

Arco Exterior Site Improvements Minor Use Permit & Minor Design Review File No. PRJ24-004

2500 Guerneville Road

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Jandon Briscoe, City Planner
Planning and Economic Development

Project Description

The applicant proposes to replace fuel canopies, remove the exterior decorative tile and patch with stucco, remove dome and rosettes, install new exterior lights, and new paint.



EXISTING NORTH EAST ELEVATION

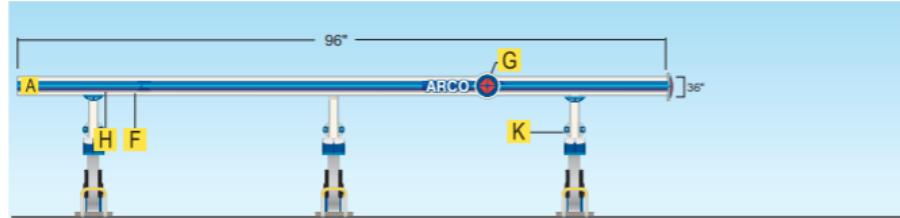


PROPOSED NORTH EAST ELEVATION

Proposed canopy modifications



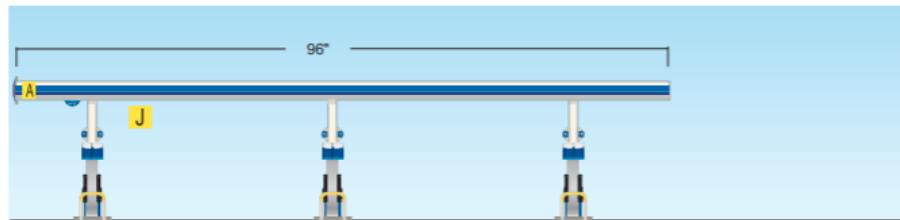
EAST ELEVATION



SOUTH ELEVATION



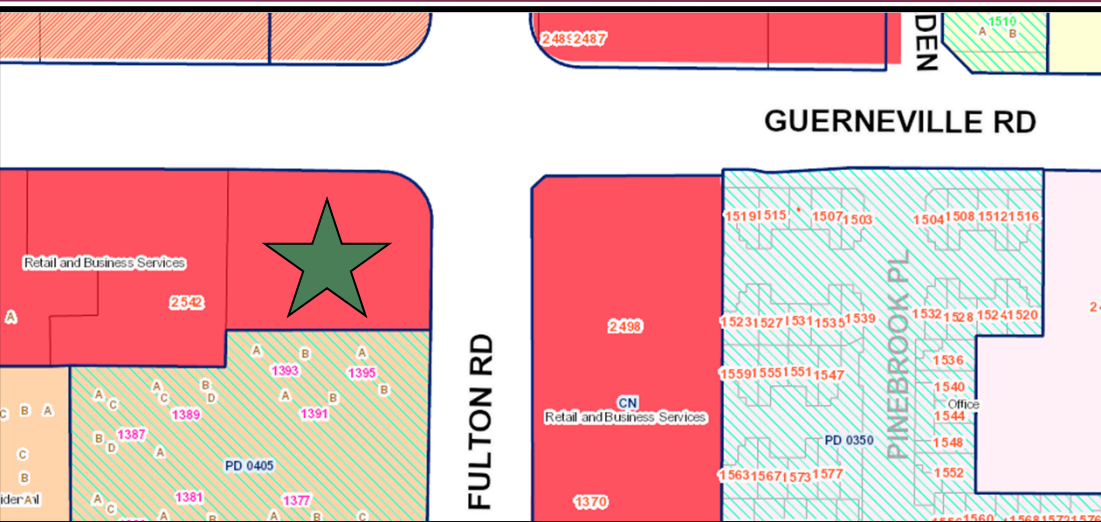
WEST ELEVATION



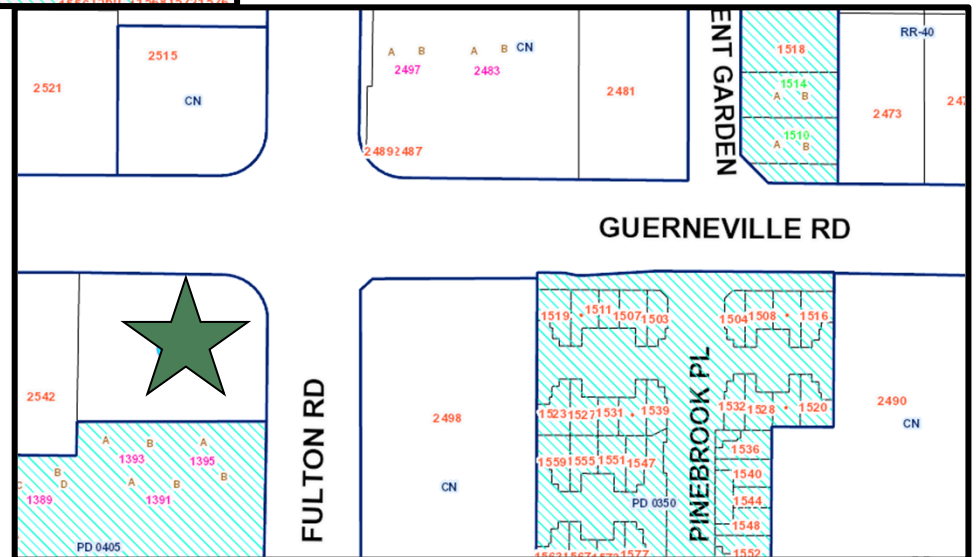
Gas Station Modifications – Nonconforming Use

Gas station modifications.

- Gas stations and related fossil fuel infrastructure shall not be enlarged, extended, reconstructed, or moved to a different portion of the lot or parcel of land...Fossil fuel infrastructure subject to this provision includes, but is not limited to, structures, features, and facilities related to the sale, storage, conveyance, and dispensing of gasoline and any other fossil fuel (e.g., storage tanks, pumps, dispensers).
- A Minor Use Permit shall be required for any modifications to existing gas stations and fossil fuel infrastructure...



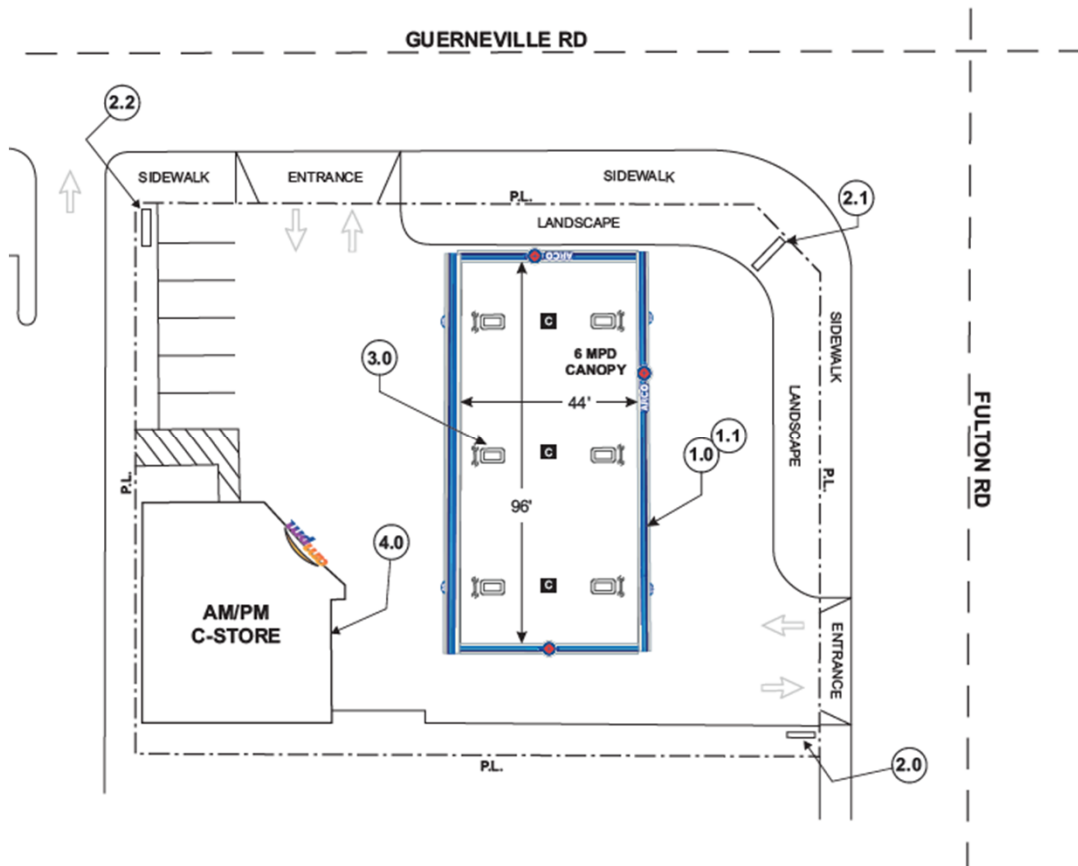
General Plan: Retail and Business Services



Zoning: Neighborhood Commercial

Neighborhood Context





VICINITY MAP

SCOPE OF WORK

CANOPY:

- 1.0 REMOVE EXISTING MANSARD ROOFING & SIGN FROM CANOPY.
- 1.1 INSTALL NEW CANOPY FASCIA & SIGNS PER ATTACHED SHEETS.

MID SIGNS:

- 2.0 EXISTING MID SIGN #1 TO BE RELOCATED TO CORNER OF INTERSECTION (2.1)
- 2.1 NEW LOCATION OF EXISTING MID SIGN #1. SIGN TO BE REFACED WITH LED PRICE DIGITS.
- 2.2 EXISTING MID SIGN #2 TO BE REFACED WITH LED DIGITS PER ATTACHED SHEETS.

DISPENSER VALANCE:

- 3.0 REPLACE EXISTING NON-ILLUMINATED VALANCE W/ NEW ILLUMINATED VALANCES PER ATTACHED SHEETS.

BUILDING:

- 4.0 PAINT EXISTING BUILDING TO COLOR SPECS PER ATTACHED SHEETS.

Environmental Review

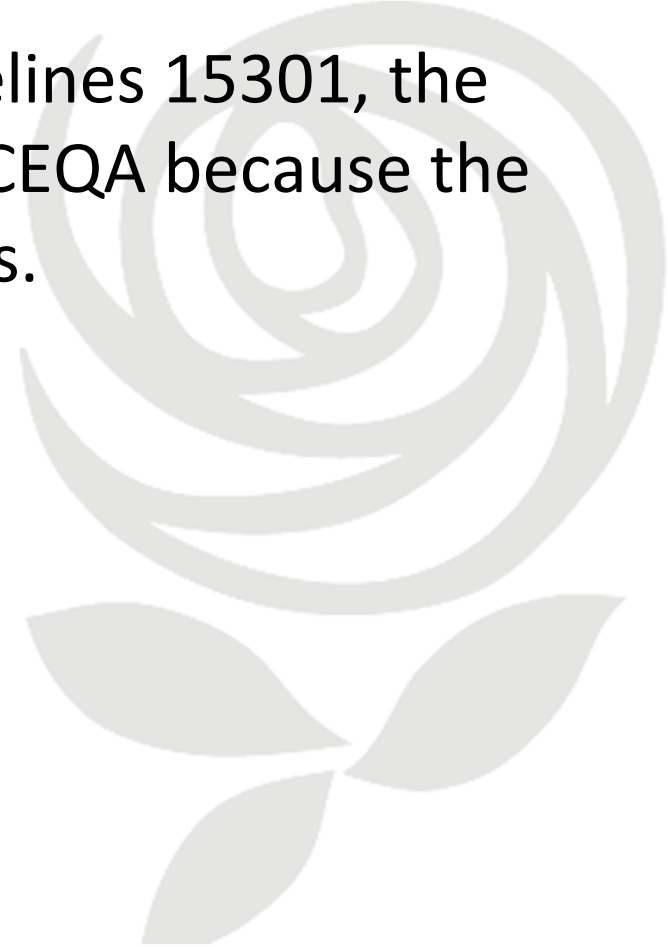
California Environmental Quality Act (CEQA)

On March 19, 2002, the City Council approved Resolution No. 25153 adopting a Mitigated Negative Declaration (MND) for the Arco Service Station and Convenience Market located at 2500 Guerneville Road. The scope of the project remains unchanged and is consistent with the analysis of the environmental document, and there are no new circumstances or new information that would require further environmental review under the California Environmental Quality Act (CEQA) Section 15162.

Environmental Review

California Environmental Quality Act (CEQA)

Additionally, pursuant to CEQA Guidelines 15301, the project is categorically exempt from CEQA because the project only includes exterior changes.



There are no unresolved issues as a result of staff review.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Use Permit and Minor Design Review to allow exterior improvements at 2500 Guerneville.

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