



VARIANCE JUSTIFICATION FORM

INTRODUCTION

Variances are limited to those situations where the peculiar physical characteristics of a site make it difficult to develop under standard regulations. A variance is granted in order to bring the **disadvantaged** property up to the level of use enjoyed by nearby properties in the same zone. For instance, where the steep rear portion of a residential lot makes the site otherwise undevelopable, a variance might be approved to reduce the front yard setback and thereby create sufficient room for a home on the lot. Similarly, a parcel's shape might preclude construction of a garage unless side yard setback requirements are reduced by approval of a variance.

Review of a proposed variance must be limited solely to the physical circumstances of the property. "The standard of hardship with regard to applications for variances, relates to the property, not to the person who owns it" (California Zoning Practice, Hagman, et al.). Financial hardship, community benefit, or the worthiness of the project are not considerations in determining whether to approve a variance (Orinda Association v. Board of Supervisors (1986) 182 Cal.App.3d 1145).

There is no basis for granting a variance if the circumstances of the project site cannot be distinguished from those on surrounding lots. For example, all things being equal, in a subdivision where lots are uniformly 40 feet wide, there is no basis for allowing one lot to be developed with reduced side yard setbacks.

When approving a variance, the Applicant must provide "findings of fact" to support the variance. Findings are important. They explain the Cities reasons for approving the variance. The purpose for making findings is to bridge the analytical gap between the raw evidence and ultimate decision. Variance findings must describe the special circumstances that physically differentiate the project site from its neighbors. Further, the findings must specify the unnecessary hardship that would result from these circumstances in the event that a variance was not approved.

FILING FEES

See current Fee Schedule (filing fees are generally non-refundable). Additional fees may be required to be submitted PRIOR to scheduling a project for hearing. Check with the Planning Division for current fees.

Property Information

Project Description: G4M OIL #29

Project Location: 8283 ARLINGTON AVENUE

Assessor's Parcel Number (APN): 155-273-013-7

Submittal Requirements

Refer to **Development Application Information** Handout for information on Submittal Requirements.

Additional submittal items include:

1. Variance Justification Form (attached)

Height/story variances in the RC Zones

Aside from the filing requirements set forth above, any variance requests for extra building height/stories in the RC-Residential Conservation Zone must be accompanied by:

1. Approved or proposed grading plans for the site.
2. A Composite map clearly indicating the approved grading, including building pad elevations, on adjoining sites, or if no grading has been approved, the natural topography of adjoining property. Additional information on grading for a larger surrounding area may be required.
3. Street sections, where appropriate.
4. Building elevations for proposed dwelling (in addition to required plot plans).
5. Where split pads are proposed, building sections are required.

If more than one lot is involved, the proposed building and height pad elevation for each lot shall be clearly identified. Separate Variance Justification Forms for each lot are required with justifications based on the unique characteristics of each industrial lot. Heights shall be justified based on relationships with surrounding lots and natural topography.

Variance Justification Form

Variances Requested – State variance(s) requested specifically in detail. Please attach separate sheet(s) as necessary.

REQUEST FOR A VARIANCE SET BACK FROM THE CODE REQUIRED
15'-0" TO A PROPOSED 10'-0" SETBACK.

Required Findings – Answer each of the following questions "YES" or "NO" and then explain your answer in detail. Questions 1 & 2 must be answered "YES" and 3 & 4 "NO" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? (In other words, explain why it would be difficult to comply with the development standards) Explain in detail.

SEE ATTACHED SHEET

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? (In other words, explain what special circumstances this specific property has that would justify the deviation from the development standards) Explain in detail.

SEE ATTACHED SHEET

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? (In other words, explain how approving such deviations from the standards will not impact the public). Explain in detail.

SEE ATTACHED SHEET

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? (In other words, explain how the requested variance is in compliance with the goals, policies and objectives of the General Plan 2025? Explain in detail.

SEE ATTACHED SHEET

Variance Justification Form

Required Findings

The following findings have been prepared based on our variance request to allow a deviation on a specific setback requirement. The Municipal Code requires a 15'-0" setback and due to site issues and required City right of way dedication requirements the project can only provide a 10'-0" setback along the project's north property line.

1. Finding #1 - Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent on the Zoning Code? (In other words, explain why it would be difficult to comply with the development standards).

Yes

The project site lies on the northeast corner of two city streets. The City's Public Works Department is requiring that right of way dedication be given from the property owner to allow the city to widen both streets. By providing the requested right of way dedications the workable and physical area of the site is reduced, and that coupled with the need to provide safe and adequate circulation in and about the site to the general public, results in difficulties and hardships inconsistent with the purpose and intent of the commercial retail provisions of the Zoning Code.

Further, because large tanker trucks will continue to make fuel deliveries to the site these tankers require larger than normal turning maneuvers and clearances to safety and adequately enter and exit the site. With the right of way dedication requirements (especially off of Arlington Avenue) the circulation area is reduced which requires the deviation in the rear yard setback. If the site was to provide a 15'-0" rear yard setback safe clearances for tankers and the general public would be sacrificed and potentially hazardous. These unsafe circulation patterns are not consistent with the intent of the general purpose and intent of the Zoning Code.

2. Finding #2 - Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other properties in the vicinity and under identical zoning classifications? (In other words, explain what special circumstances this specific property has that would justify the deviation from the development standards).

Yes

The City's Public Works Department is requiring that right of way dedication be given from the property owner to allow the city to widen both streets. By providing the requested right of way dedications the workable and physical area of the site is reduced, and that coupled with the need to provide safe and adequate circulation in and about the site to the general public, results in conditions not

found or experienced by other CR zoned properties in general or other nearby properties not required to dedicate right of way for street widenings.

The circumstance of having to dedicate right of way on both street frontages greatly reduces the overall size and usability of the project site which does not generally apply to other properties in the vicinity of under identical zoning classifications.

3. Finding #3 - Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? (In other words, explain how approving such deviation from the standards will not impact the public).

No

The granting of the request will not prove to be materially detrimental to the public welfare or injurious to the property or improvements. The project will still a 10'-0" setback along the backside of the building in an area that will be secured and off limits to the public. The general welfare of the public will be essentially unaffected by the deviation from 15'-0" to 10'-0". Further, the proposed 10'-0" wide setback will be landscaped and the north property line will have a new 7'-0" high CMU block wall. Lastly, the variance will not adversely affect the zone or the neighborhood.

4. Finding #4 - Will the granting of such variance be contrary to the objectives of any part of the General Plan? (In other words, explain how the requested variance is in compliance with the goals, policies and objectives of the General Plan 2025).

No.

The granting of the requested variance will not be contrary to the goals and objectives of the General Plan. The project still provides an adequate setback which will be secured from public access and view which will also protect and buffer the property to the north of the project. The requested variance does not affect the zoning classification, use or operations of the property and maintains the current zoning and use which has been on the property since the 1960's.

G&M Oil #29 - Riverside
8283 Arlington Avenue, Riverside, California

Project Description

Statement of Issue

Pursuant to the City of Riverside Municipal Code a Conditional Use Permit and a Design Review are required for the modification and improvement of an existing fuel station and convenience store.

Project Description

The proposed project site is located at the northeast corner of the intersection of Arlington Avenue and Lake Street. The street address for the project site is 8283 Arlington Avenue. The project site is currently zoned CR (Commercial Retail) and is currently occupied with the existing G&M Oil retail gasoline station and convenience store. The project site is currently improved with existing building structures, a raised canopy structure, multiple fuel dispensing devices, a trash enclosure, underground storage tanks, paving and site improvements along with minor landscape and driveway improvements.

The proposed project involves the demolition of the existing convenience store building and the construction of a new one-story state of the art convenience store building. The new convenience store building is proposed to be approximately 2,356 square feet in size and will provide for the sale of neighborhood and community convenience goods. The convenience store will continue to provide for the sale of typical neighborhood and community goods such as coffee and beverages, pre-package goods and convenience items. The previously approved 24 hours operation will remain for the project. As a result of City right of way dedication requirements the project also includes replacing the existing raised canopy structure with a new canopy in a slightly different position.

The proposed building will include a new walk-in cooler, a unisex ADA compliant restroom, an ADA accessible path of travel, bike rack, a health department compliant storage area, transaction/cashier area, utility room and sales area. The building will provide for continuous CCTV surveillance and monitoring and will be provided with energy monitoring and energy savings lighting and lighting controls.

The project will also include the installation of a new trash enclosure which will be designed and constructed to comply with State of California commercial business recycling requirements. The project will also include new landscaping, paving, parking, lighting and irrigation improvements to comply with current city requirements.

Operations

The operational plan of the project is consistent and reflective of the existing site activity. Key site operation details are as follows. Operational details are for both the fuel and convenience store components.

- 1) Hours of Operation – The site currently operates 24 hours a day. The site will continue to operate 24 hours a day.
- 2) Days of Operation – The site is open seven (7) days a week.

- 3) Number of Shifts – There are currently three shifts per day.
- 4) Employees per Shift – The number of employees per shift can vary from 1 to 2 depending on the time of year and time of day. During most typical shift changes there will be two employees on site.
- 5) Proposed Onsite Parking Space - Nine (9)
- 6) Proposed Landscape Area - 5,383 Square Feet = 25.75%
- 7) On Site Manufacturing - None.
- 8) On Site Automotive Services - None
- 9) Land Uses
 - a) Existing - Gas Station with Convenience Store
 - b) Proposed - Gas Station with Convenience Store



G&M OIL COMPANY

FACILITY No.: 29

8283 ARLINGTON AVENUE
RIVERSIDE, CA 92503

ENTITLEMENT PACKAGE

SUBMITTALS	
No.	DATE
1	8/23/2018
2	10/12/2018
3	11/26/2018
4	

LEGAL DESCRIPTION	OCCUPANT LOAD CALCULATION (PER CBC TABLE 1004.1.2)	CODE INFORMATION	SITE SUMMARY	VICINITY MAP																																																																																																																																																																																																		
<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>THAT PORTION OF LOT 23 OF BROWL TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE CENTERLINE INTERSECTION OF ARLINGTON AVENUE AND LAKE STREET AS SHOWN ON MAP OF ARLINGTON NORTH SUBDIVISION NO. 1, RECORDED IN BOOK 26, PAGES 38, 39 AND 40 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;</p> <p>THENCE ON THE CENTERLINE OF ARLINGTON AVENUE SOUTH 89° 30' 00" EAST 170.16 FEET;</p> <p>THENCE NORTH 02° 58' 00" EAST 55.06 FEET TO THE TRUE POINT OF BEGINNING;</p> <p>THENCE ON THE WESTERLY LINE OF THAT PARCEL DECEDED TO THE "OLD TIME PATH, INC." RECORDED DECEMBER 19, 1950, IN BOOK 1229 PAGE 189, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, NORTH 02° 58' 00" EAST 150.00 FEET;</p> <p>THENCE NORTH 89° 30' 00" WEST 140.13 FEET TO THE EASTERLY LINE OF LAKE DRIVE AS SHOWN ON MAP OF ARLINGTON NORTH SUBDIVISION NO. 1;</p> <p>THENCE ON SAID EASTERLY LINE OF SAID LAKE DRIVE SOUTH 02° 58' 00" WEST 129.12 FEET TO THE BEGINNING OF A CURVE;</p> <p>THENCE CURVING TO THE LEFT WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 92° 28' 00", A DISTANCE OF 32.11 FEET TO END OF CURVE, SAID POINT BEING ALSO ON THE NORTHERLY LINE OF ARLINGTON AVENUE AS SHOWN ON SAID MAP OF ARLINGTON NORTH SUBDIVISION NO. 1;</p> <p>THENCE ON THE NORTHERLY LINE OF SAID ARLINGTON AVENUE, SOUTH 89° 30' 00" EAST 119.25 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>EXCEPT ALL URANIUM, THORIUM AND ALL OTHER MATERIALS PURSUANT TO THE ATOMIC ENERGY ACT OF 1946, WITH THE RIGHT TO ENTER UPON SUCH LANDS AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE DEED FROM THE UNITED STATES OF AMERICA TO EDWARD F. SCHULZ, RECORDED FEBRUARY 9, 1949, IN BOOK 862, PAGE 469, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.</p> <p>ALSO EXCEPT ALL METALS, MINERALS, PETROLEUM, NATURAL GAS, AND OTHER HYDROCARBON SUBSTANCES BELOW 500.00 FEET FROM THE SURFACE OF SAID LAND AS RESERVED BY ANCA REALTY COMPANY, IN DEED TO PHILIP J. REPEL, SR., ET AL, RECORDED FEBRUARY 11, 1959 AS INSTRUMENT NO. 11615 OF OFFICIAL RECORDS.</p> <p>APN(S): 155-273-013-7</p> <p>THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NO. 00077936-994-X49-06, DATED AUGUST 25, 2017.</p>	<table><thead><tr><th>ROOM / DESIGNATION</th><th>OCCUPANT LOAD FACTOR</th><th>AREA (Sf)</th><th>OCCUPANT LOAD</th></tr></thead><tbody><tr><td>SALES AREA: Sales Area Cashier Area Snack Bar Area</td><td>60</td><td>1,274 Sq Ft</td><td>21.23</td></tr><tr><td>RESTROOM: Unisex Restroom</td><td>150</td><td>75 Sq Ft</td><td>0.75</td></tr><tr><td>WALK-IN COOLER: Walk-In Cooler Walk-In Freezer</td><td>300</td><td>301 Sq Ft</td><td>1.00</td></tr><tr><td>BACK STORAGE ROOM: Storage/Utility Room</td><td>300</td><td>417 Sq Ft</td><td>1.39</td></tr><tr><td colspan="3">SUB-TOTAL:</td><td>24.37</td></tr><tr><td colspan="3">TOTAL OCCUPANT LOAD:</td><td>25</td></tr></tbody></table> <p>PROJECT CONTACT</p> <table><tr><td>OWNER: G&M OIL COMPANY, INC. 16868 A STREET HUNTINGTON BEACH, CA 92647 TEL: (714) 375-4700 FAX: (714) 596-2634</td><td>ENGINEER & APPLICANT: TRANS COMPANIES, INC. 4430 E. MIRALOMA AVENUE SUITE F ANAHEIM, CA 92807-1840 TEL: (714) 693-9388</td></tr></table>	ROOM / DESIGNATION	OCCUPANT LOAD FACTOR	AREA (Sf)	OCCUPANT LOAD	SALES AREA: Sales Area Cashier Area Snack Bar Area	60	1,274 Sq Ft	21.23	RESTROOM: Unisex Restroom	150	75 Sq Ft	0.75	WALK-IN COOLER: Walk-In Cooler Walk-In Freezer	300	301 Sq Ft	1.00	BACK STORAGE ROOM: Storage/Utility Room	300	417 Sq Ft	1.39	SUB-TOTAL:			24.37	TOTAL OCCUPANT LOAD:			25	OWNER: G&M OIL COMPANY, INC. 16868 A STREET HUNTINGTON BEACH, CA 92647 TEL: (714) 375-4700 FAX: (714) 596-2634	ENGINEER & APPLICANT: TRANS COMPANIES, INC. 4430 E. 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Code</td></tr><tr><td>Energy Code:</td><td>2018 Building Energy Efficiency Standards</td></tr></table> <p>2 BUILDING DESCRIPTION:</p> <table><thead><tr><th>Proposed C-Store</th><th>Proposed Canopy</th></tr></thead><tbody><tr><td>Construction Type: V-B (Unprotected)</td><td>S-B</td></tr><tr><td>Occupancy Use Group: M (Merchandise)</td><td>M (Merchandise)</td></tr><tr><td>Fire Sprinklers: Yes</td><td>No</td></tr><tr><td>Allowable Area: 8,500 Sq Ft</td><td>12,500 Sq Ft</td></tr><tr><td>Actual Building Area: 2,230 Sq Ft (Gross)</td><td>2,282 Sq Ft (Gross)</td></tr><tr><td>Allowable Height: 1 Story - (49'-0" Max.)</td><td>2 Story - (57'-0" Max.)</td></tr><tr><td>Actual Height: 1 Story - (21'-0")</td><td>1 Story - (21'-0")</td></tr></tbody></table> <p>3 BUILDING AREA TABULATION:</p> <table><tr><td>Sales Area</td><td>1,274 Sq Ft</td></tr><tr><td>Restrooms</td><td>75 Sq Ft</td></tr><tr><td>Walk-In Box</td><td>301 Sq Ft</td></tr><tr><td>Storage / Utility Rooms</td><td>417 Sq Ft</td></tr><tr><td>Total (Sf):</td><td>2,067 Sq Ft</td></tr></table> <p>4 OCCUPANCY AND EXPOSURE:</p> <table><tr><td>Number of Employees:</td><td>2</td></tr><tr><td>Occupancy Load:</td><td>25</td></tr><tr><td>Exits Provided:</td><td>1</td></tr></table> <p>5 PLUMBING FIXTURES:</p> <table><thead><tr><th>Required</th><th>Provided</th></tr></thead><tbody><tr><td>Male: 1 W.C. 1 Lav, 5 Urinal</td><td>1 W.C. 1 Lav, 5 Urinal</td></tr><tr><td>Female: 1 W.C. 1 Lav</td><td>1 W.C. 1 Lav</td></tr><tr><td>Serviced Sinks: 1</td><td>1</td></tr><tr><td>Drinking Fountain: Not Required</td><td>1 - Water Service is Provided</td></tr></tbody></table> <p>(Note: Unisex facility provided pursuant to 2016 C.P.C. Section 422.2, Exemption 3)</p>	Building Code:	2018 California Building Code	Plumbing Code:	2018 California Plumbing Code	Electrical Code:	2018 California Electrical Code	Mechanical Code:	2018 California Mechanical Code	Fire Code:	2018 California Fire Code	Green Code:	2018 California Green Building Sds. Code	Energy Code:	2018 Building Energy Efficiency Standards	Proposed C-Store	Proposed Canopy	Construction Type: V-B (Unprotected)	S-B	Occupancy Use Group: M (Merchandise)	M (Merchandise)	Fire Sprinklers: Yes	No	Allowable Area: 8,500 Sq Ft	12,500 Sq Ft	Actual Building Area: 2,230 Sq Ft (Gross)	2,282 Sq Ft (Gross)	Allowable Height: 1 Story - (49'-0" Max.)	2 Story - (57'-0" Max.)	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COVERAGE: 44.00 %</p> <p>LANDSCAPE AREA:</p> <table><tr><td>Within Property:</td><td>4,908 S.F.</td><td>COVERAGE:</td><td>23.48 %</td></tr><tr><td>Outside Property:</td><td>3,910 S.F.</td><td>COVERAGE:</td><td>14.40 %</td></tr></table> <p>TOTAL LANDSCAPE AREA: 7,918 S.F. COVERAGE: 37.68 %</p> <p>PARKING SPACE ANALYSIS:</p> <table><thead><tr><th>REQUIRED PARKING:</th><th>PARKING RATE</th><th>SIZE / RATE</th><th>REQUIRED</th></tr></thead><tbody><tr><td>C-Store Building:</td><td>1 Per 250 S.F.</td><td>2,230 S.F.</td><td>9 Stalls</td></tr><tr><td>Trash Enclosure:</td><td></td><td></td><td>9 Stalls</td></tr><tr><td>TOTAL SPACE ANALYSIS:</td><td></td><td></td><td></td></tr></tbody></table> <p>PROVIDED PARKING:</p> <table><thead><tr><th>Regular Stalls:</th><th>SIZE</th><th>PROVIDED</th></tr></thead><tbody><tr><td>Regular Stalls:</td><td>6'-0" x 10'-0"</td><td>7 Stalls</td></tr><tr><td>EV Charging Stalls:</td><td>12'-0" x 10'-0"</td><td>1 Stalls</td></tr><tr><td>Handicap Stalls (Van Accessible):</td><td>9'-0" x 10'-0"</td><td>1 Stalls</td></tr><tr><td>Handicap Stalls (50% Credit):</td><td></td><td>4 Stalls</td></tr><tr><td>Total Stalls Provided:</td><td></td><td>13 Stalls</td></tr></tbody></table>	Before Land Dedication:	20,903 S.F.	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SURVEY PLAN</td></tr><tr><td>4</td><td>ST1.0 PROPOSED SITE PLAN</td></tr><tr><td>5</td><td>ST1.1 US MAIL FUTURE SITE PLAN</td></tr><tr><td>6</td><td>ST2.0 CONCEPTUAL GRADING PLAN</td></tr><tr><td>7</td><td>LI.0 FINDER TRUCK PATH PLAN</td></tr><tr><td>8</td><td>TS1.0 PHOTO MTRIC SITE PLAN</td></tr><tr><td>9</td><td>ES1.1 TRASH ENCLOSURE PLAN</td></tr><tr><td>10</td><td>AL.0 BUILDING FLOOR PLAN</td></tr><tr><td>11</td><td>AL.0 BUILDING ELEVATION PLAN</td></tr><tr><td>12</td><td>AL.0 BUILDING CROSS SECTION PLAN</td></tr><tr><td>13</td><td>AL.0 PROPOSED ROOF PLAN</td></tr><tr><td>14</td><td>CAL.0 CANOPY PLAN</td></tr></tbody></table> <p>CUP NO.: P18-0646 DESIGN REVIEW NO.: P18-0648 VARIANCE NO.: P18-0649</p>	GENERAL		1	T1.0 TITLE SHEET	2	1 OF 2 A.L.I.A. SURVEY PLAN	3	2 OF 2 A.L.I.A. SURVEY PLAN	4	ST1.0 PROPOSED SITE PLAN	5	ST1.1 US MAIL FUTURE SITE PLAN	6	ST2.0 CONCEPTUAL GRADING PLAN	7	LI.0 FINDER TRUCK PATH PLAN	8	TS1.0 PHOTO MTRIC SITE PLAN	9	ES1.1 TRASH ENCLOSURE PLAN	10	AL.0 BUILDING FLOOR PLAN	11	AL.0 BUILDING ELEVATION PLAN	12	AL.0 BUILDING CROSS SECTION PLAN	13	AL.0 PROPOSED ROOF PLAN	14	CAL.0 CANOPY PLAN
ROOM / DESIGNATION	OCCUPANT LOAD FACTOR	AREA (Sf)	OCCUPANT LOAD																																																																																																																																																																																																			
SALES AREA: Sales Area Cashier Area Snack Bar Area	60	1,274 Sq Ft	21.23																																																																																																																																																																																																			
RESTROOM: Unisex Restroom	150	75 Sq Ft	0.75																																																																																																																																																																																																			
WALK-IN COOLER: Walk-In Cooler Walk-In Freezer	300	301 Sq Ft	1.00																																																																																																																																																																																																			
BACK STORAGE ROOM: Storage/Utility Room	300	417 Sq Ft	1.39																																																																																																																																																																																																			
SUB-TOTAL:			24.37																																																																																																																																																																																																			
TOTAL OCCUPANT LOAD:			25																																																																																																																																																																																																			
OWNER: G&M OIL COMPANY, INC. 16868 A STREET HUNTINGTON BEACH, CA 92647 TEL: (714) 375-4700 FAX: (714) 596-2634	ENGINEER & APPLICANT: TRANS COMPANIES, INC. 4430 E. MIRALOMA AVENUE SUITE F ANAHEIM, CA 92807-1840 TEL: (714) 693-9388																																																																																																																																																																																																					
Building Code:	2018 California Building Code																																																																																																																																																																																																					
Plumbing Code:	2018 California Plumbing Code																																																																																																																																																																																																					
Electrical Code:	2018 California Electrical Code																																																																																																																																																																																																					
Mechanical Code:	2018 California Mechanical Code																																																																																																																																																																																																					
Fire Code:	2018 California Fire Code																																																																																																																																																																																																					
Green Code:	2018 California Green Building Sds. Code																																																																																																																																																																																																					
Energy Code:	2018 Building Energy Efficiency Standards																																																																																																																																																																																																					
Proposed C-Store	Proposed Canopy																																																																																																																																																																																																					
Construction Type: V-B (Unprotected)	S-B																																																																																																																																																																																																					
Occupancy Use Group: M (Merchandise)	M (Merchandise)																																																																																																																																																																																																					
Fire Sprinklers: Yes	No																																																																																																																																																																																																					
Allowable Area: 8,500 Sq Ft	12,500 Sq Ft																																																																																																																																																																																																					
Actual Building Area: 2,230 Sq Ft (Gross)	2,282 Sq Ft (Gross)																																																																																																																																																																																																					
Allowable Height: 1 Story - (49'-0" Max.)	2 Story - (57'-0" Max.)																																																																																																																																																																																																					
Actual Height: 1 Story - (21'-0")	1 Story - (21'-0")																																																																																																																																																																																																					
Sales Area	1,274 Sq Ft																																																																																																																																																																																																					
Restrooms	75 Sq Ft																																																																																																																																																																																																					
Walk-In Box	301 Sq Ft																																																																																																																																																																																																					
Storage / Utility Rooms	417 Sq Ft																																																																																																																																																																																																					
Total (Sf):	2,067 Sq Ft																																																																																																																																																																																																					
Number of Employees:	2																																																																																																																																																																																																					
Occupancy Load:	25																																																																																																																																																																																																					
Exits Provided:	1																																																																																																																																																																																																					
Required	Provided																																																																																																																																																																																																					
Male: 1 W.C. 1 Lav, 5 Urinal	1 W.C. 1 Lav, 5 Urinal																																																																																																																																																																																																					
Female: 1 W.C. 1 Lav	1 W.C. 1 Lav																																																																																																																																																																																																					
Serviced Sinks: 1	1																																																																																																																																																																																																					
Drinking Fountain: Not Required	1 - Water Service is Provided																																																																																																																																																																																																					
Before Land Dedication:	20,903 S.F.	COVERAGE:	0.48 Acres																																																																																																																																																																																																			
After Land Dedication:	19,787 S.F.	COVERAGE:	0.45 Acres																																																																																																																																																																																																			
Gas Mart:	1,128 S.F.	COVERAGE:	5.40 %																																																																																																																																																																																																			
Gas Canopy:	1,934 S.F.	COVERAGE:	9.25 %																																																																																																																																																																																																			
TOTAL REMOVED AREA:	1,934 S.F.	COVERAGE:	9.25 %																																																																																																																																																																																																			
New C-Store Building:	2,230 S.F.	COVERAGE:	10.67 %																																																																																																																																																																																																			
New Gas Canopy:	2,282 S.F.	COVERAGE:	10.92 %																																																																																																																																																																																																			
New Trash Enclosure:	162 S.F.	COVERAGE:	0.78 %																																																																																																																																																																																																			
TOTAL PROPOSED AREA:	4,674 S.F.	COVERAGE:	22.36 %																																																																																																																																																																																																			
Within Property:	4,908 S.F.	COVERAGE:	23.48 %																																																																																																																																																																																																			
Outside Property:	3,910 S.F.	COVERAGE:	14.40 %																																																																																																																																																																																																			
REQUIRED PARKING:	PARKING RATE	SIZE / RATE	REQUIRED																																																																																																																																																																																																			
C-Store Building:	1 Per 250 S.F.	2,230 S.F.	9 Stalls																																																																																																																																																																																																			
Trash Enclosure:			9 Stalls																																																																																																																																																																																																			
TOTAL SPACE ANALYSIS:																																																																																																																																																																																																						
Regular Stalls:	SIZE	PROVIDED																																																																																																																																																																																																				
Regular Stalls:	6'-0" x 10'-0"	7 Stalls																																																																																																																																																																																																				
EV Charging Stalls:	12'-0" x 10'-0"	1 Stalls																																																																																																																																																																																																				
Handicap Stalls (Van Accessible):	9'-0" x 10'-0"	1 Stalls																																																																																																																																																																																																				
Handicap Stalls (50% Credit):		4 Stalls																																																																																																																																																																																																				
Total Stalls Provided:		13 Stalls																																																																																																																																																																																																				
GENERAL																																																																																																																																																																																																						
1	T1.0 TITLE SHEET																																																																																																																																																																																																					
2	1 OF 2 A.L.I.A. SURVEY PLAN																																																																																																																																																																																																					
3	2 OF 2 A.L.I.A. SURVEY PLAN																																																																																																																																																																																																					
4	ST1.0 PROPOSED SITE PLAN																																																																																																																																																																																																					
5	ST1.1 US MAIL FUTURE SITE PLAN																																																																																																																																																																																																					
6	ST2.0 CONCEPTUAL GRADING PLAN																																																																																																																																																																																																					
7	LI.0 FINDER TRUCK PATH PLAN																																																																																																																																																																																																					
8	TS1.0 PHOTO MTRIC SITE PLAN																																																																																																																																																																																																					
9	ES1.1 TRASH ENCLOSURE PLAN																																																																																																																																																																																																					
10	AL.0 BUILDING FLOOR PLAN																																																																																																																																																																																																					
11	AL.0 BUILDING ELEVATION PLAN																																																																																																																																																																																																					
12	AL.0 BUILDING CROSS SECTION PLAN																																																																																																																																																																																																					
13	AL.0 PROPOSED ROOF PLAN																																																																																																																																																																																																					
14	CAL.0 CANOPY PLAN																																																																																																																																																																																																					

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G&M Oil Company, Inc.
16868 A Street
Huntington Beach
California 92647-1840
(714) 693-9388

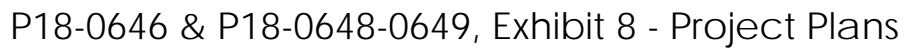
Travis Companies, Inc.
1401 E. Highway 91, Suite 100
Anaheim, CA 92816
(714) 693-9388

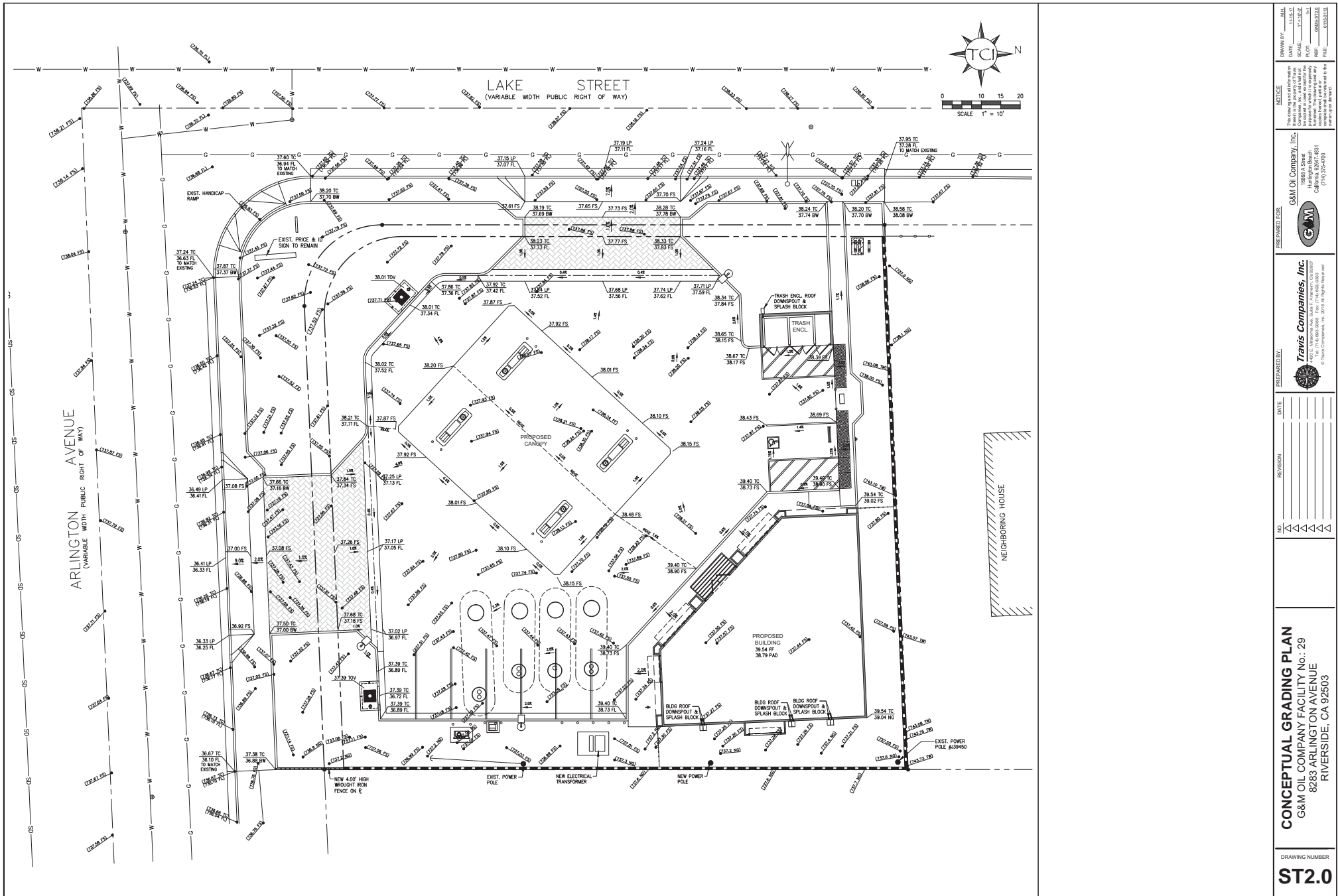
DATE: 8/23/2018
REVISION: 10/12/2018
NO. 1, 2, 3, 4

TITLE SHEET
G&M OIL COMPANY FACILITY No.: 29
8283 ARLINGTON AVENUE
RIVERSIDE, CA 92503

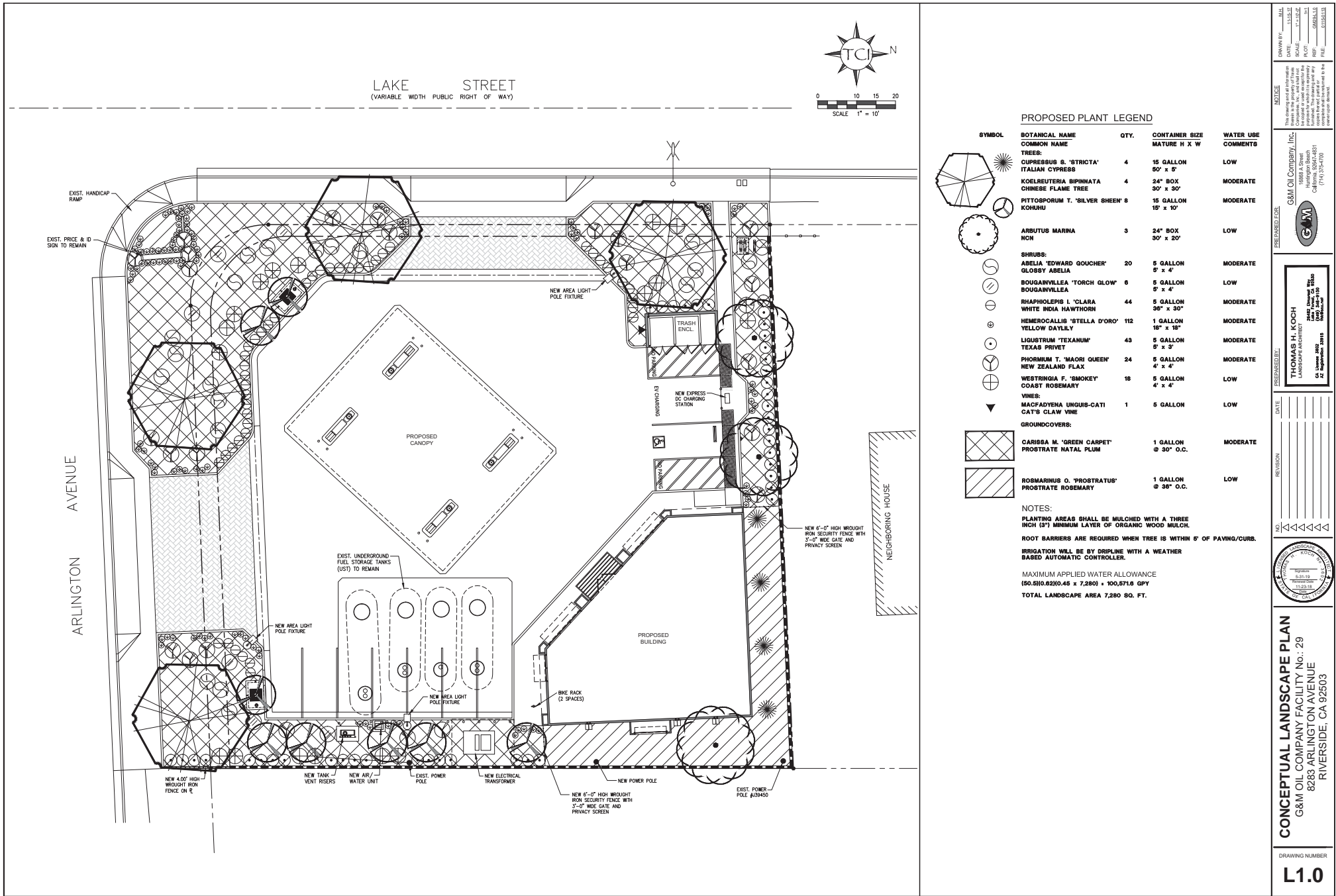
DRAWING NUMBER
T1.0

11/26/2018

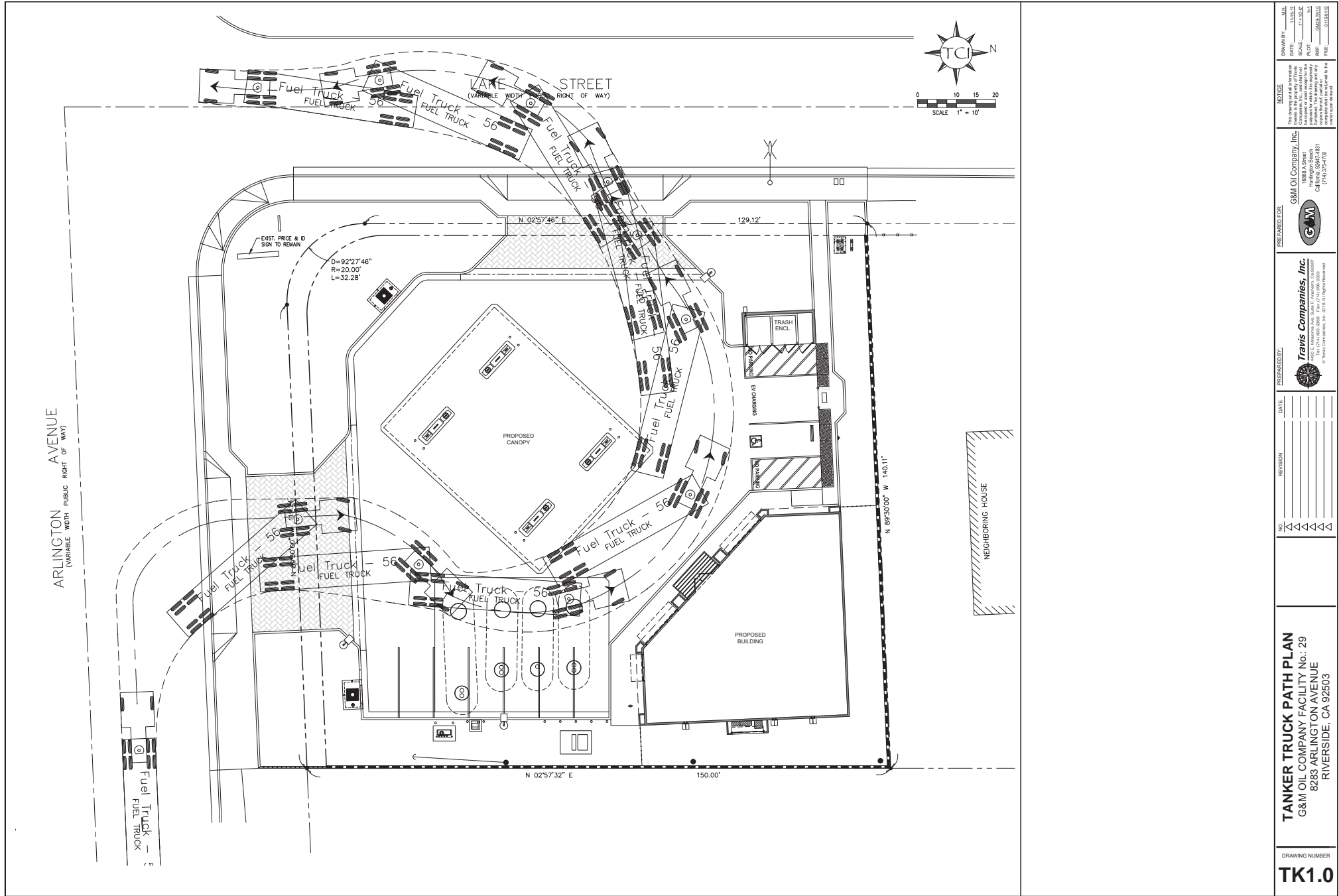




P18-0646 & P18-0648-0649, Exhibit 8 - Project Plans

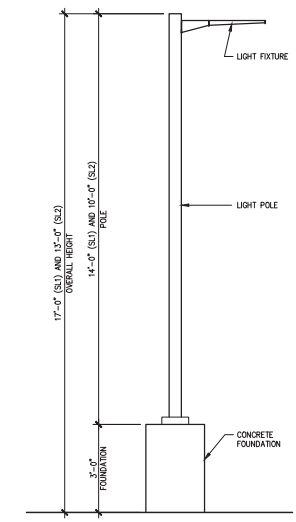
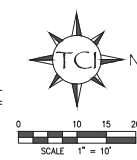
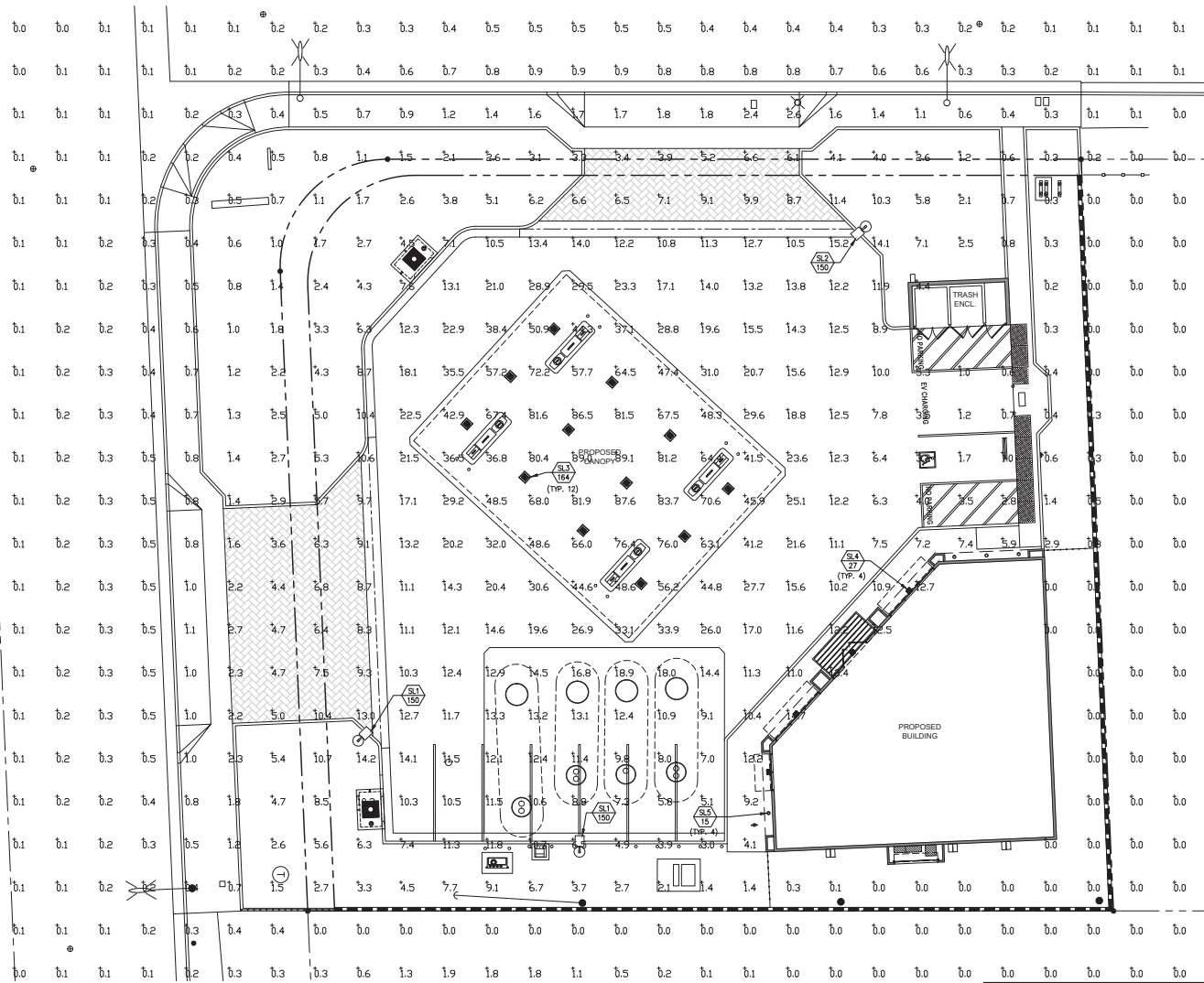


P18-0646 & P18-0648-0649, Exhibit 8 - Project Plans



TANKER TRUCK PATH PLAN G&M OIL COMPANY FACILITY No.: 29 8283 ARLINGTON AVENUE RIVERSIDE, CA 92503		DRAWING NUMBER TK1.0
PREPARED BY: Travis Companies, Inc. 2002 F. Anderson Ave., Suite 7, Anaheim, CA 92805 Tel: (714) 800-8800, Fax: (714) 800-8801 © 2002 TRAVIS COMPANIES, INC. All Rights Reserved		
PREPARED FOR: G&M Oil Company, Inc. 8283 ARLINGTON AVENUE RIVERSIDE, CA 92503 (714) 947-0170		
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NO. 1 2 3 4 5	REVISION DATE NO. 1 2 3 4 5	PROJECT NO. DATE SCALE 1" = 10.00' PROJECT 0646/0648/0649











P18-0646 & P18-0648-0649, Exhibit 8 - Project Plans



1-TYPICAL AREA LIGHT POLE & FIXTURE 1/2" = 1'-0"



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	6.12	89.1	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	61.36	89.1	29.5	2.08	3.02
INSIDE CURB	Illuminance	Fc	13.59	44.8	0.6	22.65	74.67

SITE LIGHTING FIXTURE SCHEDULE															
SYMBOL	FURN. BY	INST. BY	MARK	TYPE	MOUNTING	NEW QTY.	MFR.	CATALOG NO.:	LAMPING					REMARKS	
									NO.:	VOLTS	WATTS	TYPE	COLOR TEMPERATURE		
	G.C.	E.C.		LED	POLE	2	LSI	SLM LED 18L SIL FT 50 700R BRZ (SINGLE)	1	120	150	LED	5000K	19,557	1
	G.C.	E.C.		LED	POLE	1	LSI	SLM LED 18L SIL FT 50 700R BRZ (SINGLE)	1	120	150	LED	5000K	19,557	3
	G.C.	E.C.		LED	RECESSED	12	LSI	CRUS SC LED WHO CW UE WHI	1	120	164	LED	5300K	21,900	
	E.C.	E.C.		LED	SURFACE	4	LSI	MCOWP-27W-45K-BZ	1	120	27	LED	4500K	3,411	2
	E.C.	E.C.		LED	RECESSED	4	LSI	PDL6K-LED-HO-NW-120	1	120	15	LED	4000K	900	2
REMARKS:															
1. AREA SITE LIGHTING ON 4" SQUARE x 14"-0" HIGH POLE ON 3"-0" HIGH ABOVE GRADE FOOTING.															
2. AREA SITE LIGHTING ON 4" SQUARE x 10"-0" HIGH CUSTOM POLE ON 3"-0" HIGH ABOVE GRADE FOOTING.															
3. AREA SITE LIGHTING ON 4" SQUARE x 10"-0" HIGH CUSTOM POLE ON 3"-0" HIGH ABOVE GRADE FOOTING.															
2. FIXTURE SHALL BE LISTED FOR WET LOCATIONS.															

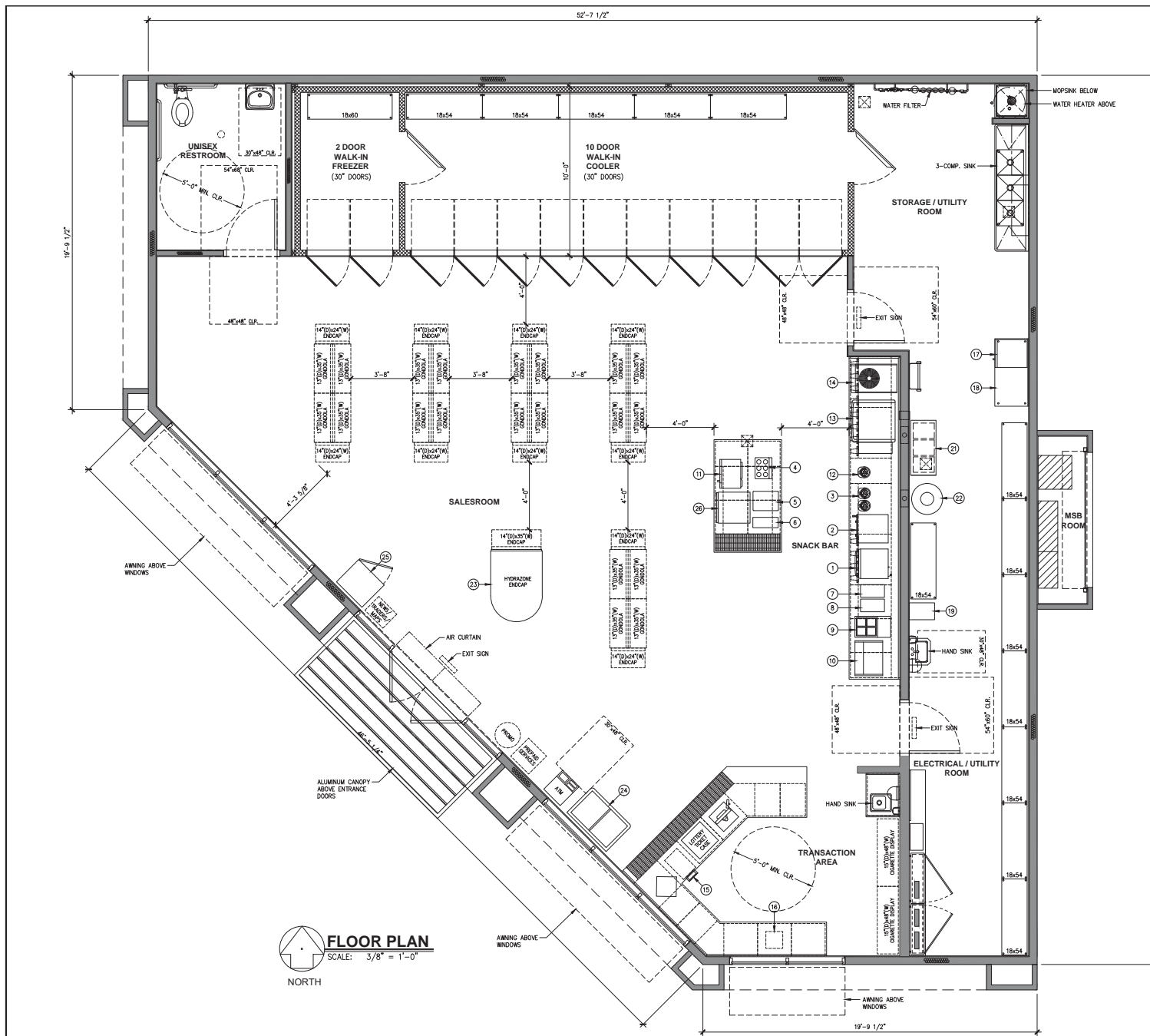
REMARKS:
 1. AREA SITE LIGHTING ON 4" SQUARE x 14'-0" HIGH POLE ON 3'-0" HIGH ABOVE GRADE FOOTING.
 2. FIXTURE SHALL BE LISTED FOR WET LOCATIONS.
 3. AREA SITE LIGHTING ON 4" SQUARE x 10'-0" HIGH CUSTOM POLE ON 3'-0" HIGH ABOVE GRADE FOOTING.

DRAWING NO. 1113.10
 DATE 11/13/18
 SCALE 1/8" = 1'-0"
 PROJECT 1113.10
 SHEET 1113.10
 PREPARED BY G&M
 CHECKED BY G&M
 DESIGNED BY G&M
 DRAWN BY G&M
 11/13/18

G&M
 G&M OIL COMPANY, INC.
 8283 ARLINGTON AVENUE
 RIVERSIDE, CA 92503
 (951) 504-0000
 FAX (951) 504-0001

PHOTOMETRIC SITE PLAN
 G&M OIL COMPANY FACILITY No.: 29
 8283 ARLINGTON AVENUE
 RIVERSIDE, CA 92503

DRAWING NUMBER
ES1.1



ITEM	EQUIPMENT DESCRIPTION:
①	5 HEAD CAPPUCCINO
②	TWIN COFFEE BREWER
③	4 -- HOT COFFEE SERVERS
④	COFFEE LID ORGANIZER
⑤	2 HEAD CREAMER
⑥	FLAVOR SHOT
⑦	CHIP RACK
⑧	CHILI/CHEESE DISPENSER
⑨	REFRIGERATED CONDIMENT UNIT
⑩	HOT FOOD CASE
⑪	MICROWAVE
⑫	ICED COFFEE SERVER
⑬	16 HEAD FOUNTAIN
⑭	FROZEN DRINK DISPENSER
⑮	TIME DELAY SAFE BELOW
⑯	LOTTO MACHINE
⑰	CONNECTION OVEN
⑱	24"x48" S.S. TABLE
⑲	EMPLOYEE LOOKERS -- 2
⑳	1 DOOR FREEZER
㉑	BAG-IN-BOX
㉒	C22 TANK
㉓	HYDROZONE ENDCAP MERCHANDISER
㉔	CHEST ICE CREAM MERCHANDISER
㉕	1 DOOR FEM REACH-IN COOLER
㉖	COUNTER REFRIGERATOR
㉗	2 DOOR REACH-IN FREEZER

DRY & WET SHELVING CALCULATION

DRY STORAGE:			
Storage/Utility Room:			
48" x 18" x 0	=	0	
54" x 18" x 8	=	432	
Post Mix Rack:			
30" x 18" x 1	=	38	
Total L.F. of Shelving = 471 Inches			
Total L.F. of Dry Storage: = 39.25 Feet			
WET STORAGE (Walk-In-Box)			
Walk-In-Cooler			
48" x 18" x 0	=	0	
54" x 18" x 5	=	270	
Total L.F. of Shelving = 270 Inches			
= 22.5 Feet			
Walk-In-Freezer			
60" x 18" x 1	=	60	
Total L.F. of Shelving = 60 Inches			
= 5 Feet			
Total L.F. of Wet Storage: = 27.5 Feet			

NOTICE	
<p>This drawing and all information herein is the property of Travel Companion, Inc., and shall not be copied or used except for the purposes for which it is expressly permitted. This drawing and any samples for not part of or copies shall be returned to the</p>	
DRAWN BY:	A.J.
DATE:	1/15/37
SCALE:	3/8" = 1'-0"
PLOT:	3x5
REF:	GM25A10
FILE:	01154013

PREPARED FOR:

G&M Oil Company, Inc.
16888 A Street
Huntington Beach
California, 92647-4831
(714) 375-4700



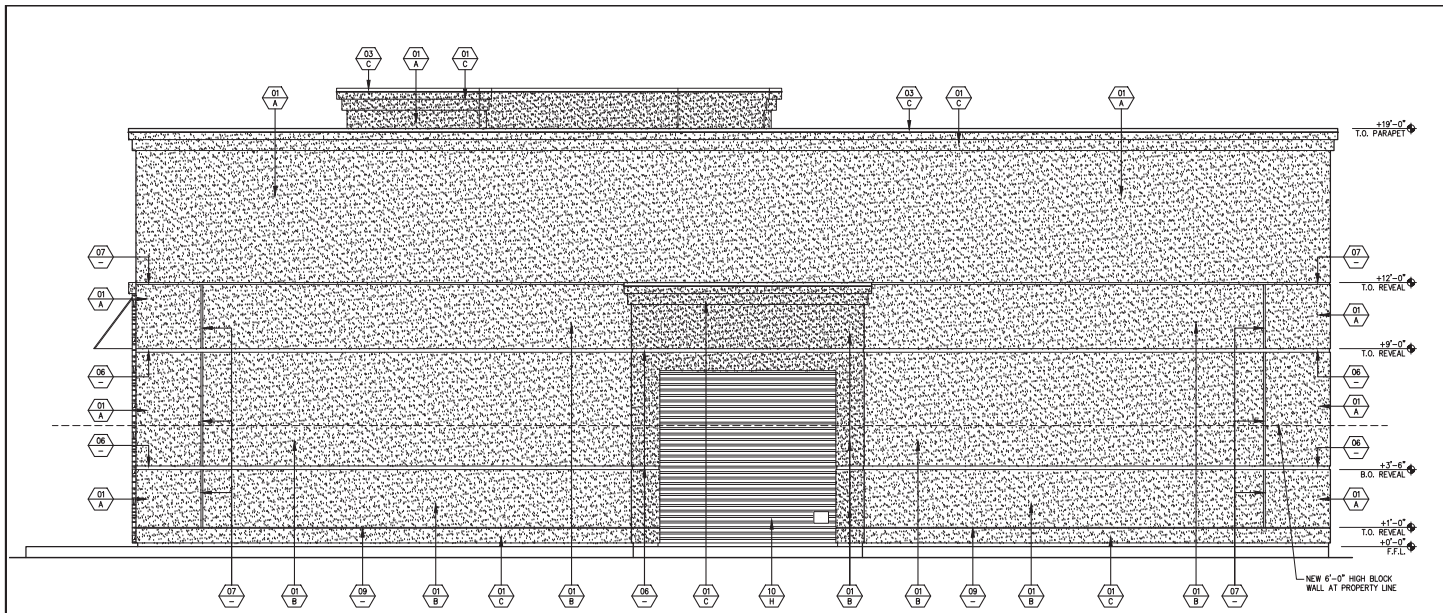
PREPARED BY:

 **Travis Companies, Inc.**
4400 E. Malaboa Ave., Suite F, Anaheim, CA 92807
Tel: (714) 853-0268 Fax: (714) 850-9333
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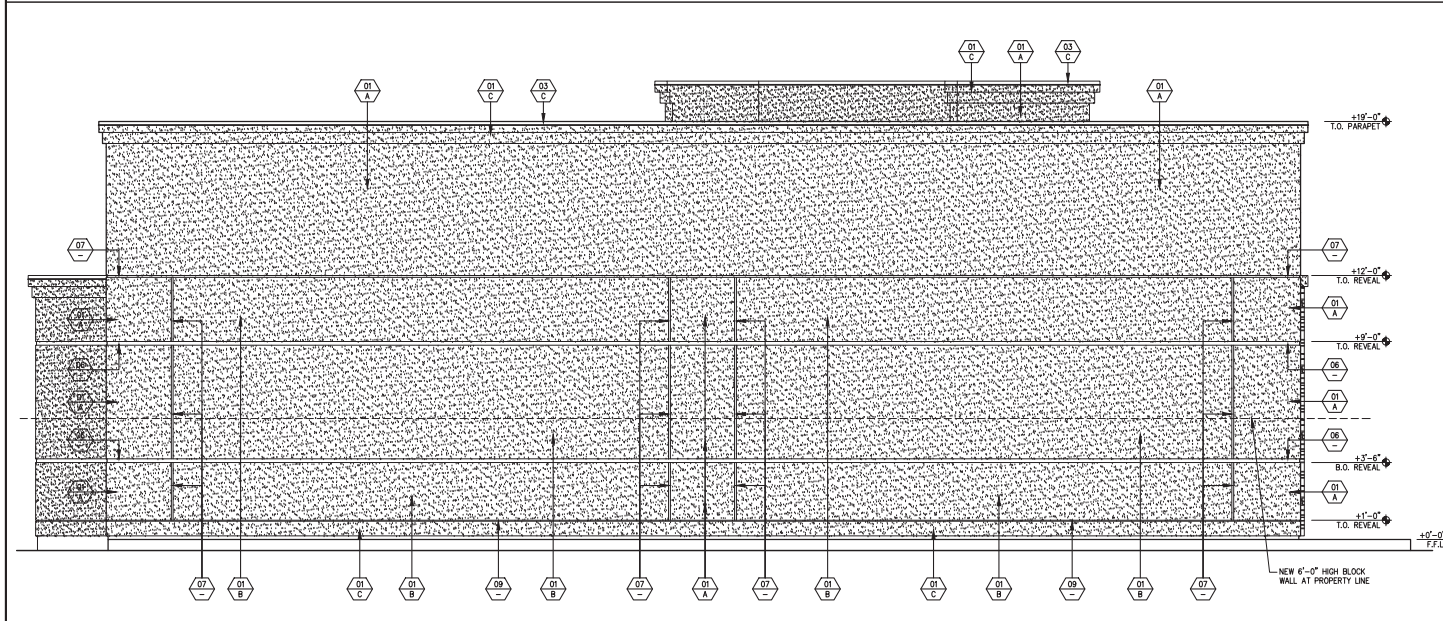
PROPOSED FLOOR PLAN
G&M OIL COMPANY FACILITY No.: 29
8283 ARLINGTON AVENUE
RIVERSIDE, CA 92503

DRAWING NUMBER
A1.0



1 EAST ELEVATION

3/8" = 1'-0"

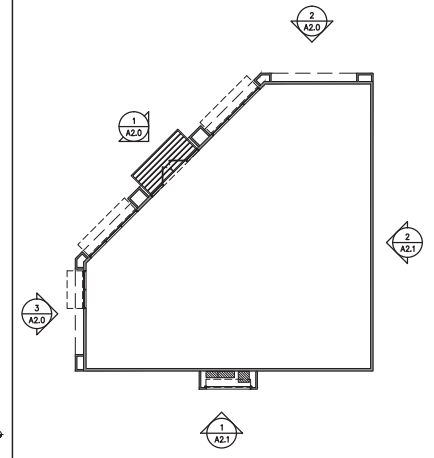


2 NORTH ELEVATION

3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

01	02	03	04	05	06	07	08	09	10	11	12	13	14
7/8" EXTERIOR CEMENT PLASTER (3 COATS) OVER SELF-FURRING DIAMOND MESH OVER 2 LAYERS GRADE "D" BUILDING PAPER OVER PLYWOOD SHEATHING	ALUMINUM STOREFRONT WITH 1" CLEAR INSULATED GLASS	METAL FLASHING	ALUMINUM CANOPY	INTERNALLY ILLUMINATED I.D. SIGN (UNDER SEPARATE SUBMITTAL AND PERMIT)	2" PLASTER REVEAL	1" PLASTER REVEAL	BUILDING ADDRESS NUMBERS	1/2" PLASTER REVEAL	METAL ROLL-UP DOOR	KNOX BOX	STACKED STONE VENEER	WATERTABLE/SILL	METAL AWNING
<p>MATERIAL/FINISH:</p> <p>COLOR:</p> <p>A JONES BLAIR: "CAFE AU LAIT"</p> <p>B JONES BLAIR: "NUTMEG"</p> <p>C JONES BLAIR: "MOCHA"</p> <p>D DUNN EDWARDS: #066392 - "MINK"</p> <p>E MANUFACTURER: ARCADIA, INC. - TEL: (323) 269-7300 MODEL NO: AF4541 COLOR: DARK BRONZE ANODIZED FINISH</p> <p>F COLOR/FINISH TO MATCH ADJACENT SURFACE</p> <p>G SIZE: 10" FONT: HELVETICA COLOR: BLACK - 2025</p> <p>H MANUFACTURER: OVERHEAD DOORS, CORP. MODEL NO: 7800D SERIES COLOR: PAINT TO MATCH JONES BLAIR "CAFE AU LAIT"</p> <p>I MANUFACTURER: CULTURED STONE - TEL: (800) 255-1727 STYLE: COUNTRY LEDGESTONE COLOR: CSV-368183 - "BUCKS COUNTY" ICC REPORT NO: ESR-1364</p> <p>J MANUFACTURER: CULTURED STONE - TEL: (800) 255-1727 COLOR: CSV-1375 - "TAUPE" ICC REPORT NO: ESR-1364</p>													

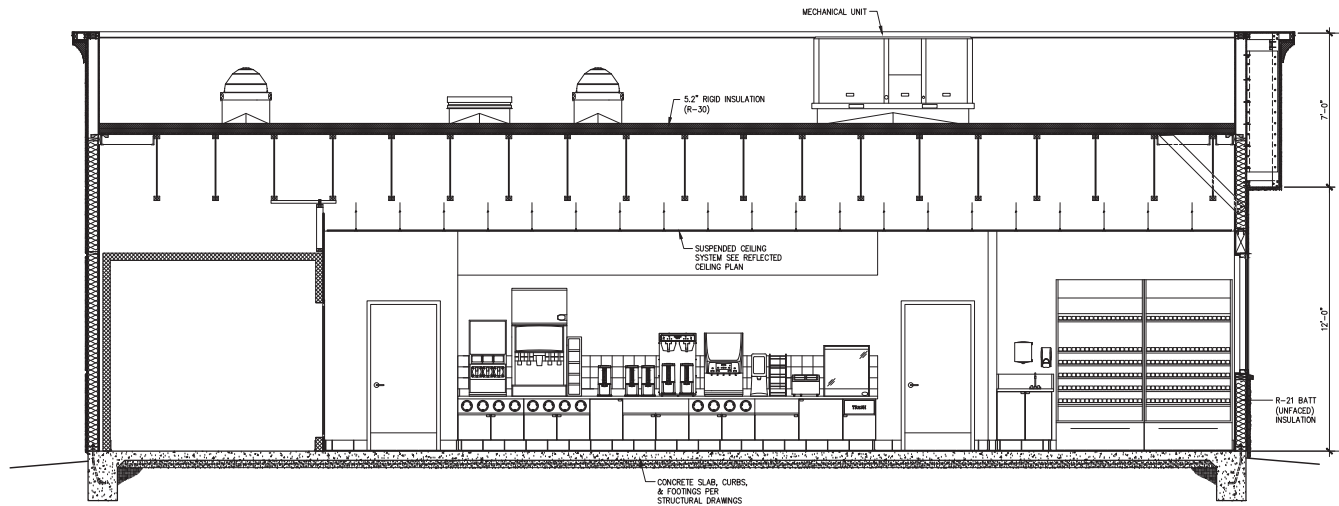


DRAWING NO. A2.1
 DATE 11/26/2018
 SCALE 3/8" = 1'-0"
 PROJECT P18-0646 & P18-0648-0649
 CLIENT G&M OIL COMPANY, INC.
 PROJECT 8283 ARLINGTON AVENUE
 CITY RIVERSIDE, CA 92503

PREPARED BY: Travis Companies, Inc.
 DATE: 11/26/2018
 CHECKED BY: Travis Companies, Inc.
 DATE: 11/26/2018
 APPROVED BY: Travis Companies, Inc.
 DATE: 11/26/2018

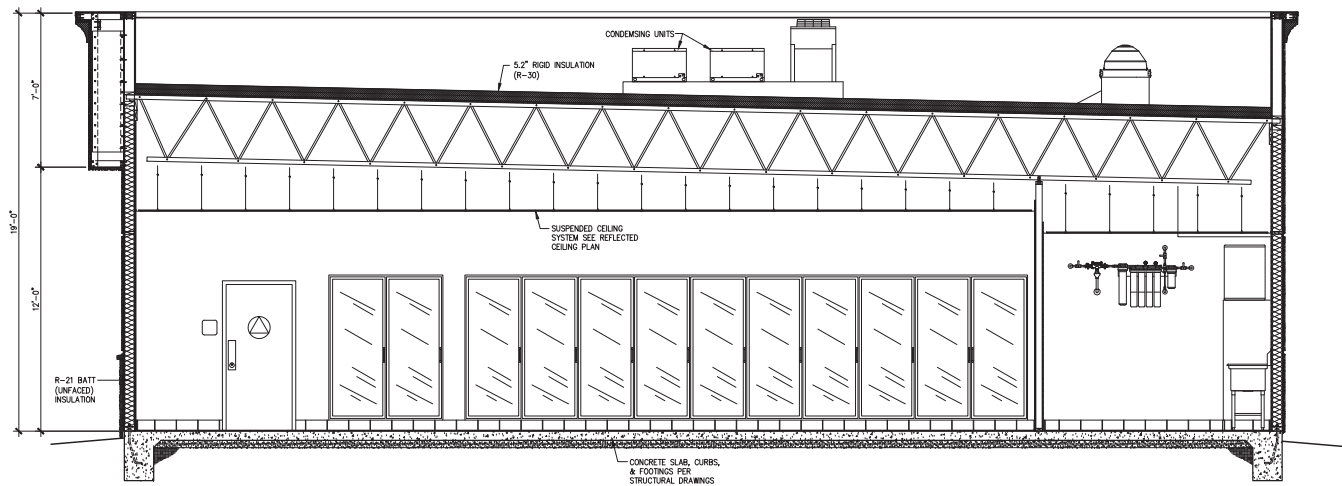
EXTERIOR ELEVATIONS
 G&M OIL COMPANY FACILITY No.: 29
 8283 ARLINGTON AVENUE
 RIVERSIDE, CA 92503

DRAWING NUMBER
A2.1



1 BUILDING CROSS SECTION

SCALE: 3/8"=1'-0"



2 BUILDING CROSS SECTION

SCALE: 3/8"=1'-0"

PROJECT INFORMATION PROJECT NO.: P18-0646 & P18-0648 DATE: 11/26/2018 SCALE: 3/8"=1'-0" PLANT: 8283 ARLINGTON AVENUE RIVERSIDE, CA 92503	
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DESIGNED BY: G&M Oil Company, Inc. 8283 Arlington Avenue Riverside, CA 92503 (951) 514-7474	
PREPARED BY: Travis Companies, Inc. 10000 Wilshire Blvd., Suite 700 Los Angeles, CA 90024 Tel: (310) 400-0000 Fax: (310) 400-0001 © 2018 Travis Companies, Inc. All Rights Reserved	
DATE: _____ REVISION: NO. 1 11/26/2018	BUILDING CROSS SECTION G&M OIL COMPANY FACILITY No.: 29 8283 ARLINGTON AVENUE RIVERSIDE, CA 92503
DRAWING NUMBER A3.0	



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos



P18-0646 & P18-0648-0649, Exhibit 9 - Existing Site Photos