Office Mixed Use to Community Commercial. The second part includes changing the corresponding zoning (for General Plan consistency) from OC (Office Commercial) to CC (Community Commercial). Part 3 includes Use Permit authorization for a gas station in the CC (Community Commercial) zone. Part 4 includes approving the site and building design as recommended by the Architectural Review and Historic Preservation Board (ARHPB). Since the project involves a General Plan amendment and rezone the Planning Commission will need to make a recommendation to the City Council for final approval of the project in its entirety. The required findings supporting the General Plan amendment, rezone, use permit and architectural review are contained within Resolution No. 21-04 (**Attachment A**).

General Plan/Rezone

The applicant is requesting a General Plan amendment and rezone from Office Mixed Use and OC (Office Commercial) (see GPA Map **Attachment A, Exhibit I**) to Commercial Mixed Use and CC (Community Commercial) (see Rezone Map **Attachment A, Exhibit II**). The current zoning for the immediate intersection vicinity is show below:



As it relates to the project proposal, the General Plan amendment and rezone would facilitate development of a gas station at this location with approval of a Use Permit. A broader and more intense range of retail/commercial uses could also be allowed, while the same range of office uses would be allowed (see OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison **Attachment B**). The proposed General Plan designation

of Community Commercial is consistent with the existing development surrounding the site and would not introduce or result in an expansion of uses that do not already exist on neighboring sites.

The narrative descriptions of the General Plan land use designations are as follows:

Existing: Office Mixed Use - This designation is characterized by predominantly office uses, but allows the integration of commercial and/or residential uses. Other primary uses may be allowed by right or with approval of a Use Permit, as outlined in the Municipal Code.

Proposed: Commercial Mixed Use - This designation encourages the integration of retail and service commercial uses with office and/or residential uses. In mixed-use projects, commercial use is the predominant use on the ground floor. This designation may also allow hospitals and other public/quasi-public uses. Other uses may be allowed by right or with approval of a Use Permit, as outlined in the Municipal Code.

Similarly, the narrative descriptions of the Zoning Districts are as follows:

Existing: OC (Office Commercial) District - The OC zoning district is applied to areas appropriate for administrative, financial, business, professional, medical, and public offices, together with supporting commercial uses. The density range for residential development within the OC district is 6 to a maximum of 20 dwelling units per acre. The OC zoning district is primarily intended to implement the Office Mixed Use land use designation of the General Plan.

Proposed: CC (Community Commercial) District - The CC zoning district is applied to areas appropriate for a wide range of retail businesses. This district also accommodates mixed-use developments with residential uses above the ground floor. The residential density range for mixed use development in the CC zoning district is 6 to a maximum of 22 units per acre. The CC zoning district is primarily intended to implement the Commercial Mixed-Use land use designation of the General Plan.

In the context of the surrounding development, the opposite corners at the Esplanade and Eaton Road intersection have the following General Plan land use designations and zoning classifications: Northwest corner - Commercial Mixed Use and CC (Community Commercial), Northeast Corner - Neighborhood Commercial and CN (Neighborhood Commercial), and Southeast Corner - Office Mixed Use and OC (Office Commercial).

A core planning principle calls for locating commercial uses at intersections of arterial roadways (i.e., Esplanade & Eaton Road), and especially if like commercial uses can be located opposite one another. Changing the General Plan land use designation and zoning classification at the southwest corner of Esplanade and Eaton Road would facilitate the transition of the site to a fully commercial/retail use. From a land use perspective it would provide a consistent linkage of Commercial Mixed Use and CC zoned properties along the western side of Esplanade from the southerly property northward across Eaton Road to the Commercial Mixed Use and CC zoned parcel on the opposite corner.

This limited expansion in terms of physical land area and allowed uses between the current and proposed General Plan land use designations forms the basis in determining that the proposed General Plan amendment is relatively minor and within the scope and parameters of the General Plan Final EIR.

Gas Station Use Permit

This site has good visibility and access for a gas station. The driveways off both Eaton and Esplanade have been set back from the intersection to allow for easy turning movements for entering and exiting vehicles and deliveries. Due to the large lot size there is ample room to reserve future right-of-way (ROW) for the proposed roundabout, and for onsite maneuvering to the fuel pumps, convenience store and parking, fuel truck and commercial deliveries. The proposed gas station/convenience store fits into the site and neighborhood context well with an office building to the west on Eaton Road, and an auto repair facility abutting to the rear or south on Esplanade. Another gas station/convenience store is located directly diagonally opposite on the northeast corner, commercial uses on the northwest corner, and an office complex occupies the southeast corner of the Esplanade and Eaton Road.

Consistent with the development standards for new gas stations set forth in CMC Section 19.76.090, the project would be located on a site greater than 15,000 square feet having more than 100 feet of street frontage on both Esplanade and Eaton Road, the fuel pumps would be located at least 15 feet from any property line, and the site would not have more than two vehicular access points. The project would also be consistent with all lighting and landscaping requirements for gas stations.

Pursuant to CMC Section 19.70.040, gas stations require one vehicle parking space for every 250-square-foot of non-service floor area. A total of 18 vehicle parking spaces are provided on site, including twelve standard spaces, one carpool vehicle, one ADA space adjacent to the convenience store building, three EV spaces, and one stall located near the air filling station. Bicycle parking would be located near the front entry of the building. The project would meet all parking requirements set forth in CMC Chapter 19.70 (Parking and Loading Standards).

Exterior lighting would include wall-mounted fixtures on the proposed building and 18-foot-tall pole lights within the vehicle parking area. The fueling station canopy would feature extensive lighting, including under-canopy surface-mount fixtures, internally illuminated canopy signs and a blue LED band wrapping the canopy. A photometric plan provided by the applicant indicates ample lighting beneath the fueling canopy (up 40 foot-candles), decaying to below one foot-candle at the public ROW (see Photometric Plan **Attachment C**). In compliance with CMC 19.60.050, exterior lighting shall be recessed and directed downward to avoid light spillage onto adjacent properties.

New landscaping is proposed around the site with a majority of trees and shrubs planted in the landscape buffer near the street corner and on either side of the proposed convenience store. Plant species are of low to moderate water demands. A total of 28 trees are proposed throughout the site, including Chinese pistache, oak and cedar species (see Landscaping Plan **Attachment D**). As noted on the landscaping plan, future traffic and circulation improvements to this intersection include plans for a roundabout requiring a portion of the existing project site be dedicated to future ROW. In anticipation of these improvements, new tree plantings would be located outside of this future ROW area. Parking lot shading is estimated to reach 52-

percent, satisfying the City's shading requirements. Three street trees currently exist along the site's perimeter and are not proposed for removal.

Architectural Review

The Architectural Review and Historic Preservation Board (ARHPB) reviewed the proposed project and recommended approval by a vote of 4:0:1 on June 2, 2021. The proposed architecture for the project utilizes a variation of the AM/PM prototype with typical colors and materials reflecting those commonly associated with the brand (see Color Elevations **Attachment A, Exhibit IV**). The proposed convenience store assumes a Tuscan look, with stone-clad tower elements at its corners and for the main entryway. It would have a concrete tiled mansard roof with a height of 20 feet, with a taller peak measuring at 26 feet, 8 inches, over the main entryway. The building would be treated with cement plaster in white (SW #6140 "Moderate White") accented by a warm brown (SW #2837 "Aurora Brown"). Cultured stone veneer ("Carmel") would wrap around the base of the building and extend up to the roof line on tower elements (see Colors and Materials **Attachment E**). Arched entry and window details would further enhance the appearance of the building.

Central to the site would be the fueling station and canopy (see Canopy Elevations **Attachment F**). The overall height of the canopy would reach 17-feet 6-inches tall and would feature eight fuel pumps, distributed in rows of two. A covered trash enclosure structure would be located west of the parking spaces near the entrance of the convenience store. The structure would be composed of concrete block with corrugated metal doors and roof cover painted white.

Wall-mounted signage is depicted on the building elevations and locations for ground-mounted signs are depicted on the site plan, however, all signage would be reviewed and approved under a separate sign application.

GENERAL PLAN CONSISTENCY

The proposed General Plan land use amendment and rezone are consistent with the General Plan's goal, policy and action framework. The proposed amendment implements the following specific General Plan goals, policies, and actions:

- Goal LU-2 - Maintain a land use plan that provides a mix and distribution of uses that meet the identified needs of the community.
- Goal LU-3 - Enhance existing neighborhoods and create new neighborhoods with walkable access to recreation, places to gather, jobs, daily shopping needs, and other community services.
- Goal LU-4 - Promote compatible infill development.
- Policy ED-1.3 (Regulatory Environment) – Ensure that regulations and permitting processes for the conduct of commerce and land development do not unreasonably inhibit local business activity.
- Policy LU-2.1 (Planning for Future Housing and Jobs) - Maintain an adequate land supply to support projected housing and job needs for the community.
- Policy LU-4.4 (Positive Contributions) – Encourage infill development that provides missing neighborhood elements, such as neighborhood retail, enhanced architectural

quality, and circulation improvements for pedestrians, bicycles and vehicles or that otherwise contributes positively to existing neighborhoods.

- Policy CIRC-2.2 (Circulation Connectivity and Efficiency) – Provide greater street connectivity and efficiency for all transportation modes.
- Action CIRC-2.2.1 (Connectivity in Project Review) – New development shall include the following internal circulation features: Roundabouts as alternatives intersection controls, where appropriate.

ENVIROMENTAL REVIEW

In accordance with CEQA Guidelines Section 15162, the proposed General Plan amendment and rezone are within the scope of the EIR that was certified for the General Plan Update. Should the General Plan amendment and rezone be approved, the applicable zoning would permit the project subject to use permit authorization and the proposed development project would be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; as less than five acres in size and substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site. A legal notice was also placed in the Chico Enterprise Record on Saturday, June 5, 2021. As of the date of this report, no additional inquiries regarding this project had been received.

DISTRIBUTION

Internal
PC Distribution
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External
Mike Singelyn mjsingelyn@sbcglobal.net
Robert Vermeltfoort rcv@vaifresno.com

ATTACHMENTS

- A. Planning Commission Resolution No. 21-04
 - Exhibit I (GPA Plats)
 - Exhibit II (Rezone Plats)
 - Exhibit III (Site Plan)
 - Exhibit IV (Colored Building Elevations)
 - Exhibit V (Conditions of Approval)
- B. OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison
- C. Photometric Plan

- D. Landscaping Plan
- E. Colors and Materials
- F. Canopy Elevations

1 **RESOLUTION NO. 21-04**

2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN**
4 **AMENDMENT 20-02, REZONE 20-01, USE PERMIT 20-05 AND ARCHITECTURAL**
5 **REVIEW 20-18 FOR A GAS STATION AND CONVENIENCE STORE AT THE**
6 **SOUTHWEST CORNER OF ESPLANADE AND EATON ROAD (APN 006-690-022)**
7 **(Arco AM/PM Gas Station and Convenience Store)**

8 WHEREAS, applications have been submitted to amend the General Plan Land Use
9 Diagram designation from Office Mixed Use to Commercial Mixed Use, and to amend the Zoning
10 Map from OC (Office Commercial) to CC (Community Commercial), authorize gasoline sales
11 with a Use Permit, and approve the Architectural Review to facilitate the construction of an Arco
12 AM/PM gas station and convenience store on the southwest corner of Esplanade and Eaton Road
13 (APN 006-690-022); and

14 WHEREAS, the Planning Commission considered the staff report and comments
15 submitted at a duly noticed public hearing held on June 17, 2021; and

16 WHEREAS, the Planning Commission finds that consistent with this exemption, the
17 project applications for UP 20-05 and AR 20-18 are consistent with the applicable General Plan
18 designation, zoning regulations, and General Plan policies.

19 NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
20 THE CITY OF CHICO AS FOLLOWS:

- 21 1. With regard to compliance with the California Environmental Quality Act (CEQA) the
22 Planning Commission finds that:
- 23 A. In accordance with CEQA Guidelines Section 15162, the proposed General Plan
24 amendment and rezone are within the scope of the Final Environmental Impact Report
25 (FEIR) that was certified for the General Plan Update; and
 - 26 B. The proposed development project is categorically exempt under CMC Section 1.40.220
27 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section
28 15332 (In-Fill Development Projects) as the project is less than five acres in size,

- 1 substantially surrounded by urban uses; has no habitat value for special status species;
2 will not result in any significant impacts regarding traffic, noise, air quality, or water
3 quality; and can be adequately served by all required utilities and public services.
- 4 2. With regard for the General Plan land use designation amendment, the Planning Commission
5 finds that:
- 6 A. The proposed amendment is internally consistent with the General Plan in that the
7 proposed land use designation supports future uses that promote orderly growth and quality
8 infill development consistent with goals and policies found throughout the General Plan.
- 9 B. The subject site is physically suitable, including, but not limited to access, provision of
10 utilities, compatibility with adjoining land uses and absence of physical constraints in that
11 the subject parcel of GPA 20-02 is located within the City's built environment and all
12 utilities (water, storm drain, sewer, gas and electric facilities) are currently located on or
13 adjacent to the site and have available capacity to serve the proposed project. The proposed
14 land use designation amendment is intended to expand the range of allowable uses for a
15 gas station while creating enhanced land use compatibility with adjacent land uses.
- 16 3. With regard to the Rezoning the Planning Commission finds that:
- 17 A. The proposed rezoning is intended to support future uses that promote orderly growth and
18 quality infill consistent with goals and policies found throughout the General Plan.
- 19 B. The subject site is physically suitable, including, but not limited to access, provision of
20 utilities, compatibility with adjoining land uses and absence of physical constraints in that
21 the subject parcel of Rezone 20-01 is located within the City's built environment and all
22 utilities (water, storm drain, sewer, gas and electric facilities) are currently located on or
23 adjacent to the site and have available capacity to serve the proposed project. The proposed
24 land use designation amendment and rezoning is intended to expand the range of allowable
25 uses for a gas station while creating enhanced land use compatibility with adjacent land
26 uses.
- 27 4. Based on all of the above, the Planning Commission hereby recommends that:
- 28 A. The City Council amend the General Plan land use diagram for APN 006-690-022 as set

1 forth in Exhibit I, attached hereto; and

2 B. The City Council amend the Zoning Map and rezone APNs 006-690-022 as set forth in
3 Exhibit II, attached hereto.

4 5. With regard to the Use Permit the Planning Commission finds that:

5 A. Chico Municipal Code Section 19.44.020 provides for gas station uses in the CC zoning
6 district, subject to use permit approval. Use Permit 20-05 has been processed in
7 accordance with the requirements of Chapter 19.24. The CC zoning district generally
8 allows auto-oriented uses, such as gas stations, when found compatible with their
9 surrounding land uses and when authorized by a use permit. The proposed gas
10 station/convenience store fits into the site and neighborhood context well with an office
11 building to the west on Eaton Road, and an auto repair facility abutting to the rear or south
12 on Esplanade. Another gas station/convenience store is located directly diagonally
13 opposite on the northeast corner, commercial uses on the northwest corner, and an office
14 complex occupies the southeast corner of the Esplanade and Eaton Road.

15 B. No detrimental impacts to the health, safety, or welfare of neighborhood workers or
16 residents have been identified in association with the proposed fuel station use. There are
17 no residences located in close proximity to the site. The proposed fuel station would not
18 be detrimental to the health, safety, and general welfare of persons residing or working in
19 the neighborhood of the proposed uses; and

20 C. The proposed use would not be detrimental and/or injurious to property and improvements
21 in the neighborhood of the proposed use, as well as the general welfare of the City because
22 this site has especially good visibility and access for a gas station. The driveways off both
23 Eaton and Esplanade have been set back from the intersection to allow for easy turning
24 movements for entering and exiting vehicles and deliveries. Due to the large lot size there
25 is ample room to reserve future right-of-way (ROW) for the proposed roundabout, and for
26 onsite maneuvering to the fuel pumps, convenience store and parking, fuel truck and
27 commercial deliveries. Extra land area has been reserved for a planned roundabout at the
28 intersection of Esplanade and Eaton Road.

1 D. The proposed project is consistent with several General Plan goals, policies, and actions
2 including Goal LU-2 - Maintain a land use plan that provides a mix and distribution of uses
3 that meet the identified needs of the community; Goal LU-3 - Enhance existing
4 neighborhoods and create new neighborhoods with walkable access to recreation, places
5 to gather, jobs, daily shopping needs, and other community services; Goal LU-4 - Promote
6 compatible infill development; Policy ED-1.3 (Regulatory Environment) – Ensure that
7 regulations and permitting processes for the conduct of commerce and land development
8 do not unreasonably inhibit local business activity; Policy LU-2.1 (Planning for Future
9 Housing and Jobs) - Maintain an adequate land supply to support projected housing and
10 job needs for the community; Policy LU-4.4 (Positive Contributions) – Encourage infill
11 development that provides missing neighborhood elements, such as neighborhood retail,
12 enhanced architectural quality, and circulation improvements for pedestrians, bicycles and
13 vehicles or that otherwise contributes positively to existing neighborhoods; Policy CIRC-
14 2.2 (Circulation Connectivity and Efficiency) – Provide greater street connectivity and
15 efficiency for all transportation modes; and Action CIRC-2.2.1 (Connectivity in Project
16 Review) – New development shall include the following internal circulation features:
17 Roundabouts as alternatives intersection controls, where appropriate.

18 E. The design, location, size, and operating characteristics of the proposed use are compatible
19 with the existing and future land uses in the vicinity because this site has especially good
20 visibility and access for a gas station. The driveways off both Eaton and Esplanade have
21 been set back from the intersection to allow for easy turning movements for entering and
22 exiting vehicles and deliveries. Due to the large lot size there is ample room to reserve
23 future right-of-way (ROW) for the proposed roundabout, and for onsite maneuvering to
24 the fuel pumps, convenience store and parking, fuel truck and commercial deliveries. Extra
25 land area has been reserved for a planned roundabout at the intersection of Esplanade and
26 Eaton Road. The proposed gas station/convenience store fits into the site and
27 neighborhood context well with an office building to the west on Eaton Road, and an auto

1 repair facility abutting to the rear or south on Esplanade. Another gas station/convenience
2 store is located directly diagonally opposite on the northeast corner, commercial uses on
3 the northwest corner, and an office complex occupies the southeast corner of the Esplanade
4 and Eaton Road. There are no residences are located in close proximity to the site.

5 6. With regard to the Site Design and Architectural Review the Planning Commission finds
6 that:

7 A. The proposed development is consistent with the General Plan Commercial Mixed Use and
8 CC (Community Commercial) zoning district in that the Commercial Mixed Use General Plan land
9 use designation is intended to support a wide variety of retail and service commercial uses. The CC
10 zoning district generally allows auto-oriented uses, such as gas stations, vehicle repair and vehicle
11 sales, when found compatible with their surrounding land uses and when authorized by a use
12 permit. The project would be consistent with various policies and actions under Land Use (LU)
13 Goals LU-2 and LU-4, and Community Design Goal CD-5, to promote compatible infill
14 development and maintain a land use plan that provides a mix and distribution of uses.

15 B. The proposed development, including the character, scale, and quality of design are
16 consistent with the purpose/intent of this chapter and any adopted design guidelines in that
17 the project proposes appropriate massing, fenestration, and materials to provide a
18 pedestrian-level scale (DG 2.2.11). The design does well to identify the main entrance of
19 the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG
20 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to
21 add visual interest to walls (DG 2.2.31). The character, scale and quality of design would
22 be consistent with the City's Design Guidelines for commercial projects and would be
23 compatible with surrounding land uses and architecture.

24 C. The architectural design of structures, including all elevations, materials and colors are
25 visually compatible with surrounding development. Design elements, including screening
26 of equipment, exterior lighting, signs, and awnings, have been incorporated into the project
27 to further ensure its compatibility with the character and uses of adjacent development in
28 that the architectural design of the proposed convenience store building would adequately

1 screen HVAC units with roof parapets and reduce vehicle parking views from the street
2 with large landscaping buffers, as called-for by DGs 2.1.25 and 2.1.36. Wall-mounted
3 utilities are only visible on one elevation of the building, moderately consistent with DG
4 2.2.28. Exterior lighting, landscaping and signage would comply with all development
5 standards to ensure compatibility with adjacent land uses.

6 D. The location and configuration of structures are compatible with their sites and with
7 surrounding sites and structures, and do not unnecessarily block views from other
8 structures or dominate their surroundings in that the proposed convenience store building
9 would be 26 feet, 8 inches in height, well below the height limits of the underlying zoning
10 district and would be compatible with the scale and design of surrounding development.
11 The project site is located at the intersection of two major arterials and would activate the
12 last of the four corner parcels at this junction. There are no aesthetic views at this location
13 to be obscured and the proposed project would not dominate its surroundings.

14 E. The general landscape design, including the color, location, size, texture, type, and coverage
15 of plant materials, and provisions for irrigation and maintenance, and protection of
16 landscape elements, have been considered to ensure visual relief, to complement structures,
17 and to provide an attractive environment in that the new landscaping is proposed around
18 the site with a majority of trees and shrubs planted in the landscape buffer near the street
19 corner and on either side of the proposed convenience store. Plant species are of low to
20 moderate water demands. Parking lot shading is estimated to reach 52-percent. The project
21 has been conditioned to require final landscaping plans depicting shading of at least 50
22 percent of the total paving area, not including entrance drives.

23 7. Based on all of the above, the Planning Commission hereby recommends that:

24 A. The City Council approve the Development, subject to substantial conformance with the
25 colored site plan in Exhibit III, the building elevations in Exhibit IV, and the conditions of
26 approval set forth in Exhibit V, attached hereto.

27 B. The Planning Commission hereby specifies that the materials and documents which
28 constitute the record of proceedings upon which its decision is based are located at and

1 under the custody of the City of Chico Community Development Department.
2 C. The Planning Commission hereby specifies that the materials and documents which
3 constitute the record of proceedings upon which its decision is based are located at and
4 under the custody of the City of Chico Community Development Department.

5 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning Commission
6 of the City of Chico held on June 17, 2021, by the following vote:

7 //

8 AYES:

9 NOES:

10 ABSENT:

11 ABSTAIN:

12 DISQUALIFIED:

13 ATTEST:

14 APPROVED AS TO FORM

15

16

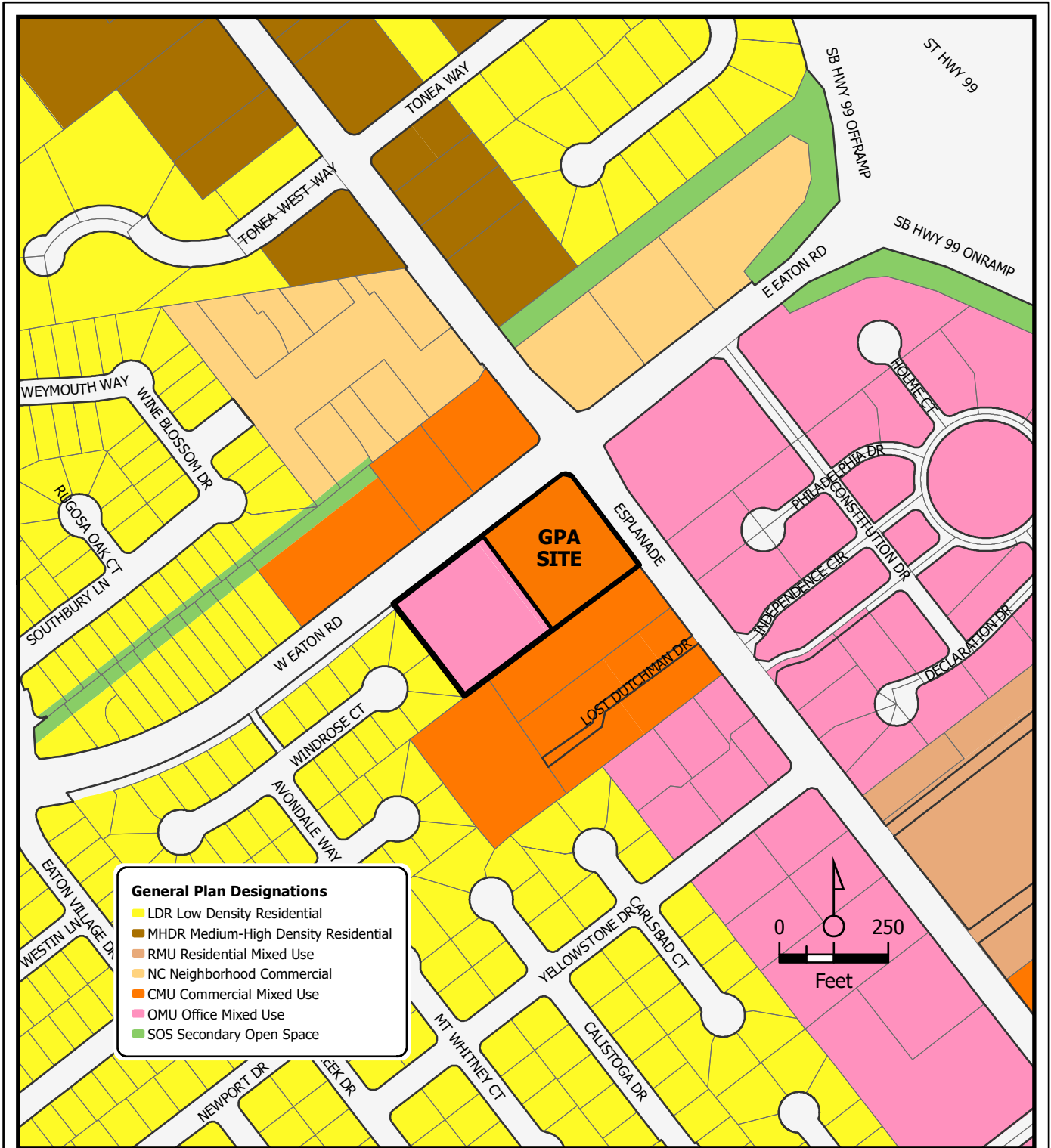
17 _____
Bruce Ambo
18 Planning Commission Secretary

19 _____
Vincent C. Ewing, City Attorney*

19

*Pursuant to The Charter of
the City of Chico, Section 906(E)

20



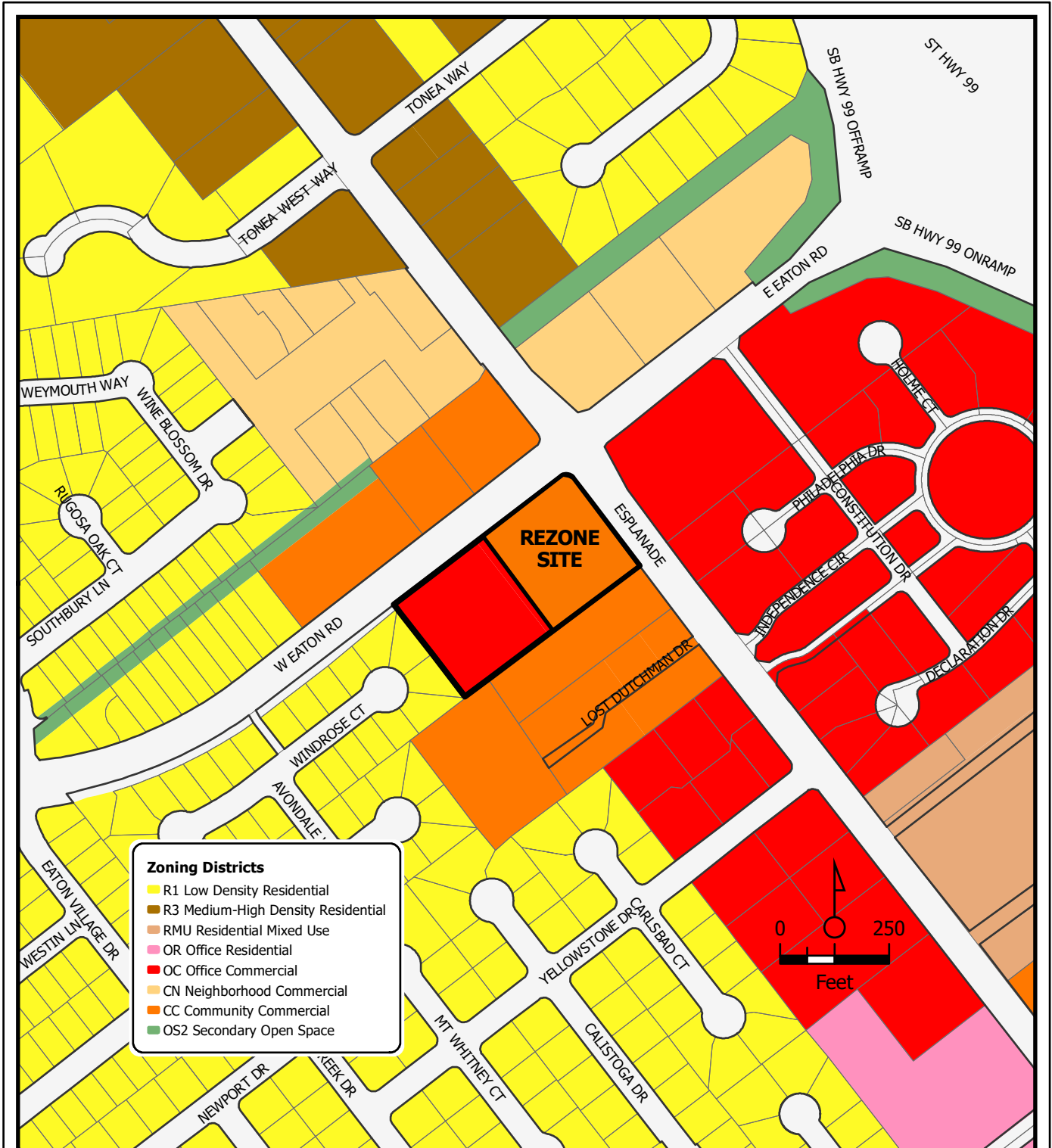
GPA 20-02 (Arco AMPM Gas Station/Convenience Store)
SW Corner of Eaton Road and Esplanade
APN 006-690-022-000 (portion)
From: OC Office Commercial
To: CC Community Commercial



Rezone **20-01**

Approval Recommended by
Chico Planning Commission on
by Resolution No. _____.

Approved by Chico City Council on
by Ordinance No. _____.

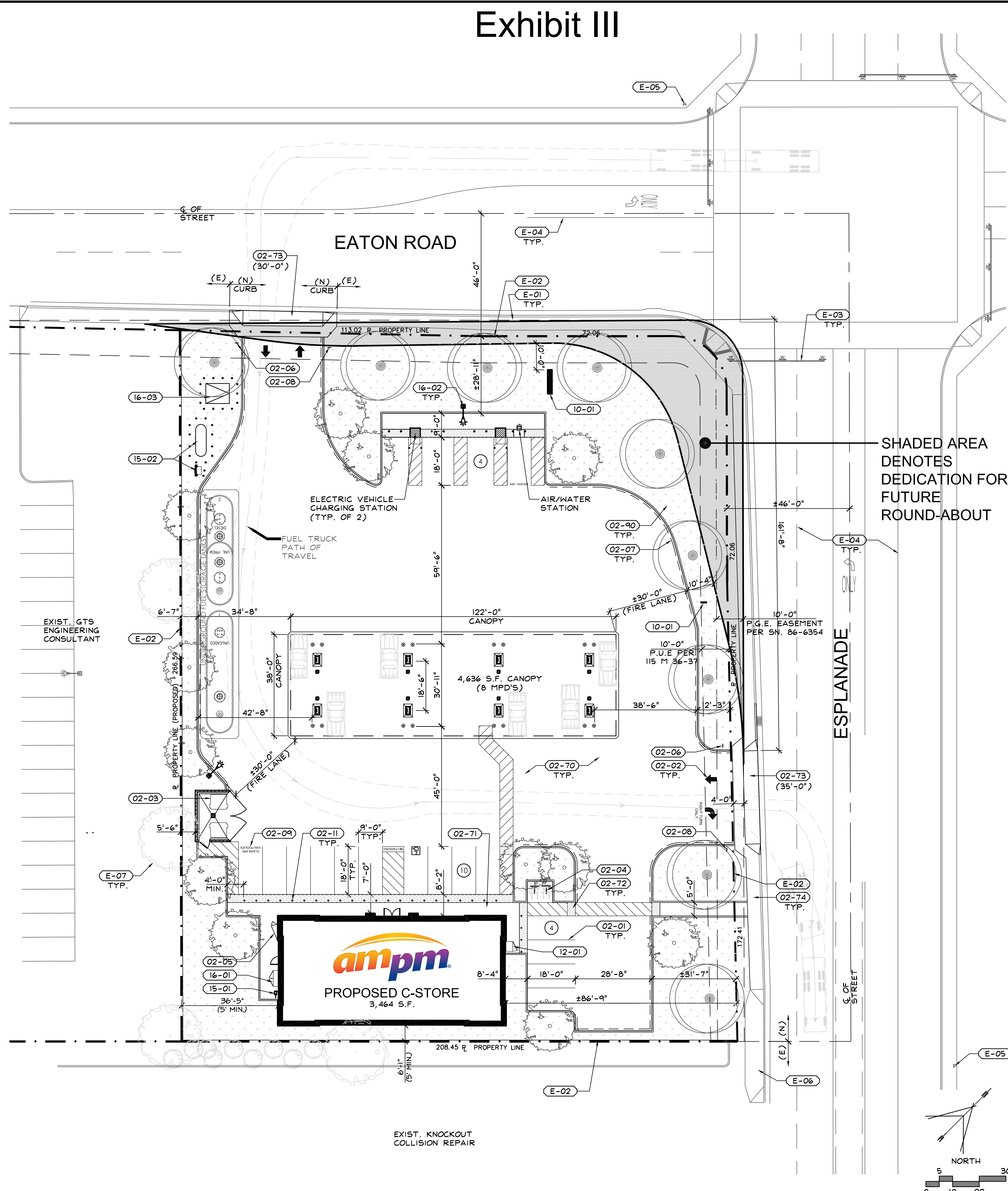


Rezone 20-01 (Arco AMPM Gas Station/Convenience Store)
SW Corner of Eaton Road and Esplanade
APN 006-690-022-000 (portion)
From: OC Office Commercial
To: CC Community Commercial



Exhibit III

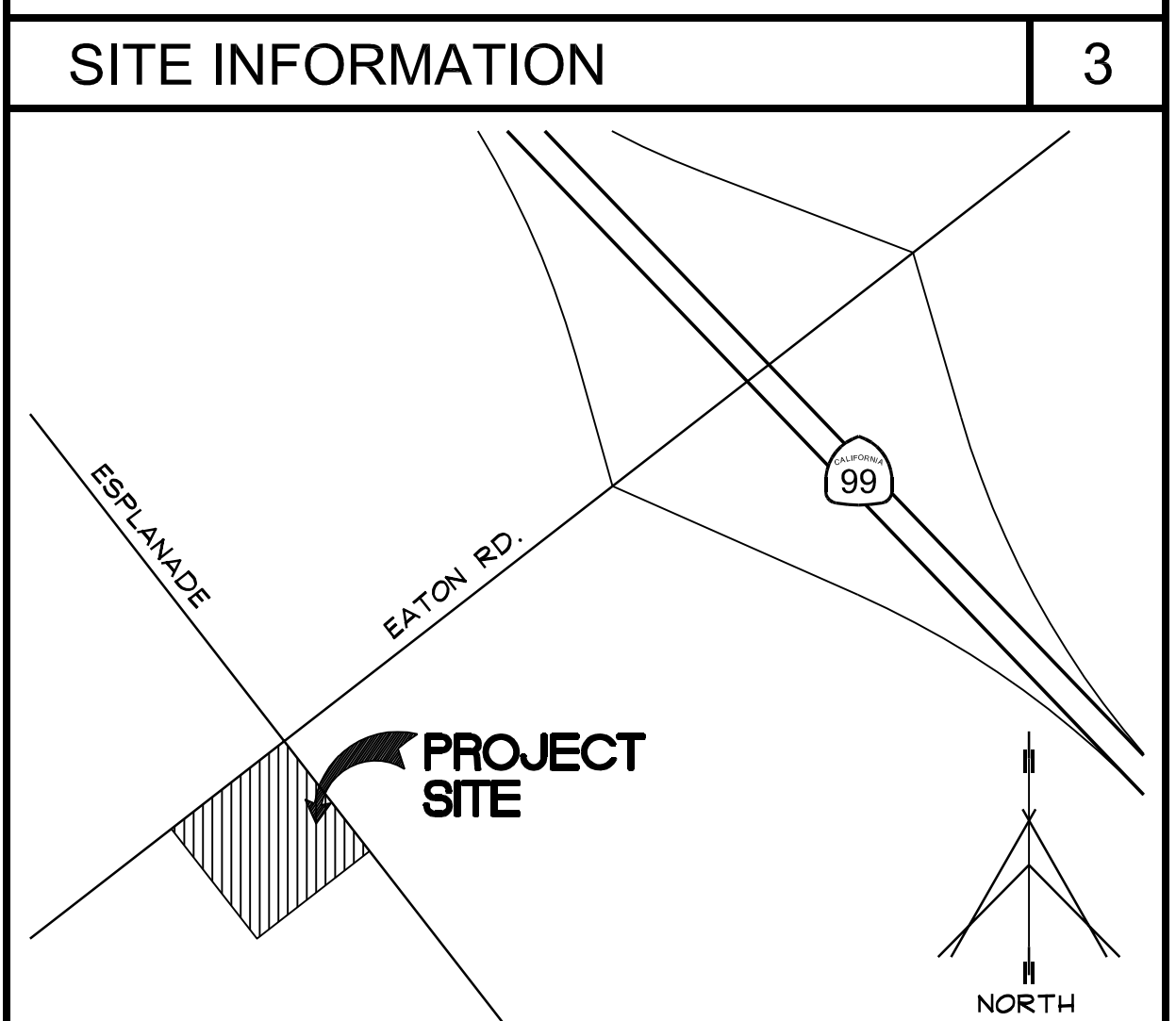
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF BAKERSFIELD SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE BUTTE COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (416) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (209) 644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50).
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



- (E-01) EXIST. SIDEWALK, CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY.
 - (E-02) EXIST. PROPERTY LINE.
 - (E-03) EXIST. TRAFFIC SIGNAL LIGHT TO REMAIN.
 - (E-04) EXIST. STREET STRIPING TO REMAIN.
 - (E-05) EXIST. FIRE HYDRANT TO REMAIN.
 - (E-06) EXIST. DRIVE APPROACH TO REMAIN.
 - (E-07) EXIST. LANDSCAPING TO REMAIN.
 - (E-08) EXIST. TRANSFORMER.
- (02-01) PARKING LOT STRIPING PER CITY STANDARDS.
 - (02-02) DIRECTIONAL ARROW, PER CITY STANDARDS
 - (02-03) TRASH ENCLOSURE w/ COVER, PER CITY STANDARDS.
 - (02-04) 1-LOOP BIKE RACK, "ULINE #H-2892".
 - (02-05) BIKE LOCKER: AMERICAN BICYCLE SECURITY CO. "MODEL 301P".
 - (02-06) "UNAUTHORIZED VEHICLE" SIGN.
 - (02-07) PAINT CURB RED w/ WHITE "NOT PARKING FIRE LANE" LETTERS @ MAX. 100' APART. (SHOWN DASHED)
 - (02-08) INSTALL 30" STATE STANDARD "STOP" SIGN. WHERE REQUIRED, PROVIDE A "RIGHT TURN ONLY" SIGN (30"x36" STATE STANDARD) IMMEDIATELY BELOW STOP SIGN ON SAME POST. SIGN(S) SHALL BE MOUNTED ON 2" GALV. POST w/ THE BOTTOM OF SIGN 7'-0" ABOVE FINISH GRADE, LOCATED BEHIND SIDEWALK.
 - (02-09) ENVIRONMENTALLY-FRIENDLY VEHICLE PARKING STALL (DENOTED "EV"). PAINT IN WHITE 12" HIGH SAN-SERIF LETTERING "CLEAN AIR/VAN POOL/EV".
 - (02-10) (8) STALL FUEL ISLAND, BY SEPARATE REVIEW & PERMIT.
 - (02-11) 6" DIA. PIPE BOLLARD @ 48" O.C.
 - (02-70) CONC. PAVING.
 - (02-71) CONC. SIDEWALK.
 - (02-72) TRUNCATED DOMES.
 - (02-73) CONC. DRIVE APPROACH, PER CITY STANDARDS.
 - (02-74) CONC. SIDEWALK, PER CITY STANDARDS - REPAIR CURB/GUTTER AS NECESSARY.
 - (02-90) LANDSCAPING, PER CITY STANDARDS.
 - (10-01) PYLON SIGN, UNDER SEPARATE REVIEW & PERMIT.
 - (12-01) PROPANE STORAGE, PROVIDED BY TENANT.
 - (15-01) GAS METER.
 - (15-02) HEAVY TANK AND VENT RISERS & BOLLARDS.
 - (16-01) MAIN DISTRIBUTION PANEL.
 - (16-02) LIGHT FIXTURE - POLE MOUNTED.
 - (16-03) NEW TRANSFORMER & BOLLARDS.

SHADED AREA DENOTES DEDICATION FOR FUTURE ROUND-ABOUT

KEYNOTES		2
ADDRESS: 15 W. EATON ROAD CHICO, CALIFORNIA 95973		
SITE: AFN: 006-690-022-000		
TOTAL AREA: 3.03 ACRES (131,986 S.F.)		
AREA OF WORK: 1.30 ACRES (56,618 S.F.)		
ZONING: OC - OFFICE COMMERCIAL		
GENERAL PLAN: OMU - OFFICE MIXED USE		
EXIST. LAND USE: VACANT DIRT & OFFICE BUILDING		
PLANNED LAND USE: CONVENIENCE STORE/GAS STATION		
BUILDING AREA: 3,464 S.F.		
BUILDING AREA: 6.12% (3,464 S.F.)		
PERVIOUS AREA: 28.19% (15,963 S.F.)		
IMPERVIOUS AREA: 65.69% (37,191 S.F.)		
PARKING REQUIRED: 14 STALLS (1 SPACE PER 250 S.F. FLOOR AREA)		
PROVIDED: 18 TOTAL STALLS		
12 STANDARD STALLS		
1 ACCESSIBLE STALLS (1 VAN ACCESSIBLE)		
1 CARPOOL STALL		
3 EV STALLS		
1 AIR/WATER STALL		



DATE REVISION

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VAI

LICENSED ARCHITECT • VINTAGE 100
REGISTERED PROFESSIONAL ENGINEER
C-28498
ROBERT VERMELFOORT
STATE OF CALIFORNIA
(STAMP INVALID UNLESS SIGNED)

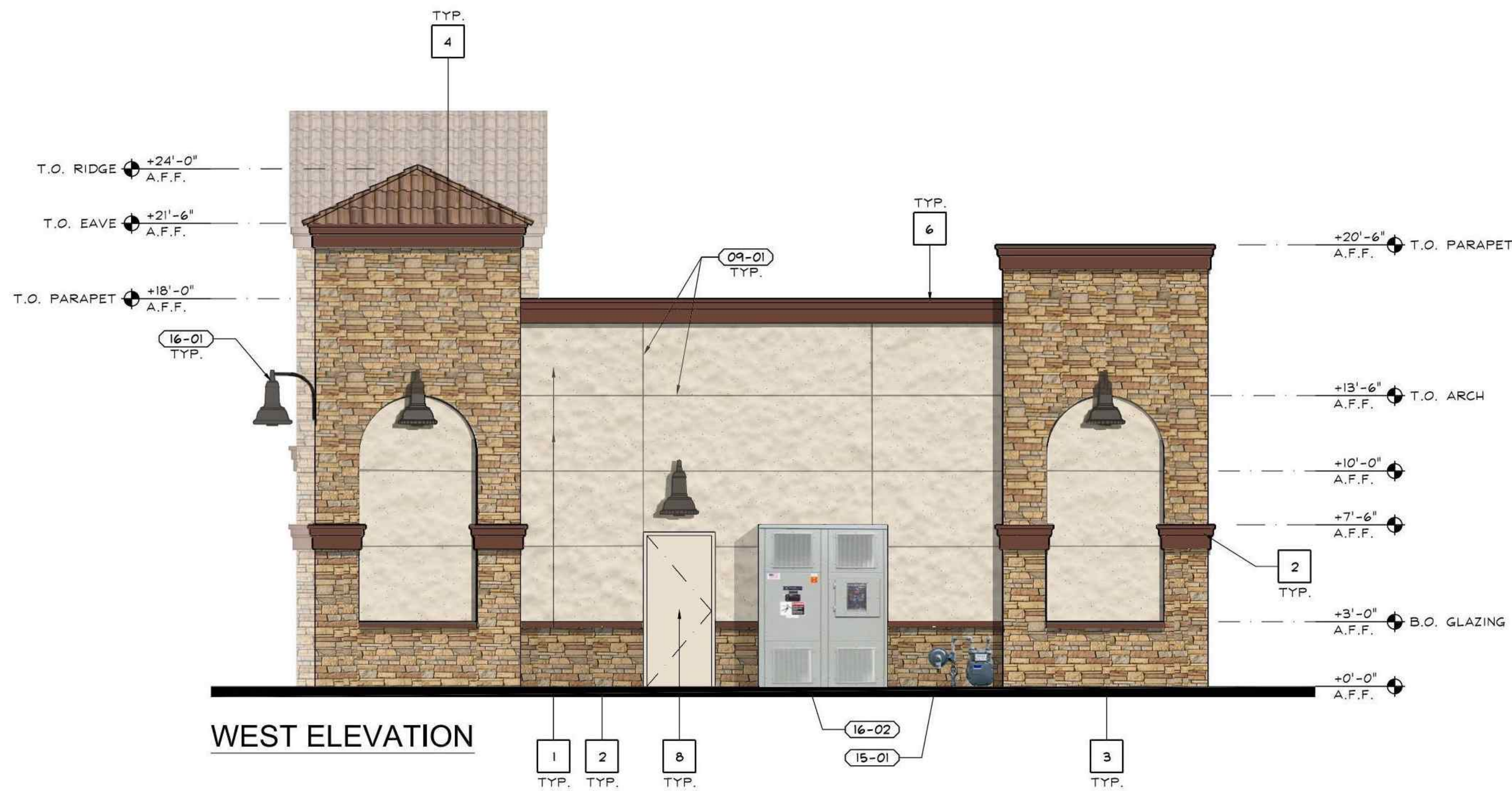
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PROPOSED MINI-MART & FUEL ISLAND
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
PROPOSED SITE PLAN

ISSUE DATE:	4-15-20
REV. DATE:	
PROJECT NO.:	20003.7
DRAWN BY:	NL
SHEET:	

A100

Exhibit IV



- (09-01) FRY REVEAL, PCS-75-50.
- (09-02) FOAM ACCENT ROSETTE, PAINTED TO MATCH ADJACENT.
- (10-01) 12" HIGH ADDRESS POSTING ON CONTRASTING BACKGROUND, PER CITY STANDARDS.
- (10-02) 5"x5" SYMBOL OF ACCESSIBILITY MOUNTED AT +60" TO CENTER LINE OF SIGN.
- (10-03) BUILDING SIGNS TO BE UNDER SEPARATE REVIEW AND PERMIT.
- (12-01) PROPANE STORAGE, PROVIDED BY TENANT.
- (15-01) GAS METER.
- (16-01) LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- (16-02) MAIN DISTRIBUTION PANEL, SEE ELECTRICAL DRAWINGS.

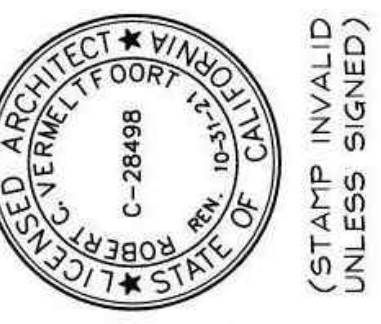
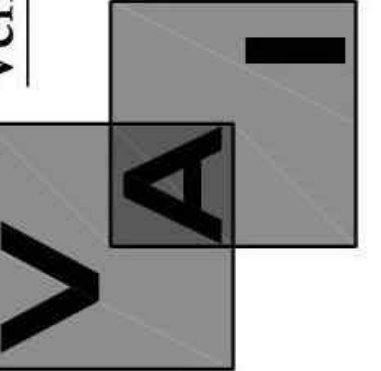
KEYNOTES

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER w/ ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	7/8" EXTERIOR CEMENT PLASTER w/ ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW2837 AURORA BROWN
3	CULTURED STONE VENEER	CULTURE STONE BY BORAL: COUNTRY LEDGESTONE "CARMEL"
4	CONCRETE TILE ROOF	EAGLE ROOFING PRODUCTS - CAPISTRANO #3702 "CALABAR BLEND"
5	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & DUAL CLEAR GLAZING
6	PARAPET CAP	PAINT TO MATCH 2
7	6"φ BOLLARDS	SHERWIN WILLIAMS #SW4084 "SAFETY YELLOW"
8	MISC. METAL	PAINT TO MATCH 1

DATE	REVISION

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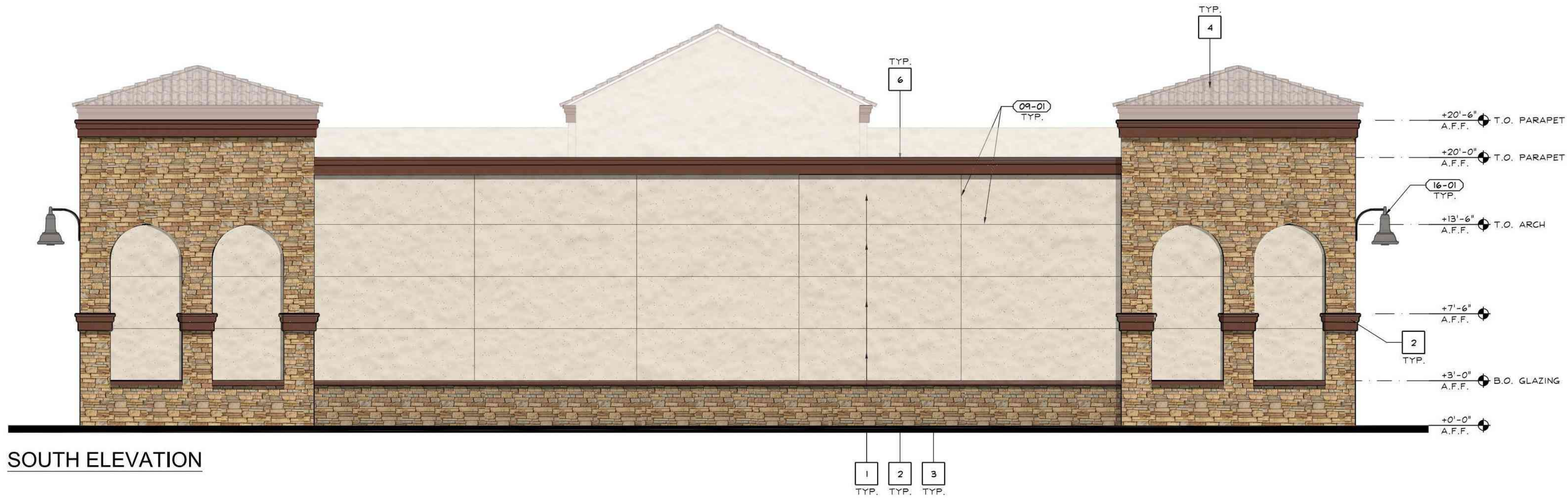
Vermelfoort Architects, Inc.
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 Email: rcv@vaifresno.com



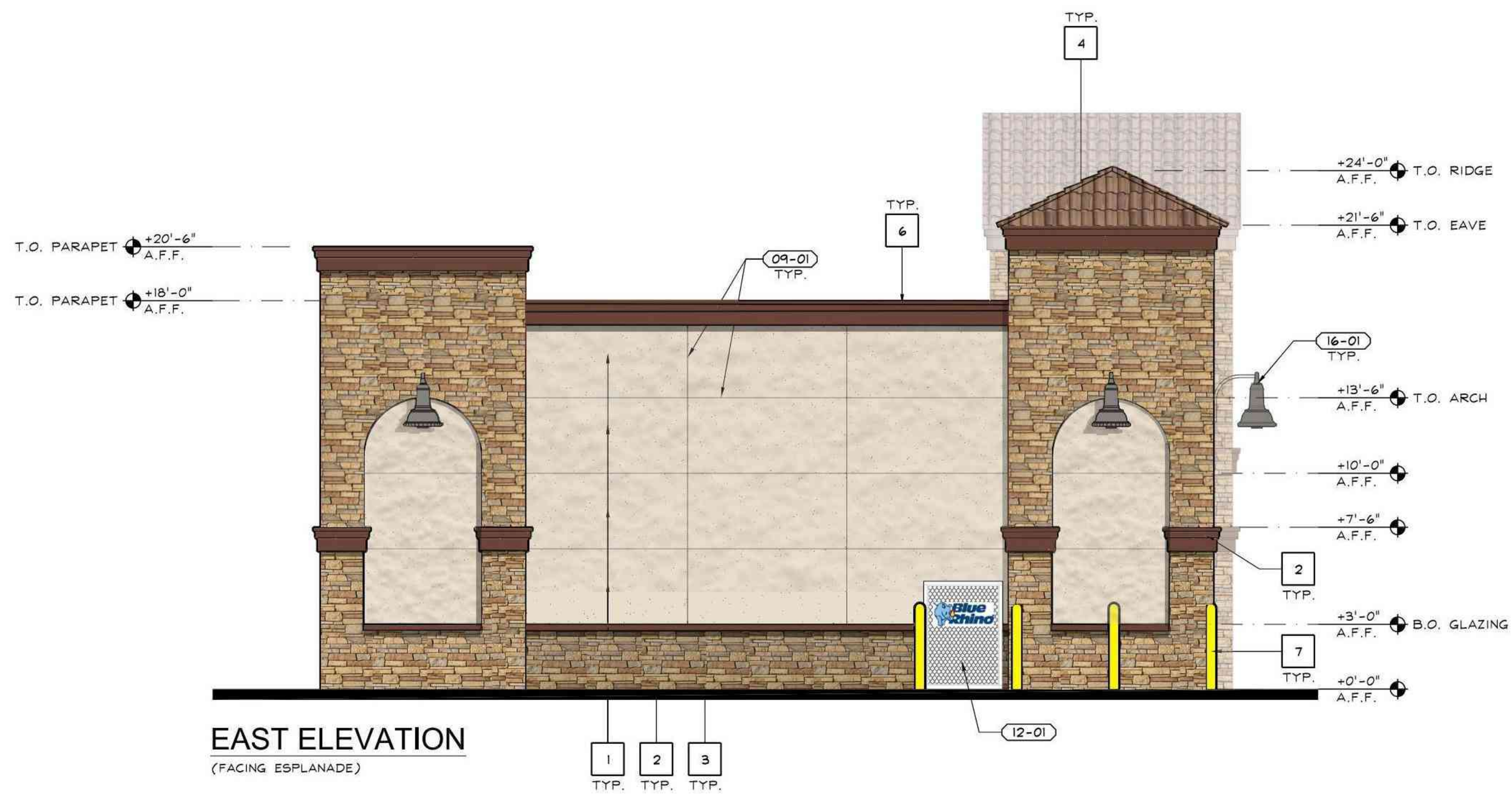
PROPOSED MINI-MART
 & FUEL ISLAND
 15 W. EATON ROAD, CHICO, CALIFORNIA 95973
 EXTERIOR ELEVATIONS

ISSUE DATE:	4-15-20
REV. DATE:	
PROJECT NO.:	20003.7
DRAWN BY:	NL
SHEET:	

Exhibit IV



SOUTH ELEVATION



EAST ELEVATION
(FACING ESPLANADE)

- (09-01) FRY REVEAL, PCS-75-50.
- (09-02) FOAM ACCENT ROSETTE, PAINTED TO MATCH ADJACENT.
- (10-01) 12" HIGH ADDRESS POSTING ON CONTRASTING BACKGROUND, PER CITY STANDARDS.
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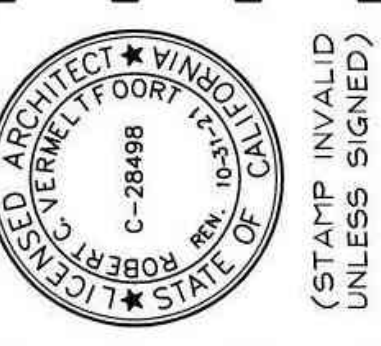
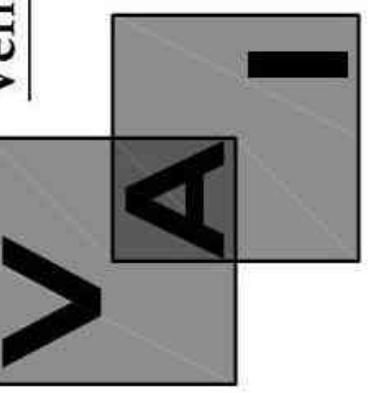
7 KEYNOTES 3

KEY	MATERIAL	COLOR / FINISH
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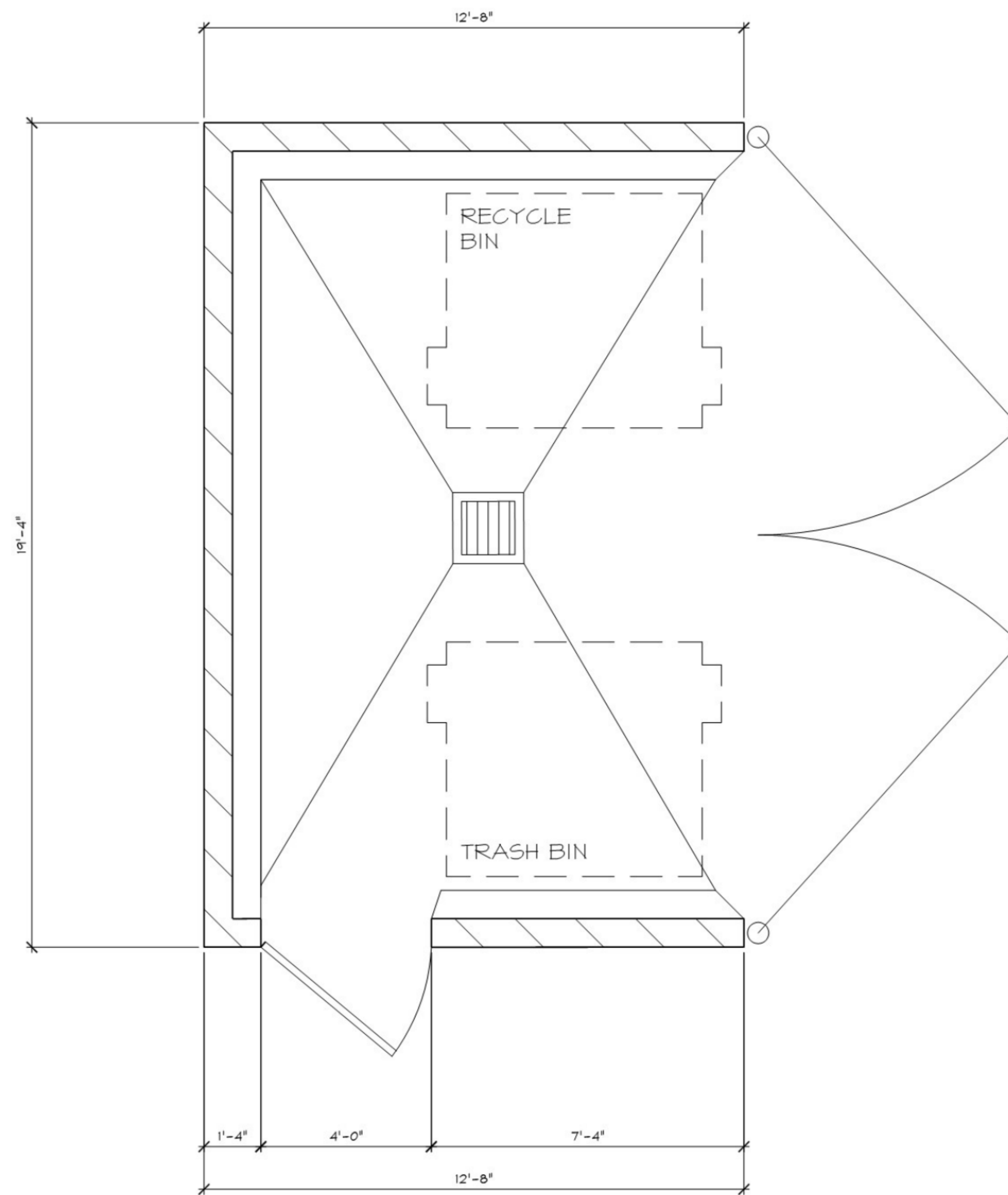
Vermelfort Architects, Inc.
Architecture and Planning
8525 North Cedar Avenue
Suite 106
Fresno, California 93720
Office: 559.432.6744
E-mail: rcv@vaifresno.com



PROPOSED MINI-MART & FUEL ISLAND
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
EXTERIOR ELEVATIONS

ISSUE DATE: 4-15-20
REV. DATE:
PROJECT NO.: 20003.7
DRAWN BY: NL
SHEET:

Exhibit IV



17

18

19

TRASH ENCLOSURE

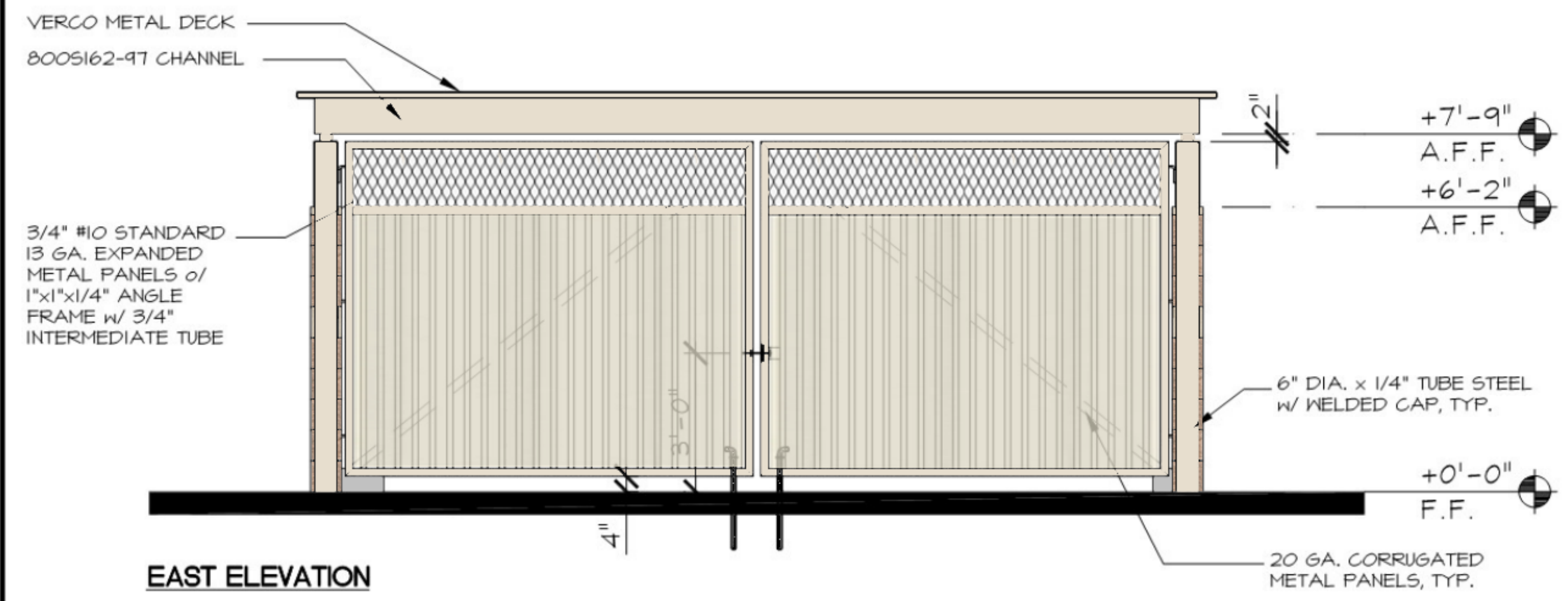
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11

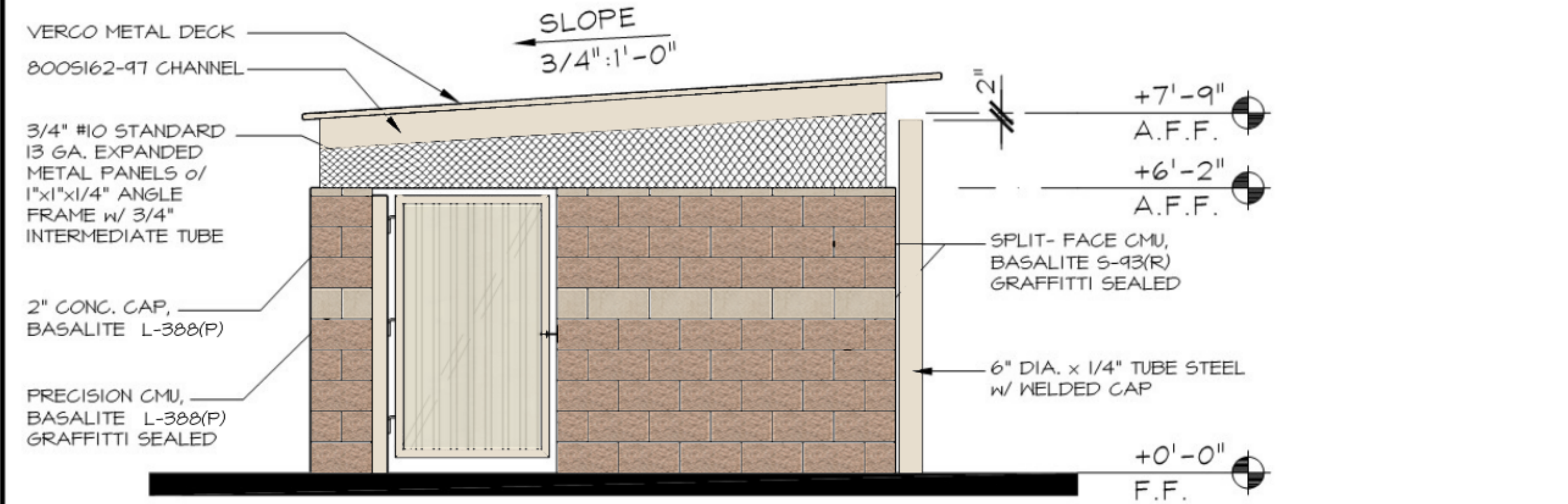
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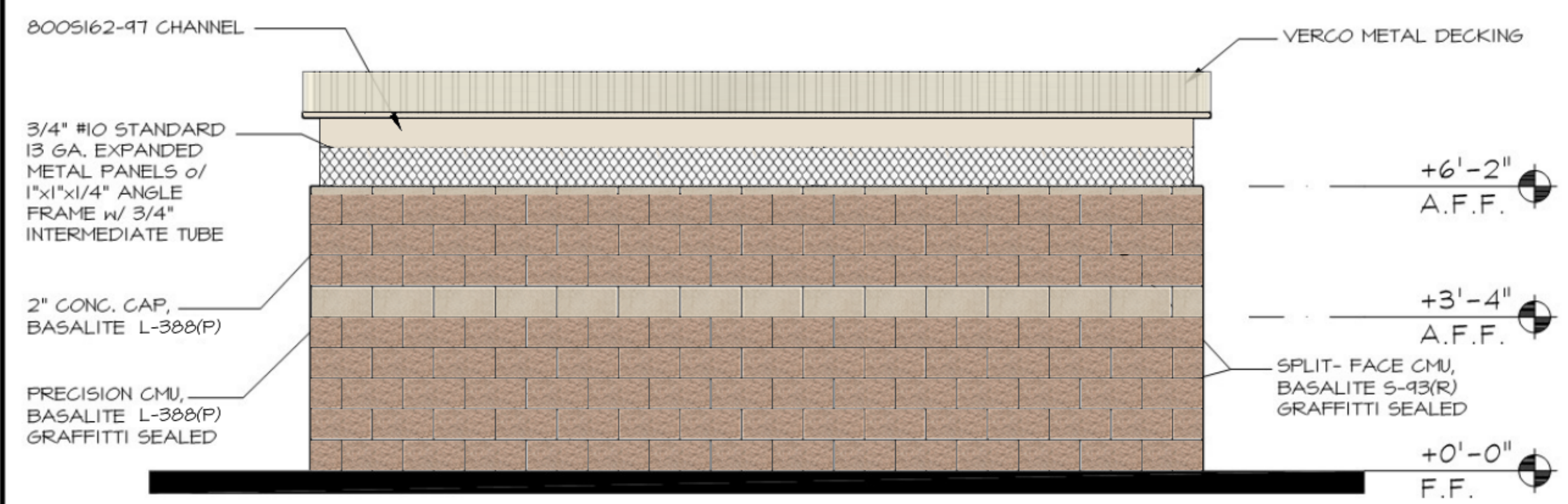
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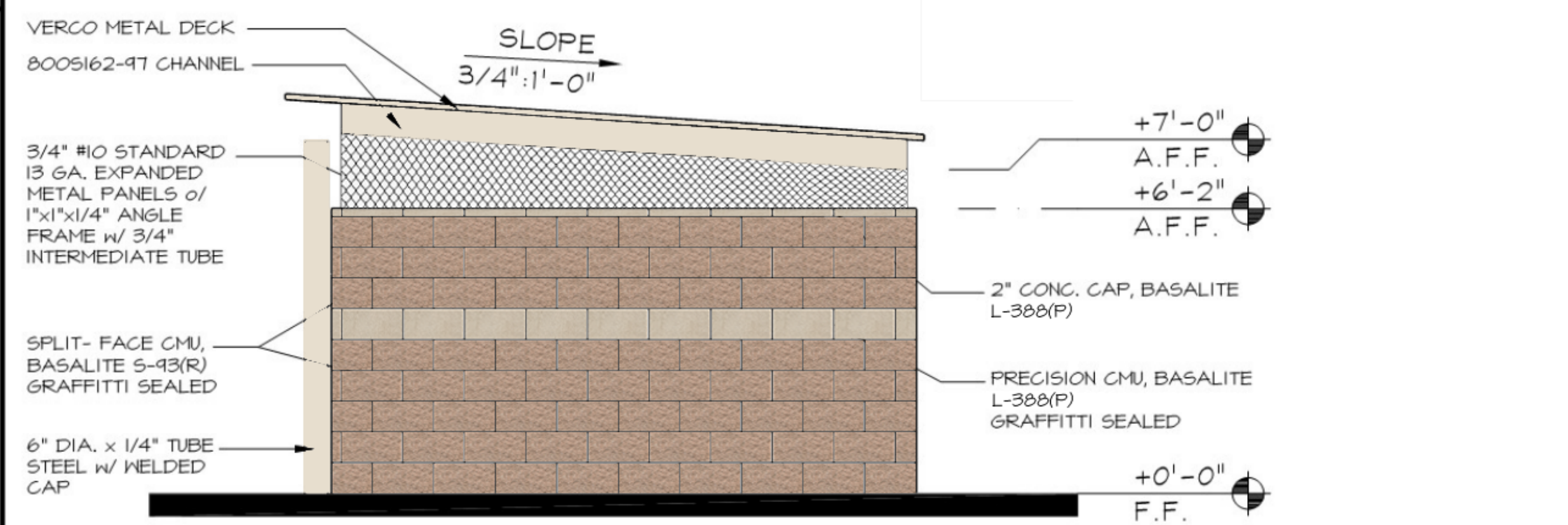
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

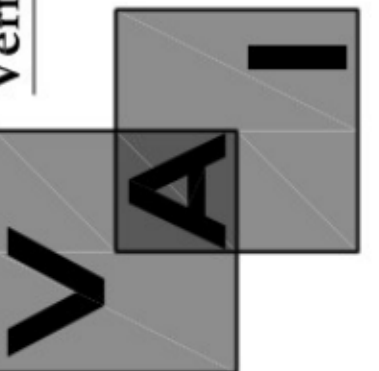
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4

DATE	REVISION

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PROPOSED MINI-MART & FUEL ISLAND
 15 W. EATON ROAD, CHICO, CALIFORNIA 95973
 TRASH ENCLOSURE ELEVATIONS

ISSUE DATE:	4-15-20
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SHEET:	

A302

EXHIBIT V
CONDITIONS OF APPROVAL
General Plan Amendment 20-02, Rezone 20-01, Use Permit 20-05,
Architectural Review 20-18 (Arco AM/PM):

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 20-18 (AMPM Gas Station). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
5. Applicant shall provide detailed landscaping plans compliant with AB 1881 water efficiency requirements to be reviewed and approved by planning staff prior to building permit issuance. Landscaping plans shall depict shading of at least 50 percent of the total paving area, not including the entrance drives.
6. Wall-mounted trellis panels with climbing vines shall be incorporated on the rear (south) and east side elevations of the proposed convenience store building, and on the north side of the trash enclosure. These features shall be shown on the final landscaping plan to be submitted with building plans.
7. No tree removal has been approved under this permit. Should tree removal be necessary, the applicant shall obtain a Street Tree Alteration Permit approved by the Urban Forest Manager.
8. All signage proposed for the project shall be reviewed administratively and approved under a separate permit.
9. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
10. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall

promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

11. The color of the bollards located between the entrance of the convenience store and the parking area shall be changed from yellow to a more neutral color while retaining the necessary safety contrast through use of reflective tape or similar material.
12. Prior to the issuance of the final certificate of occupancy, the applicant shall have recorded Minor Land Division 20-05 (Vermeltfoort), approved by the Map Advisory Committee on May 27, 2021.
13. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 530-879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.

OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison
19.44.020 Commercial/office zone land uses and permit requirements.

Table 4-6 identifies the uses of land allowed by these Regulations in each office and commercial zoning district, and the land use entitlement required to establish each use.

Where the last column of the table (“Subject to Standards in Section/Chapter”) includes a section or chapter number, the regulations in the referenced section/chapter apply to the use; however, provisions in other sections/chapters may apply as well.

(Ord. 2205; Ord. 2223; Ord. 2231; Ord. 2272; Ord. 2340; Ord. 2406, 2427 §17, Ord. 2519, §16)

TABLE 4-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY ZONE			Subject to Standards in Section/Chapter:
	OC		CC	
AGRICULTURAL, RESOURCE & OPEN SPACE USES				
Plant nurseries			UP	
Community gardens	P		P	19.76.190
MANUFACTURING & PROCESSING				
Beverage products, small scale, 2,500 sf max.			P	
Cannabis distributor				19.75
Cannabis manufacturer				19.75
Food products, small scale, 2,500 sf max.			P	
Handicraft industries, small scale manufacturing				
Laundries and dry cleaning plants				
Manufacturer taproom			P(5)	19.76.200
Printing and publishing			UP	
Recycling - Large collection facility				
Recycling - Small collection facility			UP	19.60.060
Wholesaling and distribution				
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Cardrooms			UP	5.32
Churches/places of worship	UP		P	(5)
Community centers/pavilions			UP	(5)
Health/fitness clubs	UP		P	

OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison

Indoor amusement/entertainment			P	
Libraries and museums	P		P	
Membership organization facilities			UP	
Nightclubs			UP	19.76.200
Outdoor commercial recreation	UP		UP	

Private residential recreational facilities			UP	
Recreational vehicle (RV) parks				
Schools - Public and private	UP		UP	
Schools - Specialized education and training	P		P	
Temporary uses	TU		TU	19.22
Theaters, auditoriums and meeting halls			P	

RESIDENTIAL USES

Assistant living facilities for the elderly				
Caretaker and employee housing				
Emergency shelters	UP		UP	
Home occupations	P			19.20
Household pets	P		P	19.76.040
Live/work	P(4)		P(4)	
Mobile home parks				
Multi-family housing	UP		P(4)	
Residential accessory uses and structures				19.76.020
Residential care homes, 6 or fewer clients	UP		UP	
Residential care homes, 7 or more clients	UP		UP	
Rooming and boarding houses	UP			
Single-family housing			P(4)	
Single-room occupancy (SRO) housing			P(4)	19.76.140

OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison

Temporary emergency shelters	P		P	19.22
Transitional and supportive housing	UP		P(4)	
Two-family housing/duplexes	UP		P(4)	
RETAIL TRADE USES				
Accessory retail uses	P		P	19.76.020
Alcoholic beverage establishments			P(5)	19.44.040 19.76.200
Auto, mobile home and vehicles sales			UP	
Auto parts sales without repair			P	
Auto parts sales with repair			UP	
Building material stores			P	
Cannabis retailer - storefront			UP	19.75

Cannabis retailer - delivery only	P		P	19.75
Drive-in and drive-through sales	UP		UP	19.76.070
Drug stores/pharmacies, 4,000 sq. ft. or less	P		P	
Drug stores/pharmacies, more than 4,000 sq. ft.			P	
Farm equipment and supplies sales				
Furniture, furnishings, and equipment, 2500 sq. ft. or less			P	
Furniture, furnishings, and equipment, 2500 sq. ft. or larger			P	
Grocery stores, 4,000 sq. ft. or less	P		P	
Grocery stores, 4,000 to 40,000 sq. ft.			P	
Grocery stores, 40,000 sq. ft. or larger			P	
Liquor stores - limited hours			P	
Liquor stores			P	
Outdoor retail sales and activities			P	19.76.120

OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison

Outdoor retail sales, temporary	TU		TU	19.22
Pet shops			P	
Restaurants, 5,000 sq. ft. or less	P		P	
Restaurants, accessory, less than 5% of floor area	P		P	
Restaurants, 5,000 sq. ft. or larger	UP		P	
Restaurant with full bar			P(5)	19.76.200
Retail stores, general merchandise, 2,500 sq. ft. or less			P	
Retail stores, general merchandise, 2,500 sq. ft. or larger			P	
Shopping centers, 200,000 sq. ft. or less			P	
Shopping centers, 200,000 sq. ft. or larger			P	
Tasting rooms			P	
Walkup sales windows using public sidewalk	P		P	
Warehouse retail stores			UP	

SERVICES USES

Automated teller machines (ATMs), non-drive thru	P		P	
Banks and credit unions, 3000 sq. ft. or less	P		P	
Banks and credit unions, 3,000 sq. ft. or larger	P		P	
Bed and breakfast inns, 1 to 5 guest rooms			UP	19.76.050
Business support services	P		P	
Cannabis testing laboratory	P		P	19.75
Car wash facility			UP	
Car wash facility, self-service			P	
Catering services			P	
Community social services	UP		UP	
Construction or contractor's yard				

OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison

Day care facilities, child/adult day care center	UP		UP	
Day care facilities, large family day care homes	UP		UP	19.76.060
Day care facilities, small family day care homes	UP		UP	
Drive-in and drive-through services	UP		UP	19.76.070
Financial services	P		P	
Gas station			UP	19.76.090
Hotel or motel			UP	
Kennels and animal boarding				
Medical offices	P		P	
Medical services - Clinics and labs	UP		P	
Medical services - Extended	UP		UP	
Medical services - Hospitals	UP			
Mortuary/funeral home			P	
Offices, accessory to primary use			P	
Offices, business and professional	P		P	
Offices, temporary	TU		TU	19.22
Personal services 2,500 sq. ft. or less	P		P	
Personal services, 2,500 sq. ft. or larger	UP		P	
Printing and publishing Computer/electronic			P	
Public safety and utility facilities	UP		UP	
Rental, indoor - small			P	
Rental, outdoor - large			UP	
Repair/maintenance Consumer products, 2,500 sq. ft. or less			P	
Repair/maintenance - Consumer products 2,500 sq. ft. or larger			P	
Repair/maintenance - Vehicle			UP	
Research and development (R&D)	UP		P	

OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison

Storage, accessory only	P		P	
Storage, outdoor			P	19.60.060
Storage, personal storage facility			UP	
Storage, second floor or above	P		P	
Veterinary clinics & animal hospitals, indoor			P	
Veterinary clinics & animal hospitals, outdoor			UP	
Walkup service windows using public sidewalk	P		P	
Warehousing				
TRANSPORTATION & COMMUNICATION USES				
Alternative fuel/recharging facilities			P	
Broadcast studios	P (10)		P (10)	19.78
Heliports				
Parking facilities/vehicle storage			UP	
Pipelines and utility lines	P		P	
Telecommunications facilities	P (10)		P (10)	19.78
Transit stations and terminals	UP		UP	

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section/chapter:
P	Permitted use, zoning clearance required.	19.16.070
UP	Conditional use, use permit required.	19.24
PD	Conditional use, planned development permit required.	19.28
TU	Temporary use.	19.22
	Use not allowed. (See Section 19.02.020(E) regarding uses not listed.)	

Notes:

- (1) See Chapter 19.04 for definitions of the listed uses.
- (2) With accessory retail use on site.
- (3) Permitted only as accessory use and subject to architectural screening in compliance with Section 19.60.060.
- (4) Use allowed only on second floor or above, or in basements. A use permit is required for ground-level occupancy, except for accessible units required by the Building Code, which are allowed by right.

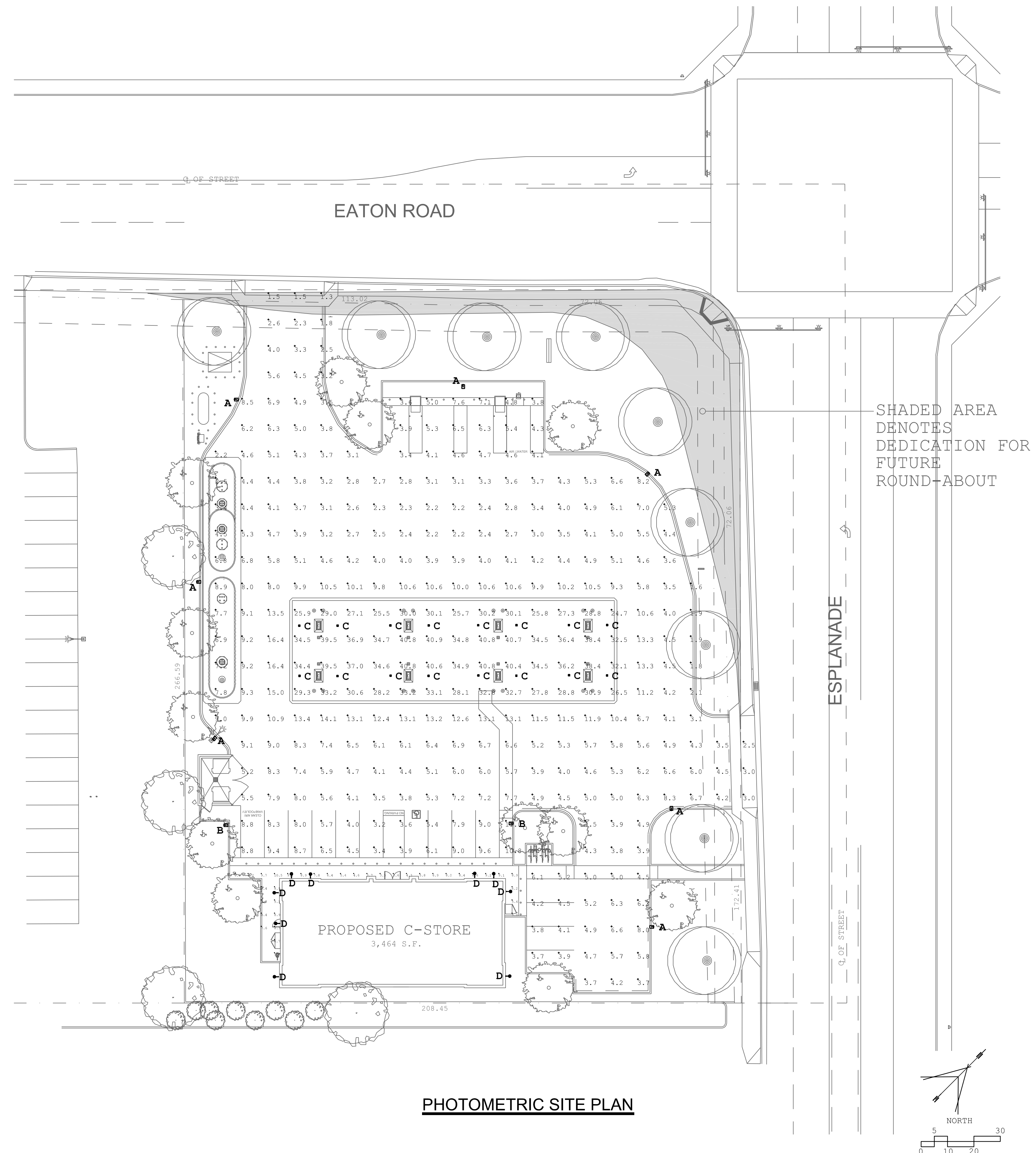
OC (Office Commercial) and CC (Community Commercial) Zoning and Use Matrix Comparison

- (5) Businesses within 300 feet of a residential district which operate between the hours of 10 p.m. to 6 a.m. or allow amplified music require use permit approval.
 - (6) Use allowed only on second floor or above.
 - (7) Drive-in and drive-through sales of pharmaceuticals incidental to the operation of drug stores/pharmacies may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through sales shall be permitted in the CN Zone.
 - (8) Use requires a use permit if the business hours are extended beyond Monday through Friday, 8 a.m. to 6 p.m.
 - (9) Drive-in and drive-through services incidental to the operation of banks and financial services may be allowed with a use permit in the CN Zoning District. No other drive-in or drive-through services shall be permitted in the CN Zone.
 - (10) See Chapter 19.78 for districts in which telecommunications facilities are permitted.
 - (11) Use only allowed on sites immediately adjacent to State Route 32 that take vehicle access no closer than 100 feet from State Route 32 travel way, and site design must provide for multi-modal access.
 - (12) Manufacturing involving non-volatile manufacturing techniques, and premises under 5,000 s.f. permitted; Manufacturing involving volatile manufacturing techniques, and/or premises of 5,000 s.f. or greater requires use permit approval.
- (Ord. 2427 §17, Ord. 2440 §26, Ord. 2459 §1, Ord. 2461 §3, Ord. 2494 §23, Ord. 2504 §§2, 3, Ord. 2519 §16, Ord. 2553 §2)

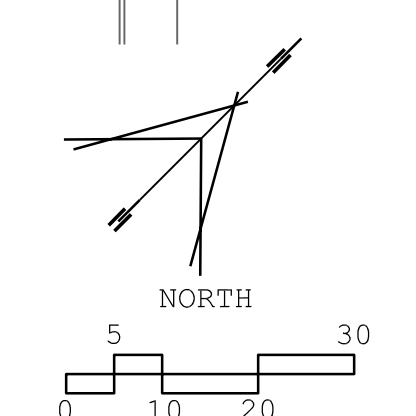
Attachment C

Luminaire Schedule					
Label	Symbol	Qty	Manufacturer	Part Number	Lum. Watts
TYPE A		7	LITHONIA	DSX2_LED_F1_40K_T4M_MVOLT_SPA_PIRH_DDBXD POLE: SSS_16_FT_4G_DIM19S_DDBXD	140
TYPE B		2	LITHONIA	DSX2_LED_F1_40K_TFTM_MVOLT_SPA_PIRH_DDBXD POLE: SSS_16_FT_4G_DIM19S_DDBXD	140
TYPE C		16	CREE	CPY250-B-DM-D-F-UL-WH-57K	85
TYPE D		9	ANP LIGHT	EVA2001-P029LD4-T5-40K-WM5163-51	28.19

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAY PARKING_Top	Illuminance	Fc	10.04	40.9	1.3	7.72	31.46
SIDEWALK_Top	Illuminance	Fc	7.28	10.5	3.5	2.08	3.00
BLDG SIDEWALK	Illuminance	Fc	7.15	10.5	3.5	2.04	3.00
DUMPSTER	Illuminance	Fc	6.73	8.3	5.2	1.29	1.60
EATON ENTRANCE	Illuminance	Fc	2.75	4.0	1.8	1.53	2.22
ESPLANADE ENTRANCE	Illuminance	Fc	4.61	6.7	3.1	1.49	2.16
GAS CANOPY	Illuminance	Fc	33.17	40.9	24.7	1.34	1.66
PARKING 1	Illuminance	Fc	6.66	11.0	3.2	2.08	3.44
PARKING 2	Illuminance	Fc	4.98	6.6	3.7	1.35	1.78
PARKING 3	Illuminance	Fc	4.95	7.6	3.4	1.46	2.24



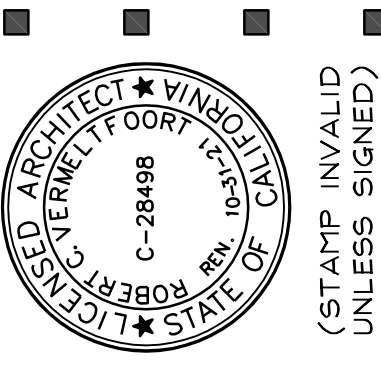
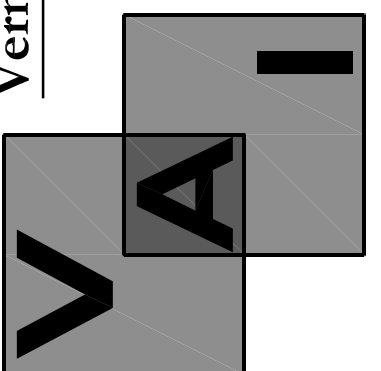
SHADED AREA
DENOTES
DEDICATION FOR
FUTURE
ROUND-ABOUT



DATE	REVISION

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**PROPOSED MINI-MART
& FUEL ISLAND**
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
PHOTOMETRIC SITE PLAN

ISSUE DATE:	4-15-20
REV. DATE:	
PROJECT NO.:	20003.7
DRAWN BY:	NL
SHEET:	E100

Attachment D

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS W/IN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS W/IN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF BAKERSFIELD SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE BUTTE COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50').
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER, EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



TREES

KEY	DESCRIPTION	(MULCO VALUE)
	PISTACHE CHINESE "KEITH DAVEY" CHINESE PISTACHE (15 GAL.)	(LOW)
	QUERCUS WISLIZENI INTERIOR LIVE OAK (15 GAL.)	(LOW)
	CALOCEDRUS DECURRENS INCENSE CEDAR (15 GAL.)	(LOW)

SHRUBS & GROUND COVER

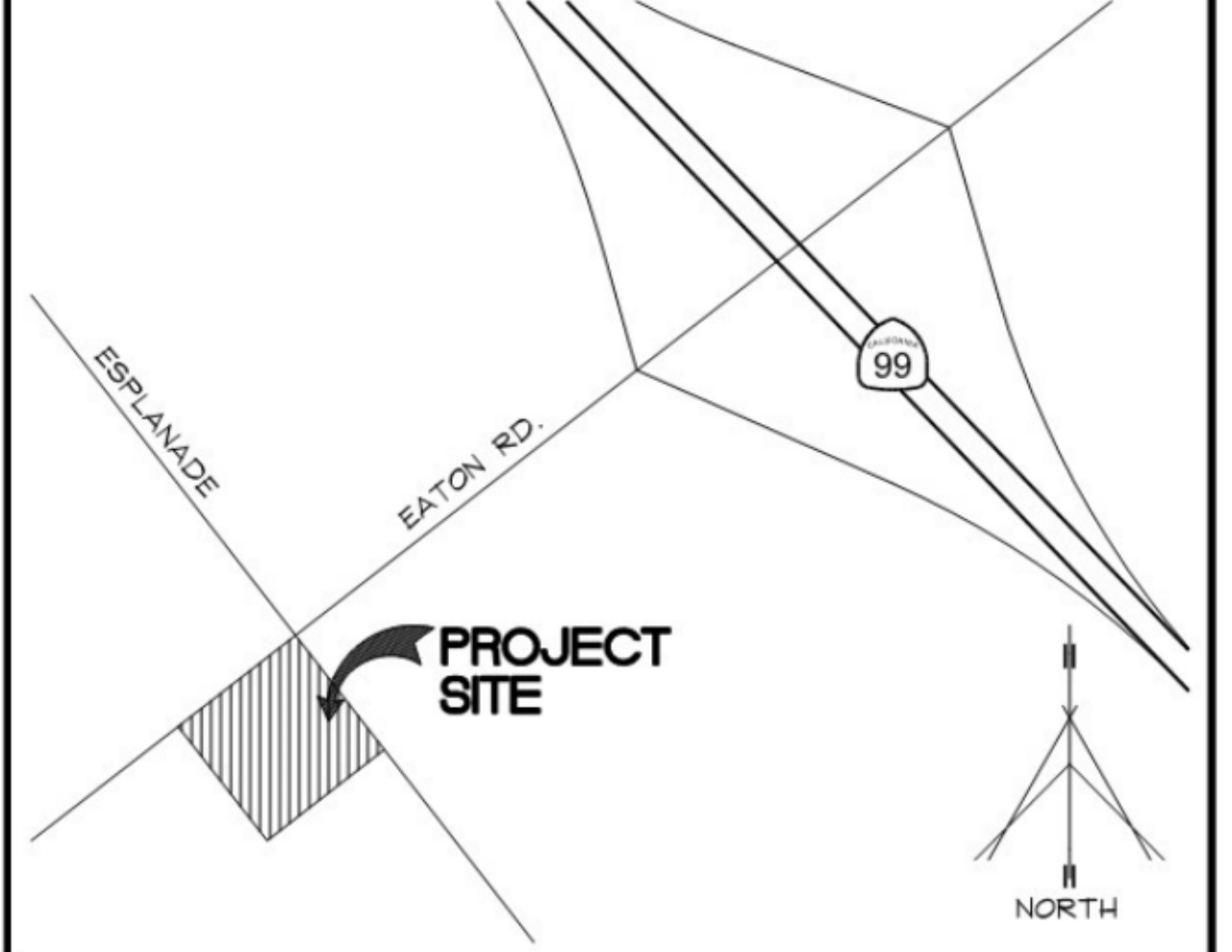
KEY	DESCRIPTION	(MULCO VALUE)
	TEUCRUM CHAMAEDRYS GERMANDER (1 GAL)	(LOW)
	ARCTOSTAPHYLOS UVA URSI "POINT REYES" POINT REYES MANZANITA (1 GAL)	(MED)
	OLEA EUROPAEA "LITTLE OLIVE" DWARF FRUITLESS OLIVE (5 GAL)	(LOW)
	DIETES IRIODES FORTNIGHT LILY (5 GAL)	(LOW)
	RHAPHIOLEPIS INDICA "BAY BREEZE" INDIAN HAWTHORN (5 GAL)	(MED)

PLANTING LIST

	%	QTY	AREA	TOTAL
PISTACHE CHINESE "KEITH DAVEY"	100	0		
CHINESE PISTACHE	75	6	122	4,332
	50	6	481	2,866
	25			
QUERCUS WISLIZENI	100	0		
INTERIOR LIVE OAK	75	4	530	4,710
	50			
	25			
CALOCEDRUS DECURRENS	100	0		
INCENSE CEDAR	75	4	133	532
	50	3	84	267
	25			
COVERED FUEL ISLAND				4,636
TOTAL SHADE:				17,423
TOTAL PARKING AREA:				33,600
17,423 / 33,600 = 52% PARKING LOT SHADING				

PARKING LOT SHADING

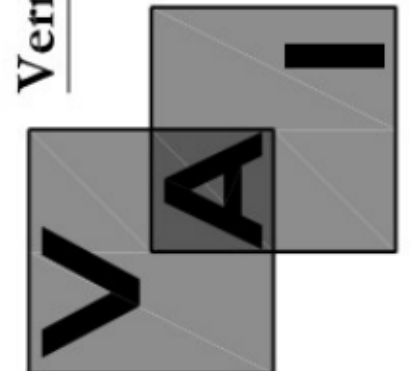
TOTAL SHADE:	17,423
TOTAL PARKING AREA:	33,600
17,423 / 33,600 = 52% PARKING LOT SHADING	



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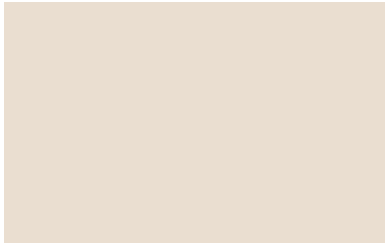
PROPOSED MINI-MART & FUEL ISLAND
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
LANDSCAPE PLAN

ISSUE DATE:	4-15-20
REV. DATE:	
PROJECT NO.:	20003.7
DRAWN BY:	NL
SHEET:	L100

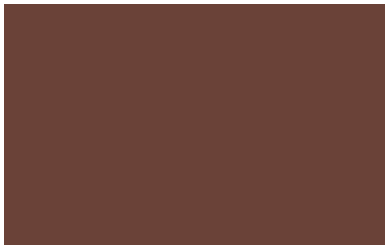


15 W. Eaton Road
Chico, CA 95973

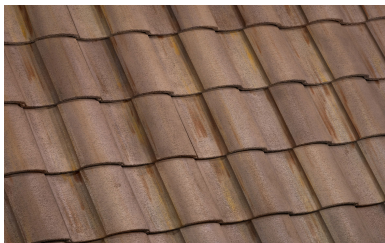
Color Board - Exterior Elevations



Stucco (field) -
Sherwin Williams #SW6140 "Moderate White"



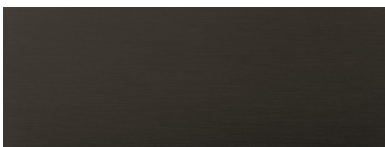
Stucco (accent) -
Sherwin Williams #SW2837 "Aurora Brown"



Concrete Roof Tile -
Eagle Roofing, Capistrano #3702 "Calabar Blend"

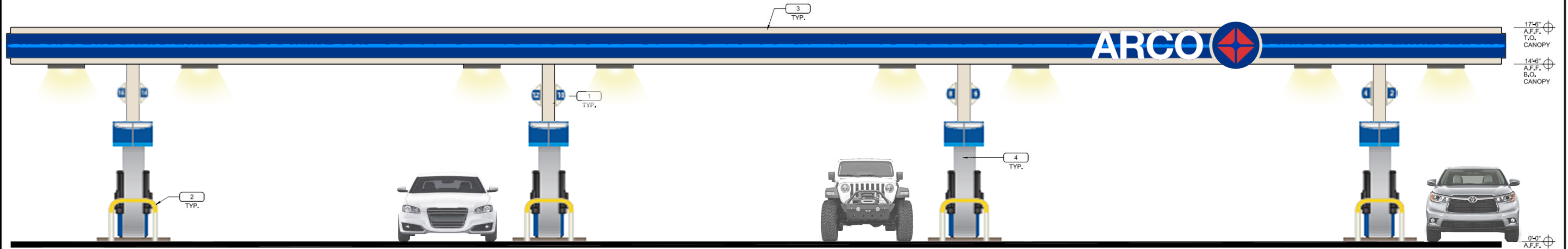


Stone Veneer -
Cultured Stone by Boral, Country Ledgestone "Carmel"

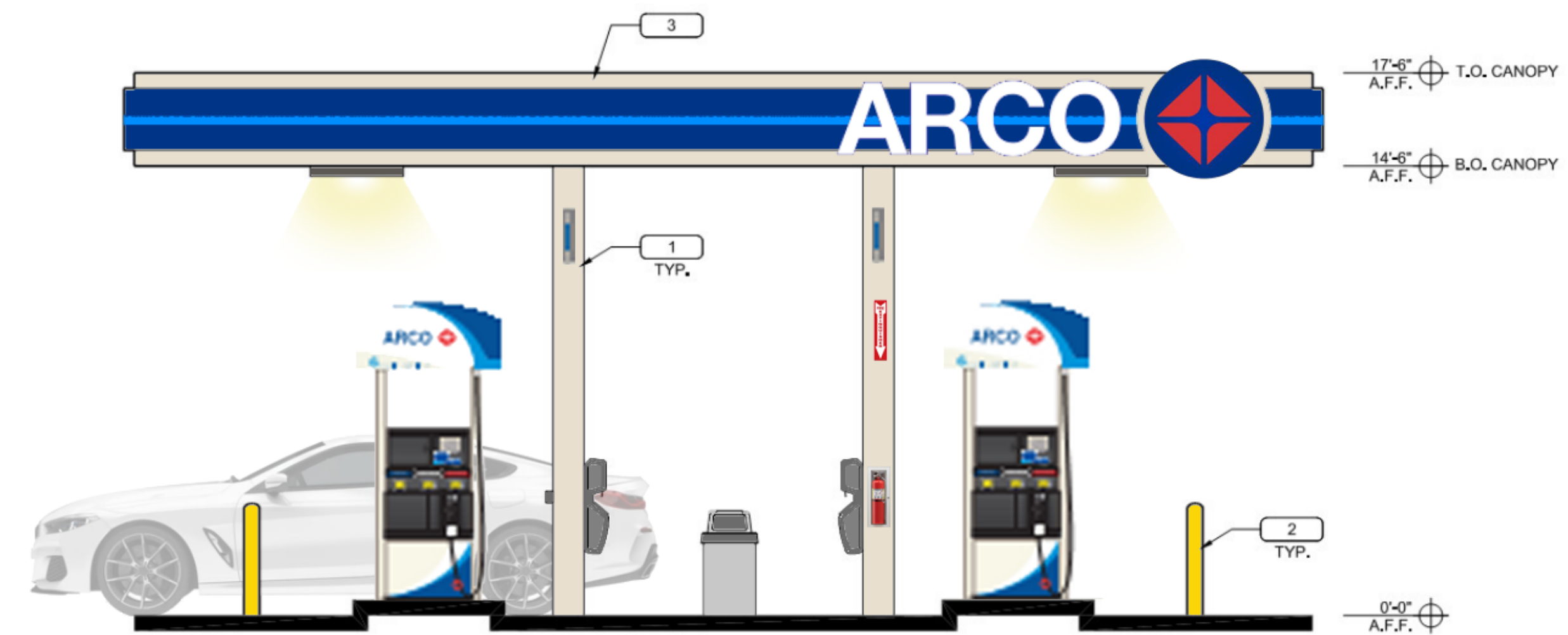


Storefront Frames -
Dark Bronze Anodized

Attachment F



1 NORTH ELEVATION (FACING EATON ROAD)
1/4" = 1'-0"



2 EAST ELEVATION (FACING ESPLANADE)
1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS - FUEL ISLAND

SCALE: 1/4"=1'-0" 3

KEY	MATERIAL	FINISH / COLOR
1	CANOPY COLUMN	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	BOLLARDS	SHERWIN WILLIAMS #SW4084 "SAFETY YELLOW"
3	CANOPY	ILLUMINATED FASCIA
4	FUEL PUMP	FACTORY FINISH

GENERAL NOTES

20

16

12

EXTERIOR FINISH SCHEDULE

8

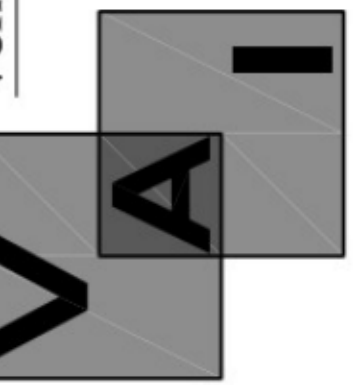
KEYNOTES

4

NO.	DATE	REVISION

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15 W. EATON ROAD, CHICO, CALIFORNIA 95973
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