



**DESIGN REVIEW COMMISSION (DRC)
STAFF REPORT (Workshop)**

WORKSHOP

DATE: August 19th, 2015

STAFF: Matt Gilster, Planner I
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SUBJECT: **SHELL GAS STATION AND CONVENIENCE STORE REMODEL
P2015-039; DESIGN REVIEW
APN 141-244-16; 7473 REDWOOD BOULEVARD**

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REQUESTED ACTION

Conduct a public workshop to review the site design, circulation, and general architecture proposed for a remodeled Shell gas station, drive through carwash, and convenience market located at 7473 Redwood Boulevard.

SITE DESCRIPTION

The project site is a .52-acre corner parcel (23,028 square feet) that fronts onto Redwood Boulevard and Olive Avenue. The project site is currently developed with a Shell gas station facility which includes a drive through car wash, four fueling stations, underground fuel storage tanks, and a convenience market. There is onsite parking for the convenience market and fuel stations. For reference, an aerial photo showing the existing site configuration is on Page 7.

PROJECT DESCRIPTION

The existing structures on site are proposed to be removed and replaced. The proposed replacement convenience market is a single-level structure with a floor area of 3,027 square feet. The proposed replacement canopy for the fueling area will be 2,744 square feet, and the proposed replacement carwash tunnel will be 1,129 square feet with an equipment shed of 234 square feet. Two (2) 20,000 gallon underground fuel storage tanks are also proposed to be installed north of the fueling area. Primary ingress and egress to the site will be taken from one of two driveways that access onto Redwood Boulevard as well as a single driveway with access onto Olive Avenue. A new pedestrian access walkway will replace the existing carwash exit driveway onto Olive Avenue. Note: AU Energy, LLC owns and operates this and several other gas stations in Novato which they are in the process redeveloping with improved site and structure(s) designs.

Key features of the site design are:

- Expand the distance between the existing gas pumps, and stagger the location of the pumps. The same number of four (4) pumps will remain which can accommodate eight (8) cars. A new canopy will also be installed above the gasoline pumps. The canopy above the fueling area is proposed to increase to 2,744 square feet.

- Replace, relocate and reorient the convenience market of 3,027 square feet. New orientation will be placed closer to the rear property line to open up the site for better traffic circulation.
- The drive through carwash will be relocated to allow for additional queuing spaces and a more optimal use of space.
- Create fifteen (15) on-site parking spaces for the customers of the gasoline station and convenience market; one is ADA compliant, three are parallel to the fuel canopy, four spaces are provided at the fuel stations and seven spaces will be located in front of the convince mart. There are also five (5) additional vehicle queuing spaces for the carwash.

Architecture

This building design is characterized by a rectangular form punctuated by horizontal projections and two vertical elements. The building is primarily a flat roof structure with a modern and decorative cornice detail. Other architectural details include a concrete tile finish along sections of the base of the building, pewter and grey colored trim and metal roofing material. A color rendering of the proposal will be provided at the workshop for Design Review Commission review.

BACKGROUND

Property Owner: AU Energy, LLC

Applicant: MI Architects

Assessor's Parcel No.: 141-244-16

Project Area: .52 acres (23,028 square feet)

General Plan Designation: General Commercial (CG); Maximum FAR of 0.40

Existing Zoning: General Commercial (CG) with Downtown (D) overlay

Existing Use: Gas station with a convenience market and carwash

Adjacent Zoning/Uses: General Commercial (CG)

HISTORY OF ENTITLEMENTS AT THIS SITE:

April 1972 - Plan review approval for landscaping plan for gas station and car wash use on portion of adjacent property.

May 1972 - Use Permit approval for extension of service station and car wash use to portion of existing property.

May 1979 - Use permit approval for establishment of a food mart.

- December 1984 - Use permit approval for remodeling of food mart.
- October 1988 - Use permit approval for installation of self-service car wash.
- July 1994 - Use permit to allow expansion of the food mart.

ENVIRONMENTAL ASSESSMENT

An environmental assessment is not required to conduct a public workshop. However, an environmental determination will be required for the Design Review Commission to take action on the request to remodel, replace, and reorient the gas fueling area, convenience market, and carwash at a future public hearing. Staff will provide an environmental determination when the project returns to the Design Review Commission for formal action.

STAFF ANALYSIS

The Design Review Commission is asked to conduct a workshop to obtain public comment and provide feedback to representatives MI Architects and staff with respect to the site design, and architecture proposed for the remodeled gas station. The workshop is an opportunity to have an informal discussion regarding the project's design. As such, the Design Review Commission will not be making a decision to approve or deny the proposed remodel.

To assist the Design Review Commission with its review of the proposed remodel of the gas station staff has listed the framework of findings, policies, and development standards that apply to the project. These items are provided to help guide the Design Review Commission and public's review of the project. Staff will prepare a detailed analysis regarding whether the proposal by MI Architects meets the noted findings, policies and development standards when the project returns to the Design Review Commission for a formal recommendation.

Design Review Findings

To approve the proposed request to replace the gas fueling area, convenience market, and carwash the Design Review Commission will need to make three design review findings. These findings are:

Design Review Finding No. 1: The design, layout, size, architectural features and general appearance of the proposed project is consistent with the general plan, and any applicable specific plan and with the development standards, design guidelines and all applicable provisions of this code, including this title and any approved master plan and precise development plan.

Design Review Finding No. 2: The proposed project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.

Design Review Finding No. 3: The proposed development would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

General Plan Consistency

MI Architects is proposing to remodel a gas station and convenience market, on a site that is located on a northern stretch of Redwood Boulevard that has the General Commercial (CG) land use designation of the Novato General Plan. The CG land use designation permits a variety of commercial uses, including gas stations, convenience markets, and professional offices and retail. Therefore, the proposal is considered to be an acceptable land use at this location.

The CG land use designation permits a maximum floor area ratio (FAR) of 0.40. Floor area ratio is the maximum amount of floor area represented as a percentage of a given parcel's land area. The proposed gas fueling area, convenience market, and carwash have a combined FAR of 0.12. This FAR level is within the maximum FAR limit of 0.40.

In addition to specifying acceptable types of land uses and maximum development intensities, the Novato General Plan provides a framework of policies addressing such matters as land use, transportation and circulation, and community character. These policies are intended to coordinate Novato's physical development over a 20-year period. In this instance, the Design Review Commission should consider applicable design policies of the Community Identity Chapter of the General Plan when reviewing this proposal. Relevant Community Identity policies are:

Community Identity Policy 1 Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

Community Identity Chapter Policy 12 Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.

Community Identity Chapter Policy 15 Pedestrian Paths. Provide for maximum feasible pedestrian circulation.

Zoning Consistency

The General Commercial (CG) zoning district is applied to areas appropriate for a range of community serving commercial uses. The CG zoning district is consistent with the General Commercial land use designation of the General Plan.

As mentioned above, the gas station, convenience market, and carwash have been previously approved with use permits for these uses and received design review approval. The gas station and convenience market have been operating 24 hours a day, which now requires a use permit for operating between the hours of 11pm – 6am. Section 19.52.020(A)(3)(c) of the Novato Zoning Code states that a non-conforming use shall not retain the benefits as a non-conforming use if the structure in which the nonconforming use is destroyed, by any means to more than 75 of its assessed value, exceeding the value of the land. As both the gas fueling area, and the convenience market are proposed to be demolished and relocated, the applicant needs to secure a use permit for the gas station and convenience market to operate 24 hours a day. Should the DRC recommend approval of

the redesign of the gas station and convenience market, staff will then notice the request for the use permit for these uses, and for the extended hours of operation, between 11pm - 6am, and incorporate the recommendation of the DRC in this notice.

The table below lists the general standards of the CG Zoning District and special provisions and standards of the Zoning Ordinance that apply to the proposal submitted by MI Architects.

MI ARCHITECTS APPLICABLE ZONING STANDARDS		
	GENERAL COMMERCIAL STANDARD	MI ARCHITECTS, PROPOSAL
Maximum FAR	0.40	0.12
Maximum Lot Coverage	40%	29%
Maximum Height	35-feet	27-feet at highest element
Minimum Setbacks from Property Line	Front – None Side – None Rear - None	West Elevation: 20-feet North Elevation: 27-feet South Elevation: 20-feet East Elevation: 27-feet
Minimum Solid Waste Storage Area	24 sq. ft. solid waste and 24 sq. ft. recyclables	60 square-foot trash enclosure
Art Ordinance	Provide or pay in-lieu fee for art.	Under consideration by the applicant.
Parking	<u>Convenience market:</u> 1 space for each 200 sf = 15 spaces required. <u>Carwash:</u> (5) Queuing spaces for the carwash.	15 proposed on-site (5) Queuing space for the carwash.

Staff Comments

The relocated and reoriented gas fueling area, convenience market and carwash facilities create a much more usable site plan, and provides for better access into and out of the property as well as better vehicle and pedestrian access to the onsite facilities. The reorientation of the convenience market and carwash closer towards the west property line and further away from the street to the east creates more space for parking, carwash queuing, and opens up the fueling area to provide better access.

Art Program

Staff has advised the applicant that this proposal is subject to the City's Art Program pursuant to Division 19.21. The applicant has expressed interest in paying an in-lieu fee for the required art which is allowed subject to approval from the Director of Parks, Recreation and Community Services.

RECOMMENDATION

Conduct the public workshop and provide comments to project applicant and staff regarding MI Architect's proposed site design, architecture, and landscape plan.

FURTHER ACTION

The proposal by MI Architects to remodel, replace, and reorient the gas fueling area, convenience market, and carwash will return to the Design Review Commission for a public hearing. At this hearing, the Design Review Commission may consider taking a formal action to approve design plans for the project.

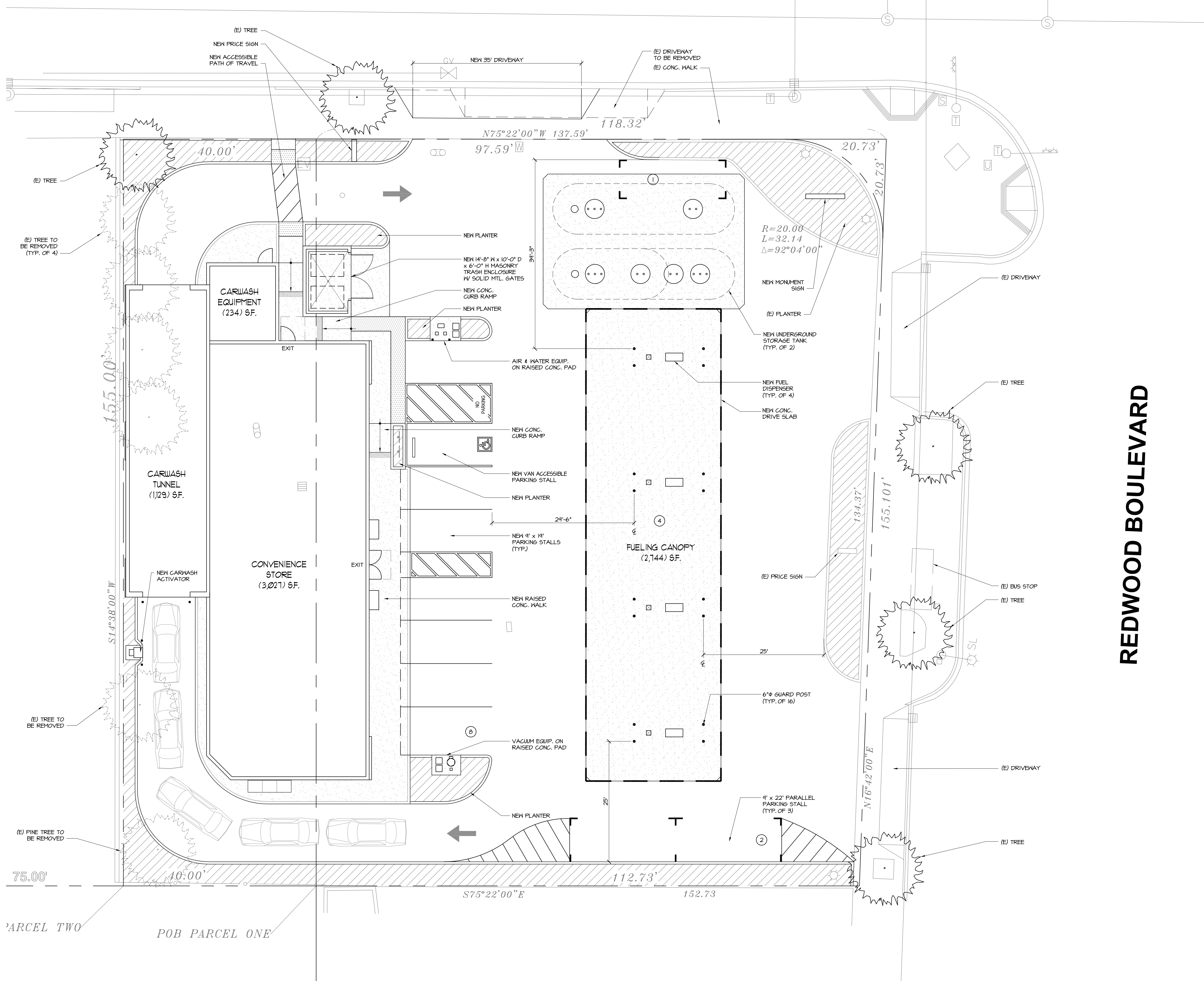
ATTACHMENTS

1. Architectural Plan Package
2. Site Photos



Existing site layout at 7473 Redwood Boulevard

OLIVE AVENUE



REDWOOD BOULEVARD

DRAWING INDEX

SD1	SITE PLAN
SD1A	EXISTING SITE PLAN
SD2	MASTER SITE PLAN
I OF I	TOPOGRAPHIC SURVEY
A1.1	FLOOR PLAN
A2.1	BUILDING ELEVATIONS
A2.2	CANOPY ELEVATIONS & BUILDING SECTION

SITE INFO

APN# 141-244-16
 JURISDICTION: CITY OF NOVATO, CA
 CURRENT ZONING: C6/D GENERAL COMMERCIAL/DOWNTOWN

LOT AREA: 24,101 S.F.

PARKING REQUIREMENTS:
 CONVENIENCE STORE- 1 SPACE PER 200 S.F.
 3,021 S.F. / 200 = 15 SPACES

CARWASH:
 15 SPACES
 (5) QUEUING
 15 SPACES

PARKING PROVIDED:
 STANDARD PARKING STALLS (9'-0" x 19'-0"): 1 SPACES
 VAN ACCESSIBLE PARKING: 1 SPACE
 PARALLEL PARKING (9'-0" x 22'-0"): 3 SPACES
 FUELING POSITIONS AT 50%: 4 SPACES

TOTAL PARKING PROVIDED: 15 SPACES

SITE PLAN LEGEND

	NEW LANDSCAPING
	NEW CONCRETE PAVING
	4 FT. WIDE (MIN.) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
	EXISTING TO REMAIN
	EXISTING CURB TO REMAIN
	NEW CONCRETE CURB

PROJECT DIRECTORY

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VICINITY MAP



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**SHELL GAS STATION
 CONVENIENCE STORE & CARWASH
 747B REDWOOD BLVD.
 NOVATO, CA 94945**

ISSUED FOR CONSTRUCTION
 ISSUED FOR PLAN CHECK
 ISSUED FOR PLANNING

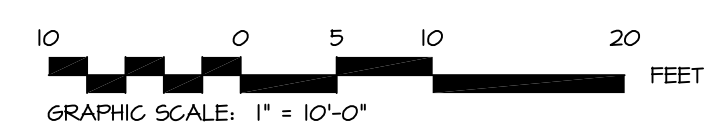
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SITE PLAN
 PROJECT #: 14-5034
 DRAWN: BB CHECKED: MII
 SCALE: AS NOTED DATE: 04-30-14

SD1

SHEET OF

1 SITE PLAN
 SCALE: 1" = 10'-0"



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EXISTING SITE PLAN

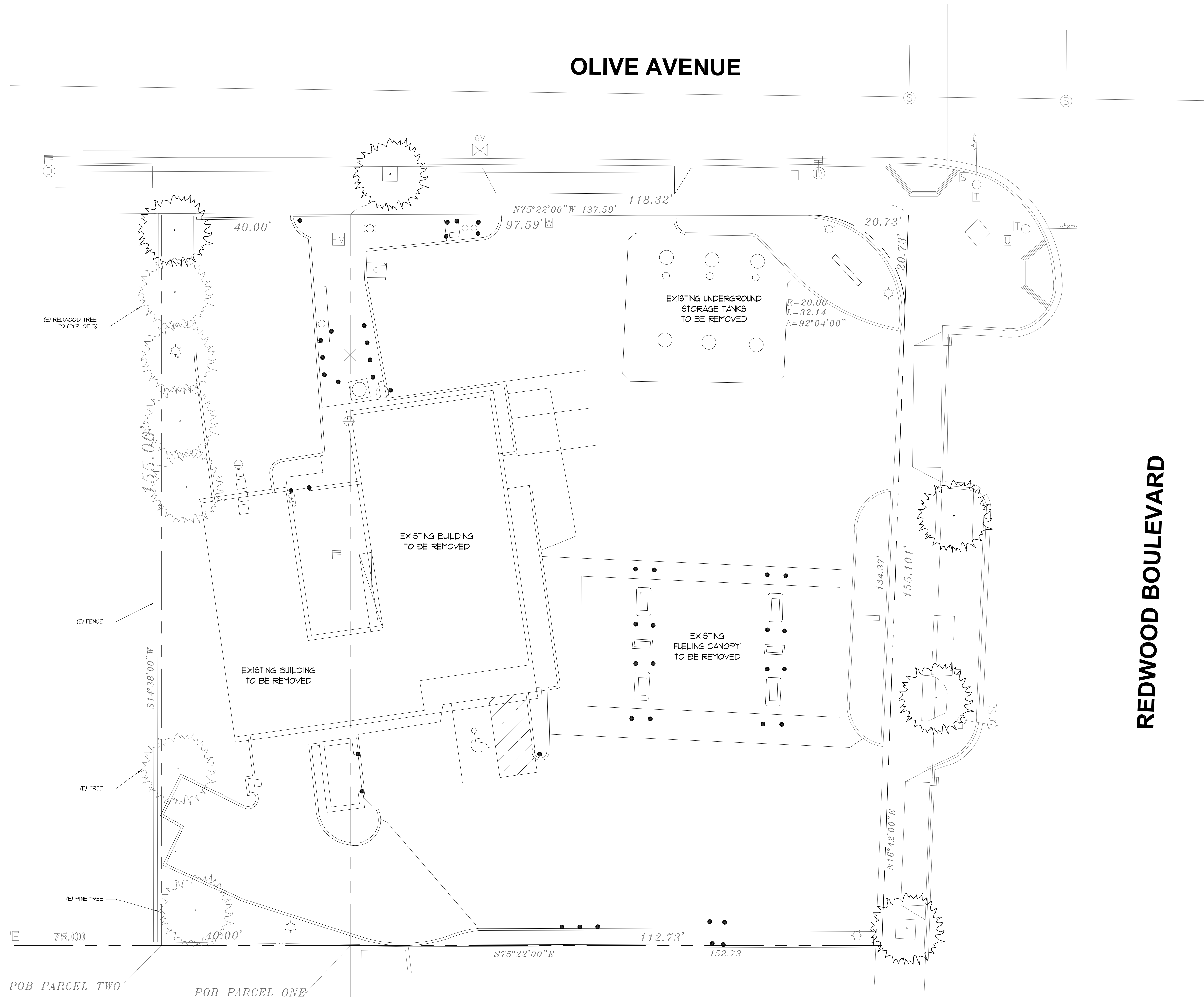
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SD1A

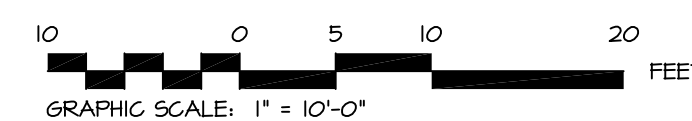
SHEET OF

OLIVE AVENUE

REDWOOD BOULEVARD



1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"





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MASTER SITE PLAN

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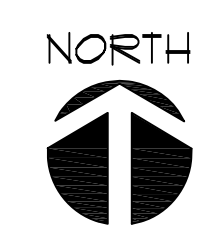
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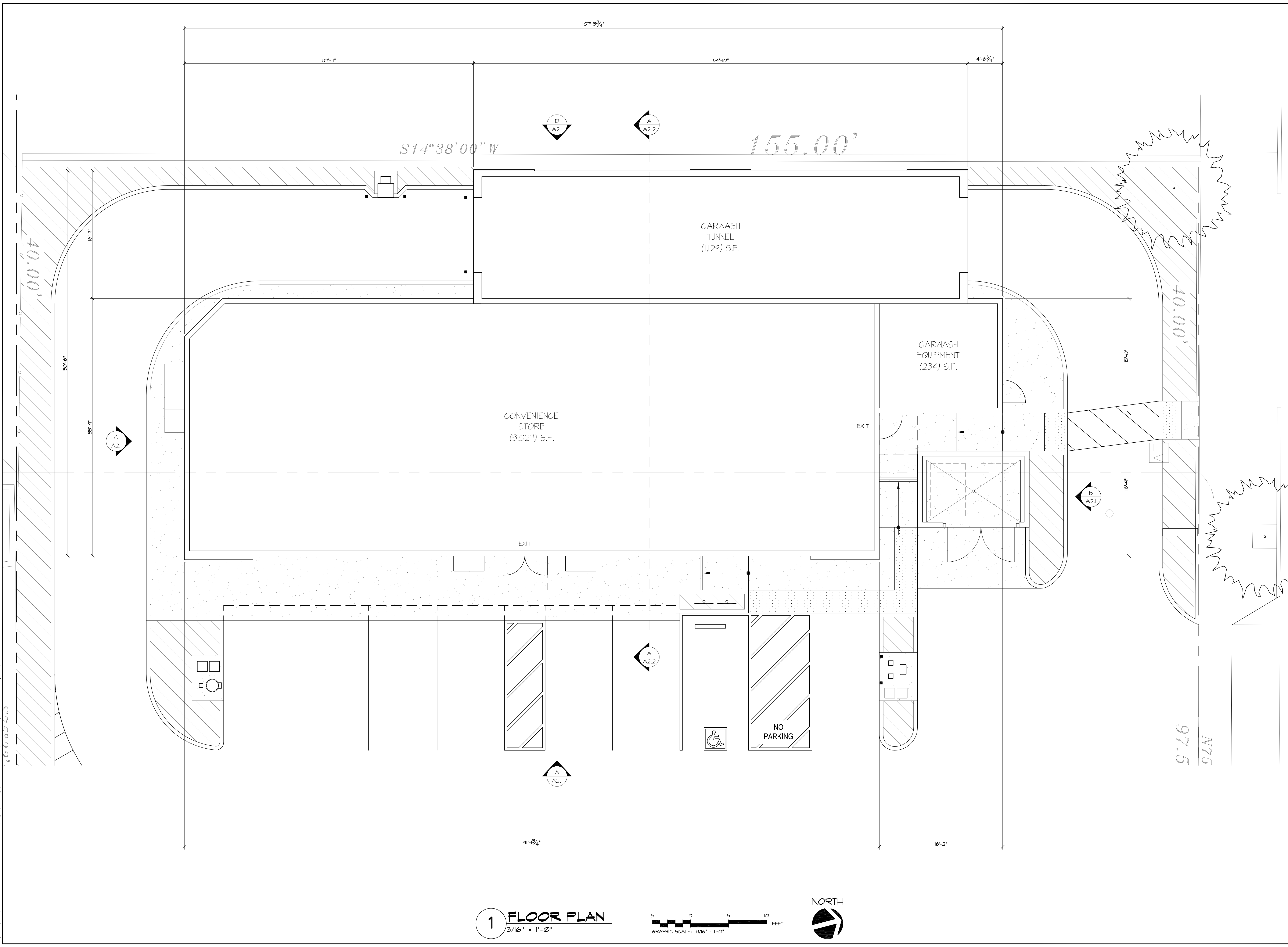


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 7473 REDWOOD BLVD.
 APN # 141-244-16

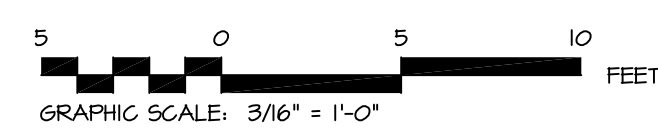
1 MASTER SITE PLAN
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1 FLOOR PLAN
3/16" = 1'-0"



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FLOOR PLAN
PROJECT #: 14-5034
DRAWN: JM CHECKED: MII
SCALE: AS NOTED DATE: 4-30-14

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SHEET OF



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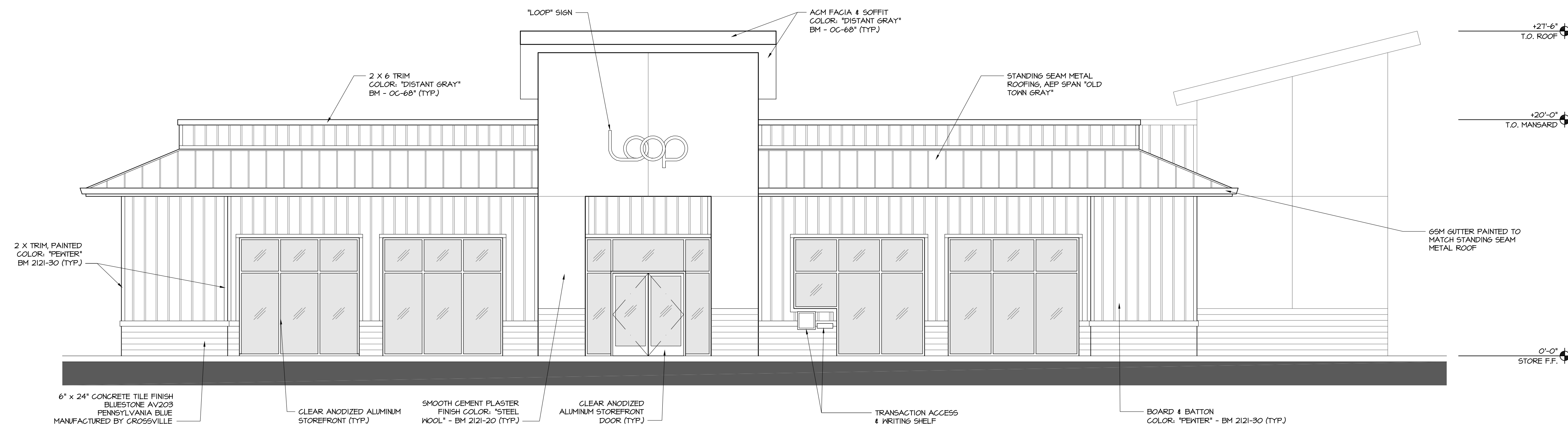
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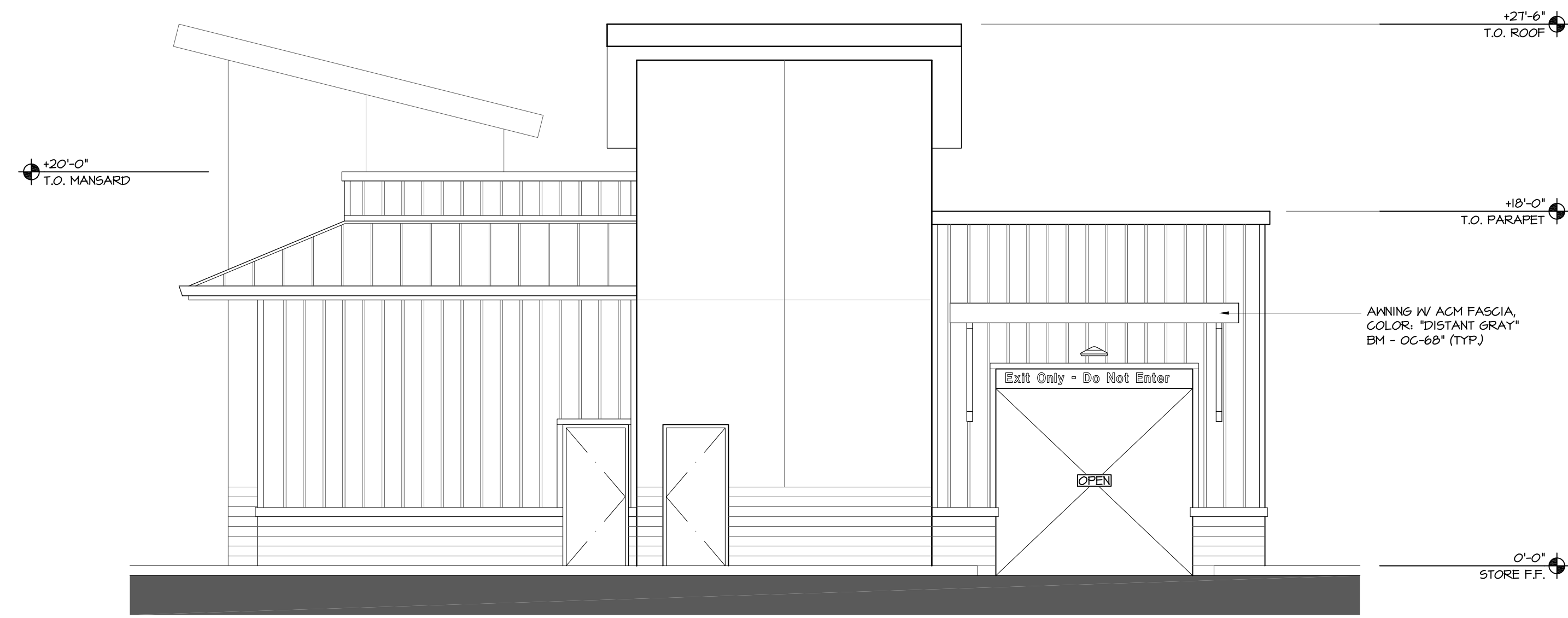
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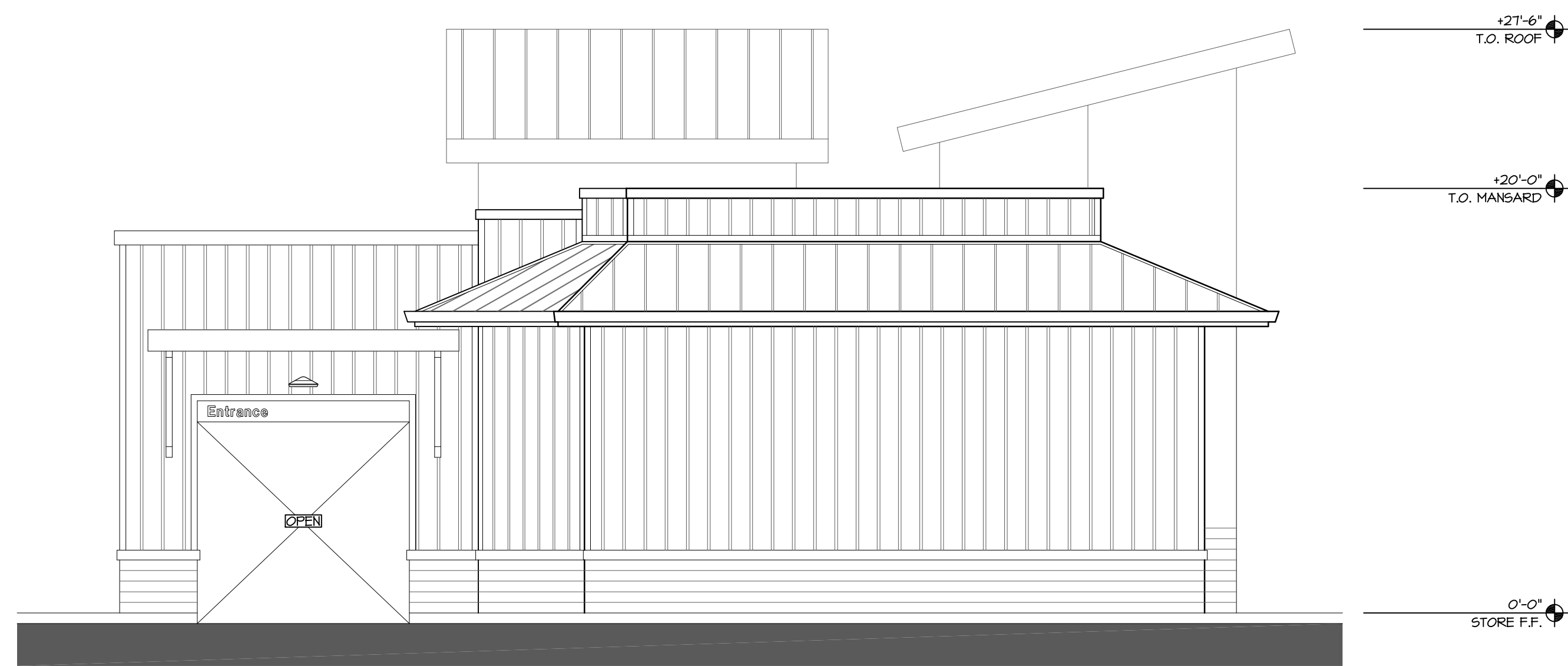
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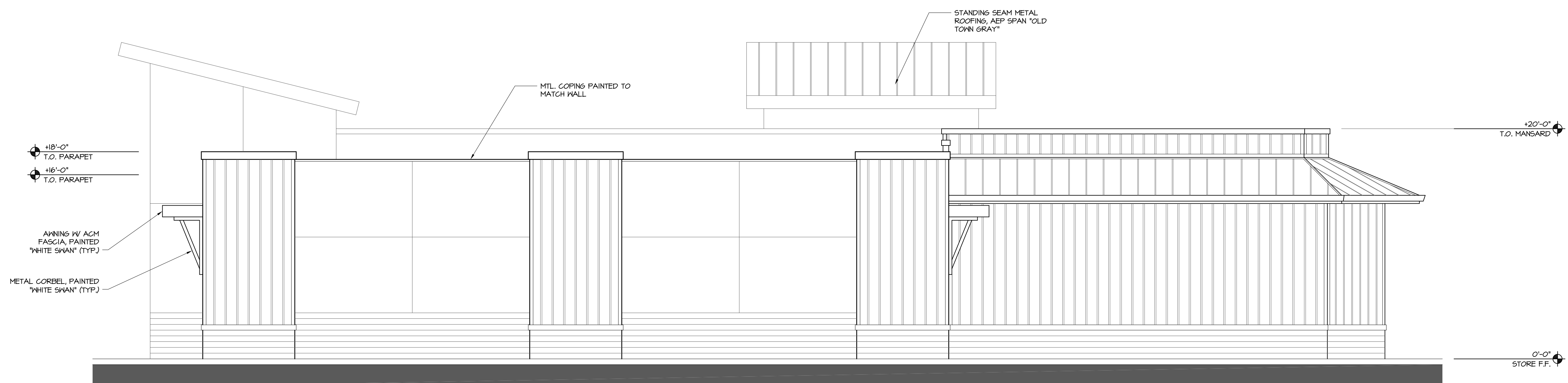
A EAST ELEVATION
3/16" = 1'-0"



B NORTH ELEVATION
3/16" = 1'-0"



C SOUTH ELEVATION
3/16" = 1'-0"



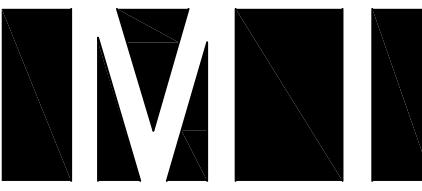
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BUILDING ELEVATIONS
PROJECT #: 14-5034
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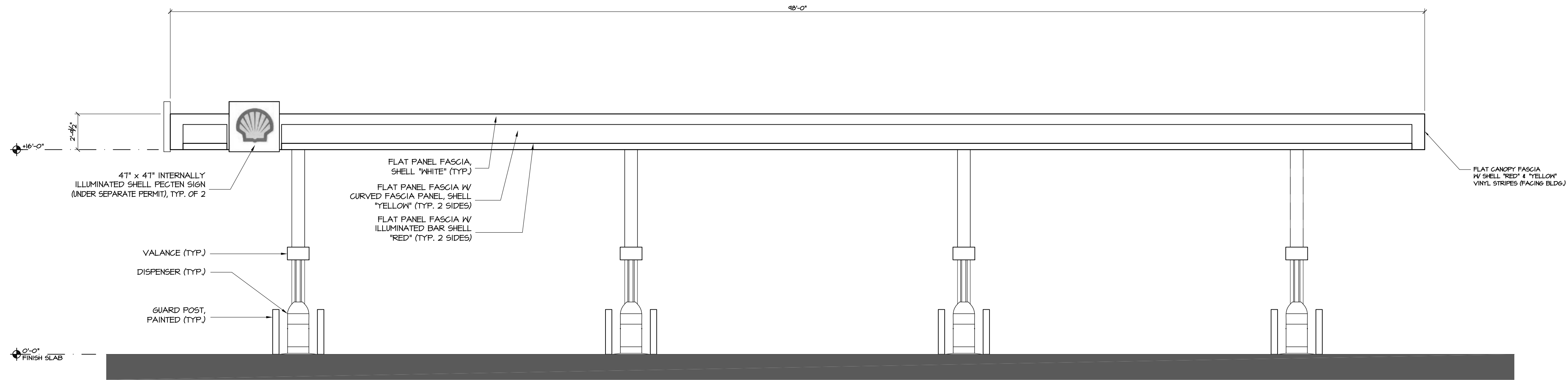
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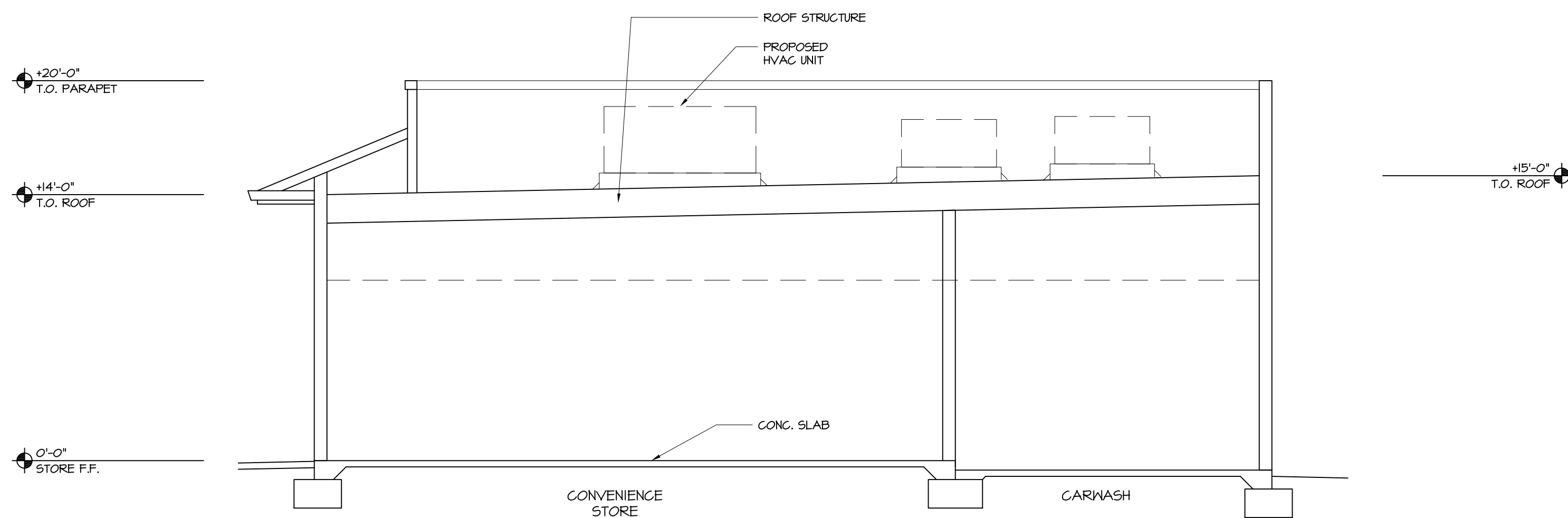
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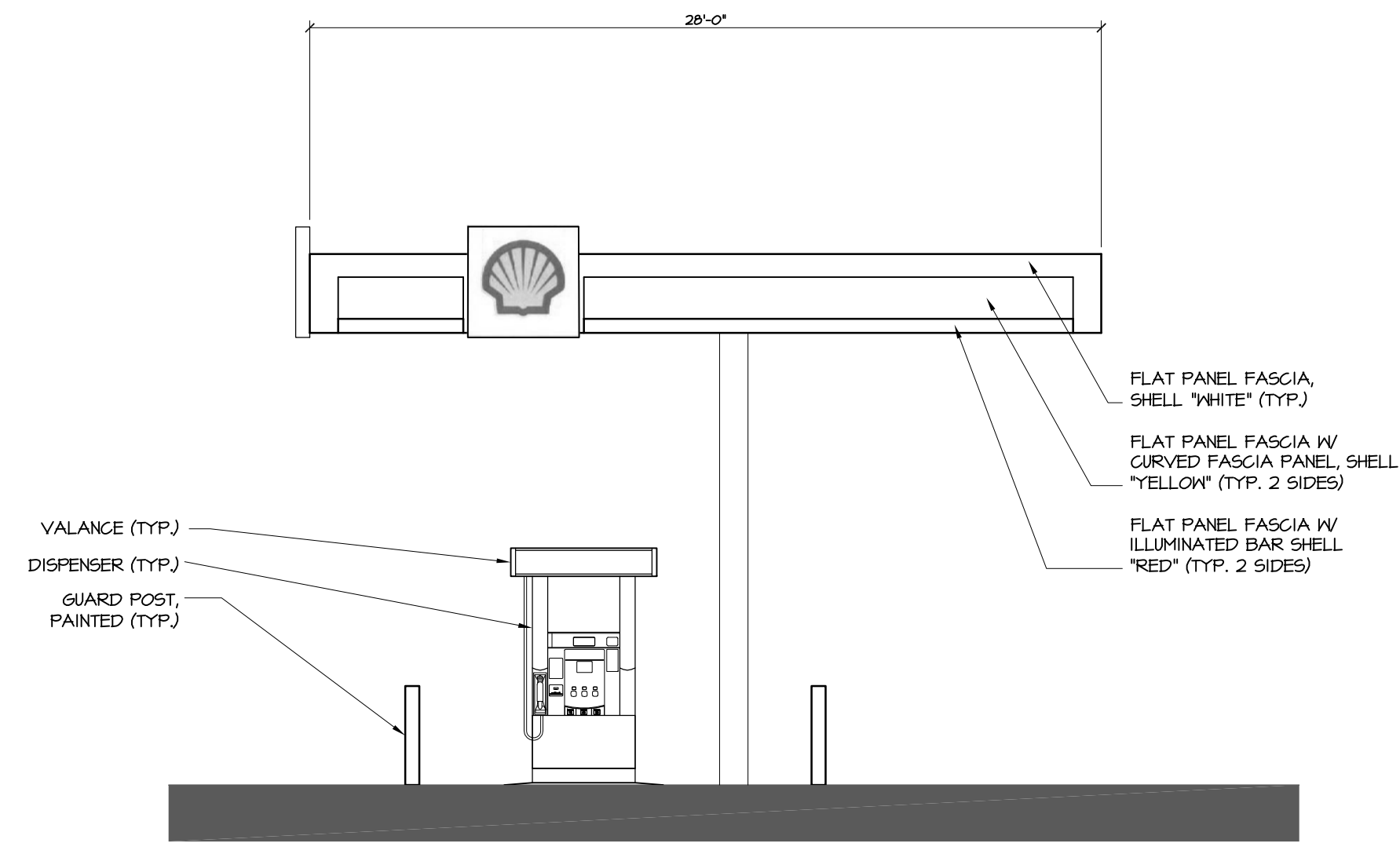
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A EAST ELEVATION
3/16" = 1'-0"



C BUILDING SECTION
3/16" = 1'-0"



B NORTH ELEVATION
3/16" = 1'-0"

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CANOPY ELEVATIONS &
BUILDING SECTION

PROJECT #: 14-5034
DRAWN: BB CHECKED: MII
SCALE: AS NOTED DATE: 9-30-14

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SHEET OF

9 LEGEND

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BOL	BOLLARD	PP	POWER POLE
BLOC	BUILDING	PL	PROPERTY LINE
BSL	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	SO. FT.	SQUARE FOOT
CL	CENTERLINE	SL	STREET LIGHT
CONC	CONCRETE	SLB	STREET LIGHT BOX
CP	CONCRETE PAD	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
FC	FACE OF CURB	TS	TRAFFIC SIGNAL
FDC	FIRE DEPARTMENT CONNECTION	TSB	TRAFFIC SIGNAL BOX
FH	FIRE HYDRANT	UB	UTILITY BOX
GMH	GAS MANHOLE	VT	UTILITY VAULT
GM	GAS METER	WM	WATER METER
GV	GAS VALVE	WV	WATER VALVE
MH	MANHOLE	YL	YARD LIGHT
MW	MONITORING WELL	ENC	DENOTES ENCROACHMENTS
X 0.00	GROUND SHOT	ENC	CORRESPONDS TO SCHEDULE B
		[]	RECORD FOR PARCEL TWO DEFERS FROM RECORD FOR PARCEL ONE, PARCEL ONE HELD

7 POSSIBLE ENCROACHMENTS

- * THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
- ▲ - SIDEWALK ENCROACHES OVER P BY UP TO 1.0'
- ⬢ - FENCE ENCROACHES OVER P BY UP TO 0.5'

3 SCHEDULE 'B' ITEMS

- ④ INTENTIONALLY DELETED.
- ⑥ ROADWAY EASEMENT PER 2112 O.R. 646 (PLOTTED, AFFECTS SUBJECT PARCEL)

2 TITLE INFORMATION

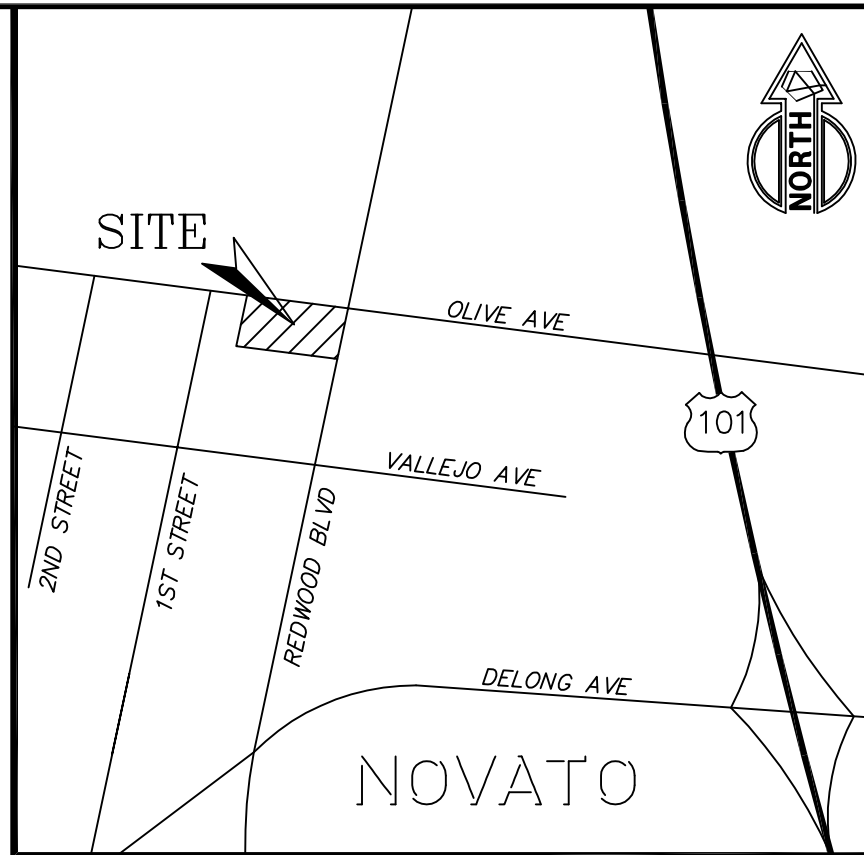
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 336407-072, DATED JULY 23, 2009 AT 7:30 A.M. UPDATED 8-3-2009

4 SURVEYOR CERTIFICATION

TO EQUILON ENTERPRISES LLC AND ITS COUNSEL; FIRST AMERICAN TITLE INSURANCE CO.; AND AU ENERGY, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DIRK C. SLOOTEN
REGISTERED LAND SURVEYOR
REGISTRATION NO. LS 5342
DATE OF SURVEY: 08-31-2009
DATE OF LAST REVISION: 03-12-2010



16 VICINITY MAP

1 TITLE DESCRIPTION

THE PROPERTY HEREIN BELOW DESCRIBED IS THE SAME PROPERTY DESCRIBED IN THE MEMORANDUM OF LEASE BETWEEN SHELL OIL COMPANY, A DELAWARE CORPORATION AND FRED B. GALBREATH AND JEAN D. GALBREATH, HIS WIFE RECORDED MARCH 30, 1967 IN BOOK 2694, PAGE 326, OFFICIAL RECORDS OF MARIN COUNTY.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NOVATO, COUNTY OF MARIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
A PARCEL OF LAND COMPRISING A PORTION OF LOTS 10, 11, 12, 13, 14 AND 15, IN BLOCK K, TOGETHER WITH THAT PORTION OF THE ABANDONED ALLEYWAY, 20 FEET IN WIDTH, BETWEEN SAID LOTS 10, 11 AND 12 AND 13, 14 AND 15, AS SAID LOTS, BLOCK AND ALLEYWAY ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "SUBDIVISION ONE, SWEETSER RANCH, NOVATO, CALIFORNIA," FILED FOR RECORD JULY 15, 1913 IN VOLUME 4 OF MAPS, AT PAGE 49, MARIN COUNTY RECORDS, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 15 DISTANT THEREON SOUTH 75° 22' EAST 115.0 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 15; RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND ITS EASTERLY PROLONGATION AND THE SOUTHERLY LINE OF SAID LOT 10, SOUTH 75° 22' EAST 112.73 FEET TO A LINE PARALLEL WITH AND 88.00 FEET WESTERLY AT RIGHT ANGLES FORM THE CENTERLINE OF DEPARTMENT OF PUBLIC WORKS SURVEY BETWEEN NORTH COUNTY LINE AND IGNACIO ROAD (V-MRN-1-A); THENCE ALONG SAID PARALLEL LINE NORTH 16° 42' EAST 155.101 FEET TO THE NORTHERLY LINE OF LOT 12; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12 AND ITS WESTERLY PROLONGATION AND THE NORTHERLY LINE OF SAID LOT 13, NORTH 75° 22' WEST 118.32 FEET TO A POINT 115.00 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE LEAVING SAID NORTHERLY LINE OF SAID LOT 13, AND RUNNING THENCE SOUTH 14° 38' WEST 155.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF LOT 15, AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED, "SUBDIVISION ONE, SWEETSER RANCH, NOVATO, CALIFORNIA," FILED FOR RECORD JULY 15, 1913 IN VOLUME 4 OF MAPS, AT PAGE 49, MARIN COUNTY RECORDS; SAID POINT BEING DISTANT THEREON SOUTH 75° 22' 00" EAST, 75.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 15; THIS POINT TO BE THE TRUE POINT OF BEGINNING; THENCE RUNNING SOUTH 75° 22' 00" EAST, 40.00 FEET; THENCE CONTINUING NORTH 14° 38' 00" WEST [NORTH 14° 38' 00" EAST MEASURED AND PARCEL ONE], 155.00 FEET; THENCE CONTINUING NORTH 75° 22' 00" WEST 40.00 FEET ALONG THE SOUTHERLY LINE OF OLIVE AVENUE; THENCE CONTINUING SOUTH 14° 38' 00" WEST, 155.00 FEET TO THE TRUE POINT OF BEGINNING, LESSOR RESERVES THE RIGHT TO USE THE PARCEL "B" AREA FOR THE PURPOSES OF INGRESS AND EGRESS.

TOGETHER WITH ALL RIGHTS, PRIVILEGES AND APPURTENANCES THERETO, AND ALL OF LESSOR'S BUILDINGS, IMPROVEMENTS, EQUIPMENT AND OTHER PROPERTY NOW OR HEREAFTER LOCATED THEREON.

APN: 141-244-16

13 LAND AREA

PARCEL ONE	PARCEL TWO	TOTAL PARCEL AREA
17,906 SQ.FT. (GROSS)	6,201 SQ.FT.	24,107 SQ.FT. (GROSS)
0.4111 ACRES (GROSS)	0.1423 ACRES	0.5534 ACRES (GROSS)
17,813 SQ.FT. (NET)	6,201 SQ.FT. (NET)	24,013 SQ.FT. (NET)
0.4089 ACRES (NET)	0.1423 ACRES (NET)	0.5513 ACRES (NET)

8 ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF NOVATO PLANNING DIVISION
75 ROWLAND WAY #200
NOVATO, CA 94945
TEL: (415) 899-8989
WWW.CI.NOVATO.CA.US

ZONE CG/D, GENERAL COMMERCIAL/DOWNTOWN OVERLAY

SETBACKS

FRONT	0'
SIDE	0'
REAR	0'
HEIGHT	35'
FAR	0.40

PARKING 1/400 SQ. FT. OF FLOOR AREA + 3/SERVICE BAY, 50% OF PUMP ISLAND PARKING MAY BE CREDITED TOWARD ANCILLARY USE PARKING (CONVENIENCE STORE, CAR WASH)

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

11 SURVEYOR'S NOTES

- OBSERVED NO DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS
- OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED.
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- PARCELS ONE AND TWO PHYSICALLY ADJUT AND HAVE DIRECT ACCESS TO OLIVE AVENUE AND REDWOOD BOULEVARD, PUBLICLY DEDICATED RIGHT OF WAYS.
- PARCEL ONE IS CONTIGUOUS WITH PARCEL TWO ALONG ITS COMMON BOUNDARY, WITHOUT GAPS OR GORES OR STRIPS.

12 PARKING INFORMATION

- 2 STALLS
- 1 HANDICAP STALLS
- 3 TOTAL STALLS

14 BUILDING HEIGHT

- 1 STORY
- HEIGHT: 13.5'

15 BUILDING AREA

AREA: 2,961 SQ.FT.

6 CEMETERY

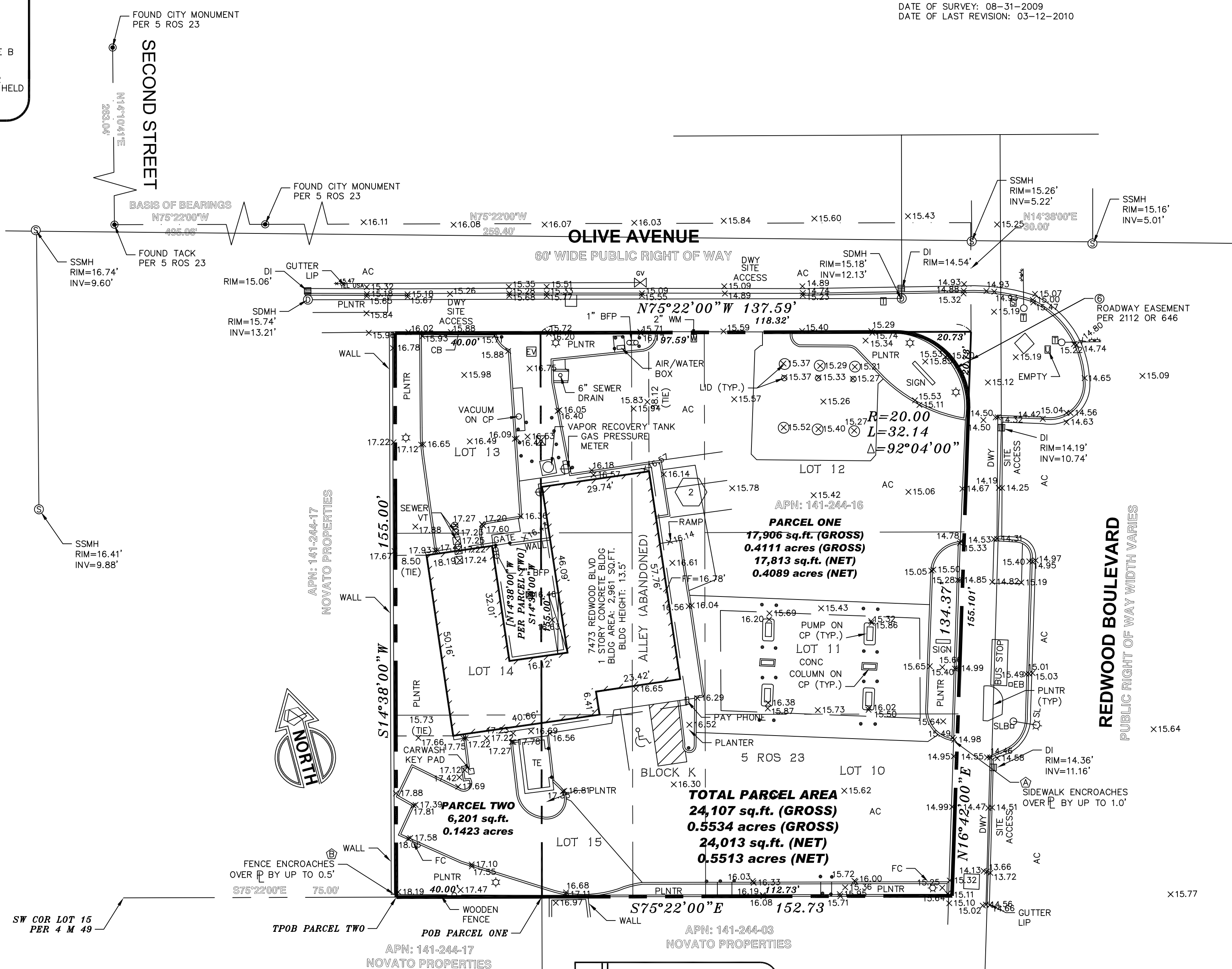
OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

5 FLOOD INFORMATION

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) UNSHADED X of the Flood Insurance Rate Map, Community Panel No. 06041C-0277-D, which bears an effective date of 05/04/2009 and is not in a Special Flood Hazard Area. By telephone call dated 10/20/2009 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

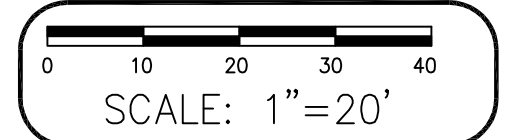
KEY TO ALTA-SURVEY

1 TITLE DESCRIPTION	8 ZONING INFORMATION	15 BUILDING HEIGHT
2 TITLE INFORMATION	9 LEGEND	16 VICINITY MAP
3 SCHEDULE 'B' ITEMS	10 BASIS OF BEARING	17 SCALE
4 SURVEYOR CERTIFICATION	11 SURVEYOR'S NOTES	18 CLIENT INFORMATION BOX
5 FLOOD INFORMATION	12 PARKING INFORMATION	19 SURVEY DRAWING
6 CEMETERY	13 LAND AREA	
7 POSSIBLE ENCROACHMENTS	14 BUILDING AREA	



19 SURVEY DRAWING

17 SCALE



10 BASIS OF BEARING

THE MONUMENTED CENTERLINE OF OLIVE AVENUE, N75°22'00"W, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 5 OF SURVEYS, PAGE 23, RECORDS OF MARIN COUNTY WAS USED AS THE BASIS OF BEARINGS.

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 OF 1 SHEETS

JOB NO. 8278-02

NOVATO, CALIFORNIA

REDWOOD BOULEVARD MARIN COUNTY

4740 NORTHGATE BL., SUITE 115 SACRAMENTO, CA 95834

(916)641-7570 (FAX)641-7572

SLOOTEN CONSULTING INC. SURVEYING & ENGINEERING

DATE:	DESIGNED:	CHECKED:	PROJ. ENGR.:	FILE:
SCALE:	DRAWN:			
No.:	BY:	DATE:	REVISION:	



Existing Gas Station (Redwood Blvd.)



Adjacent Property along redwood Blvd.

**Shell Gas Station,
Convenience Store & Carwash
7473 Redwood Blvd
Novato, CA 94945**



Existing Gas station (Olive Ave)



Adjacent Property along Olive Ave

**Shell Gas Station,
Convenience Store & Carwash
7473 Redwood Blvd
Novato, CA 94945**



Property to the North (Olive Ave)



Property to the east (Redwood Blvd)

**Shell Gas Station,
Convenience Store & Carwash
7473 Redwood Blvd
Novato, CA 94945**