

G&M OIL SERVICE STATION

CONDITIONAL USE PERMIT NO. 20-015



Planning Commission

July 27, 2021



PROJECT LOCATION

14972 Springdale Street

0.91 Acre site

Corner Parcel

Undeveloped

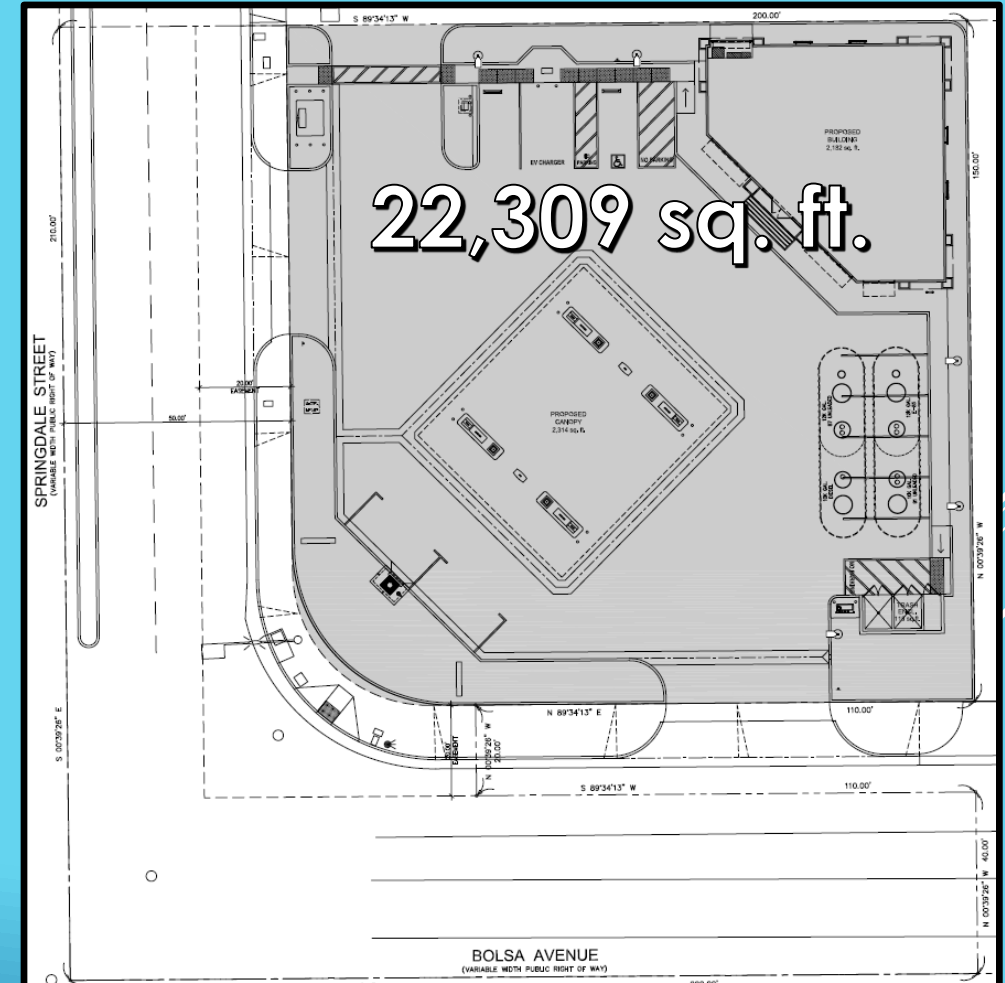
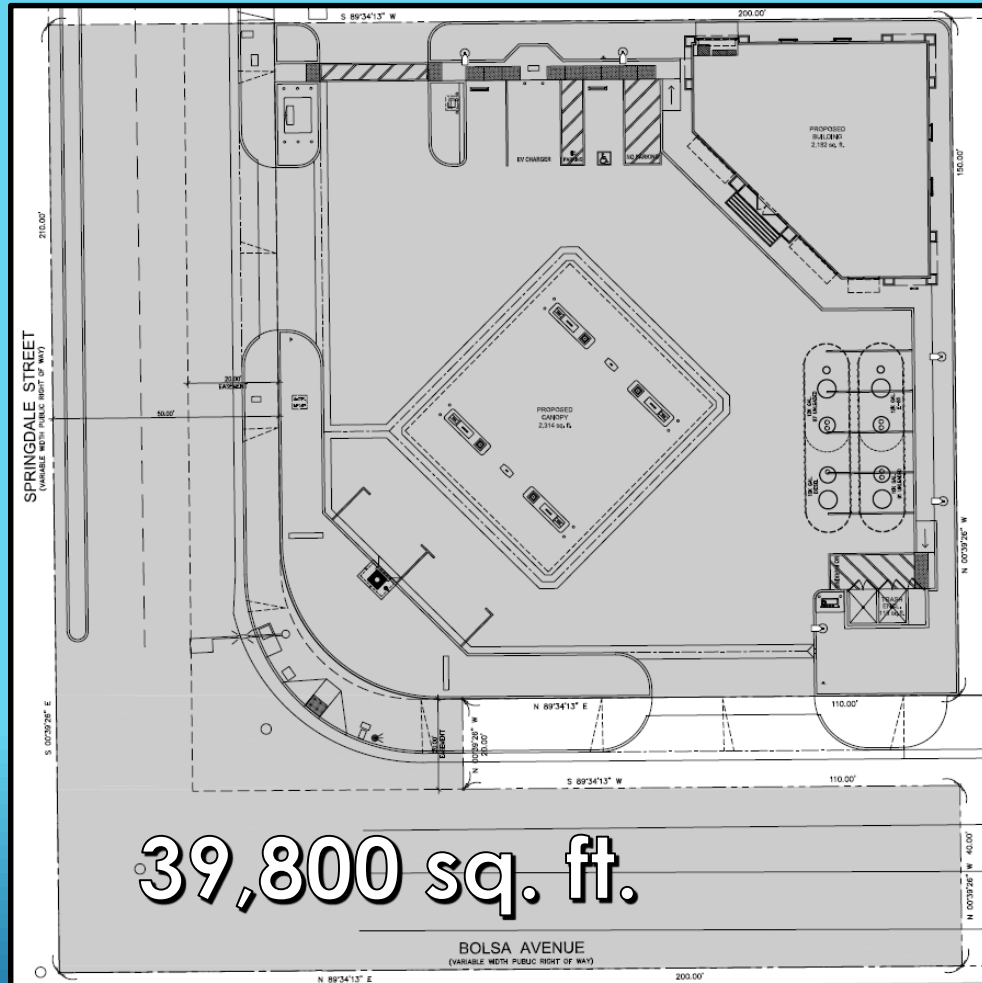
Commercial General
Zoning

REQUEST

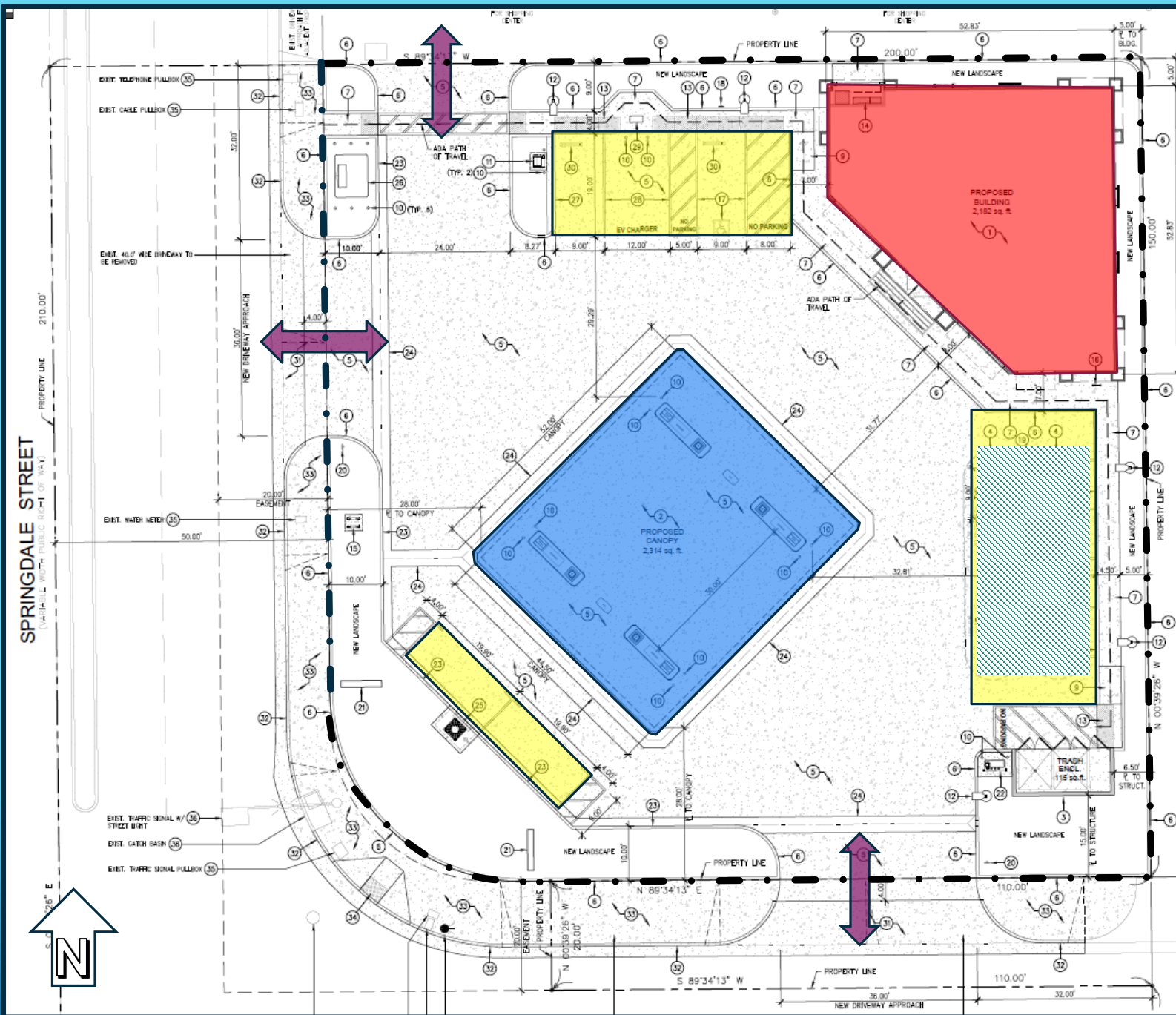
- ▶ CONDITIONAL USE PERMIT NO. 20-015
 - ▶ A new gasoline fueling service station
 - ▶ 2,182 sq. ft. retail store
 - ▶ 24-hour operation
 - ▶ Beer and wine sales (Type 20 ABC License)

- Development on a substandard lot
- 22,309 sq. ft. lot size in lieu of 22,500 minimum

REQUEST



CONCEPTUAL SITE PLAN



ANALYSIS

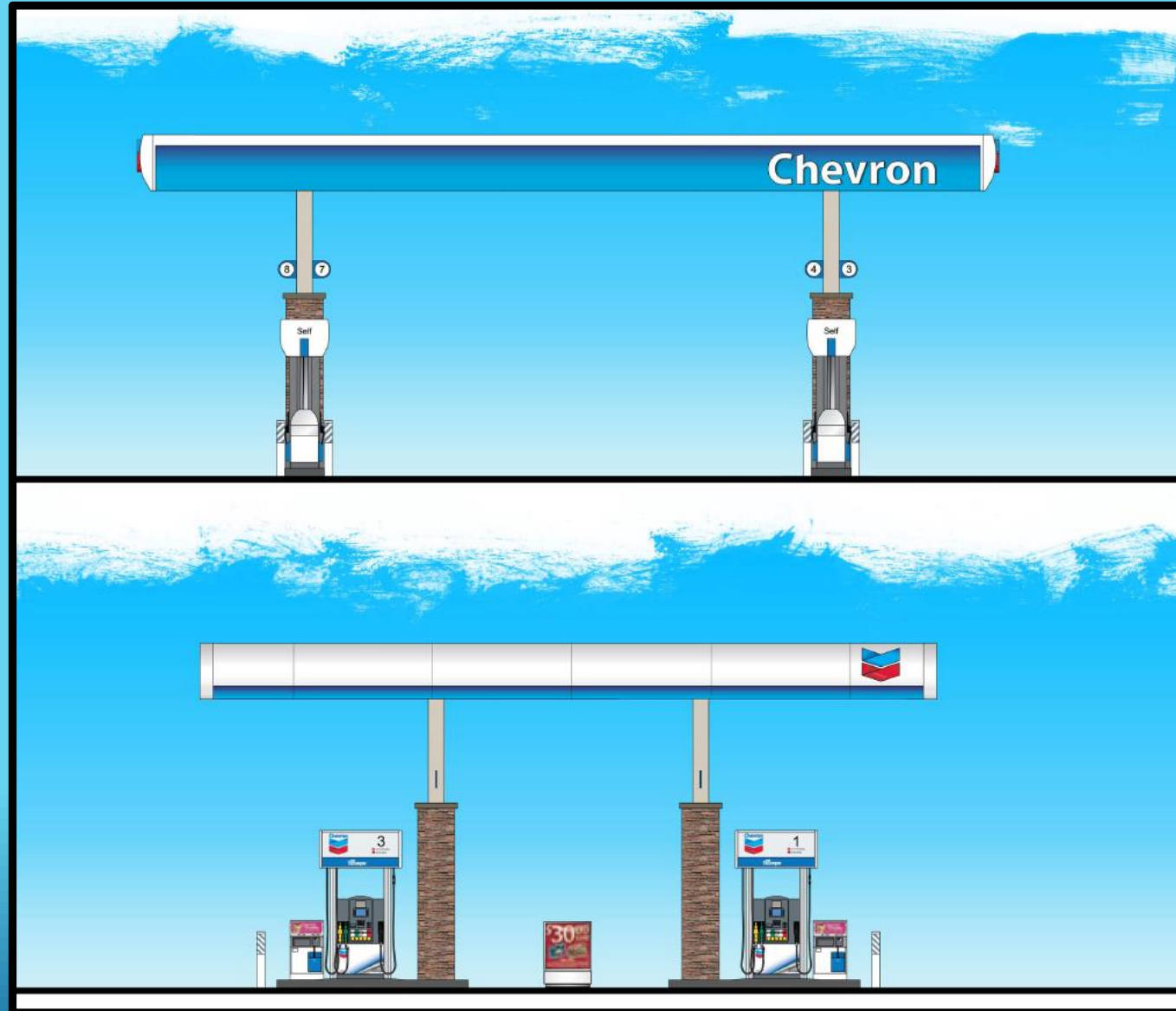
- ▶ Service Station Uses Permitted via CUP
- ▶ CUP 20-015 Requests
 - ▶ Establish Service Station Use
 - ▶ Type 20 ABC License (Beer and Wine)
 - ▶ Conditions limit sales hours and product sizes
 - ▶ Development on Substandard Lot
 - ▶ Reduced lot size negligible (191 sq. ft.)
 - ▶ Presents a more feasible and safe circulation pattern

Design Guidelines

ANALYSIS



Design Guidelines



ANALYSIS

- ▶ Varied colors and materials
- ▶ Both structures share materials
- ▶ Site orientation improves quality of commercial streetscape

RECOMMENDATION

- ▶ Staff Recommends Approval of CUP No. 20-015
 - ▶ Complies with General Plan and HBZSO
 - ▶ Compatible with development pattern
 - ▶ New fueling service station, convenience market, and ancillary improvements
 - ▶ Conforms to General Plan and Urban Design Guidelines
 - ▶ Complements adjacent uses and future commercial development
 - ▶ Incorporates modern architectural elements

► Questions?

