

I have attached salient points that in my opinion should be addressed in regards to the Gas Station/Circle K Mini Mart that is being proposed in Shingle Springs.

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- Return to Planning Commission to consider redesign

OR

- LANDSCAPING:

1. Increase landscaping – the truck and auto circulation pattern shows that the site could benefit by additional landscaping, especially at South Shingle entry and along southerly property line.

2. There are 6 more parking stalls than required, and these should be eliminated to provide for additional landscaping. Many customers using the mini-mart will remain parked under the canopy, further reducing the parking demand for the retail market, which justifies eliminating some stalls.

3. Increase the size of street trees to 24-inch box trees.

4. Require landscaping and irrigation to the edge of pavement since it will be many years before street improvements are installed.

- ARCHITECTURE

1. Eliminate metal fascia with plastic sign

2. Design should include an attractive entry feature, e.g., vary the roofline over the major entry or a covered roof structure over the entry.

3. Design should provide for the extension of building materials to all four sides of the building.

4. Roofline should be more interesting. For example, a more substantial roof cap should be used along all four sides of a flat roof or a pitched roof should be incorporated into the design.

5. The canopy over the pumps should be of the same materials as the building and the same colors. The canopy should have the same pitch as the roof of the mini-mart or an enhanced roof cap.

6. Stone veneer on canopy posts should extend to the height of the pumps.

## MISCELLANEOUS

Relocate the trash enclosure to adjacent to the building.  
Make large enough to accommodate recycle bins as well.

Provide bike racks.



- **SIGNS**

1. Stone veneer should be carried at least 8 feet above grade on poles of freeway-oriented sign.

2. Stone veneer should be used in the base of the price sign.

- 3.