

July 8th, 2021

City Council Members
City of Merced,
678 W. 18th Street
Merced, CA. 95348

Re: Request for Zoning Text Amendment

Dear City Council Members,

I am the owner Parcel 2 as shown on Parcel Map for "J.F. Collins Co." in Book 23 of Parcel Maps at page 41, Merced County Records (APM 058-030-010), that total approximately 2.8-acres of developable land, currently zoned PD-8. I am proposing a new convenience store with tobacco sale and a gas station at the southwest corner of "R" Street and Loughborough Drive. However, the current Special Land Use Regulations, Section 20.44.160 prohibits tobacco sales within 1,000 feet of schools, playgrounds, parks, youth centers, and City-owned and operated recreational facilities and libraries. Attached Exhibit 'A' shows that the project site is more than 1,000 feet from schools, but it is within 600 feet of Fahrens Creek Park. I request the City Council to allow this property to have the Tobacco Sales prohibition measurements and sensitive uses be consistent with the City's Commercial Cannabis Ordinance, Section 20.44.170. Additionally, update the exceptions section of the code to allow new retailers within 600 feet if they are approved through a Conditional Use Permit.

Thank you for your attention to this matter,

Regards,

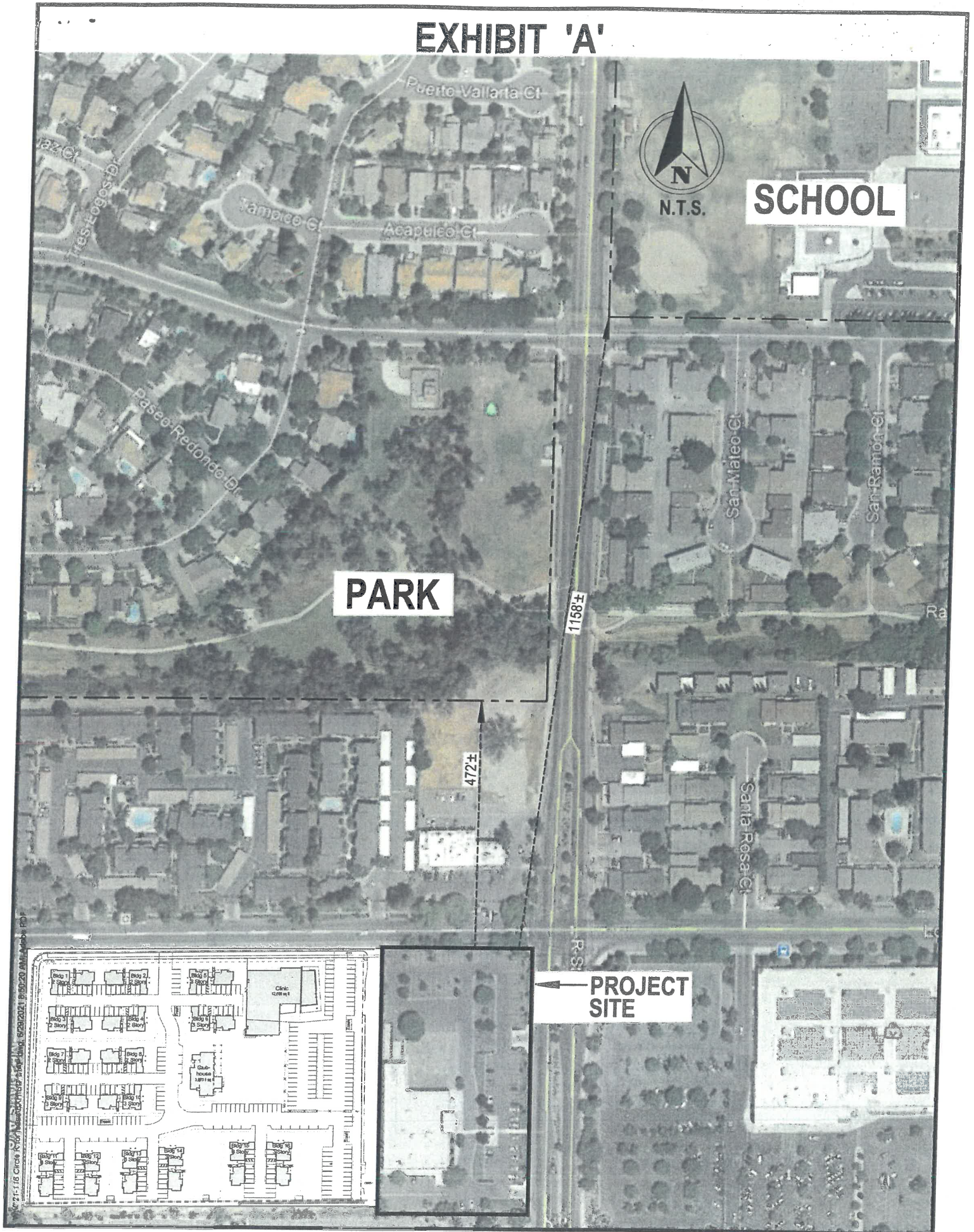


Isaac Sargiz, Owner

LOCATION MAP



EXHIBIT 'A'



PROJECT DATA

OWNER:
 AHELF PARTNERS, LLC
 1300 W. MAIN
 MERCED, CA 95360

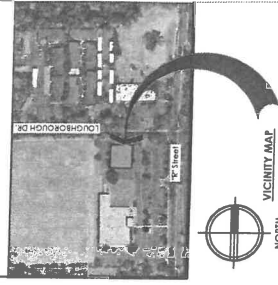
LOCATION:
 327.5' R STREET
 327.5' R STREET
 MERCED, CA 95348
 APR 08 - 001-010

PROJECT DATA:
 JURISDICTION: CITY OF MERCED
 GENERAL PLAN REGIONAL COMMUNITY COMMERCIAL
 BUILDING 1: 10,200 SF
 ACRES: 0.226 (1.190 ACRES)
 EXISTING BUILDING AREA: 10,200 SF
 BUILDING 2:
 CONSTRUCTION AREA: 10,200 SF
 BUILDING AREA: 3,270 SF

PARKING CALCULATIONS:
 43 STALLS (BUILDING 1)
 18,716 SF (200' x 93.6')
 BUILDING 2:
 10,200 SF (100' x 102')
 PROVIDED PARKING:
 BUILDING 1:
 STANDARD = 97 STALLS
 PROPOSED BICYCLE PARKING STALLS (BN) = 103 STALLS

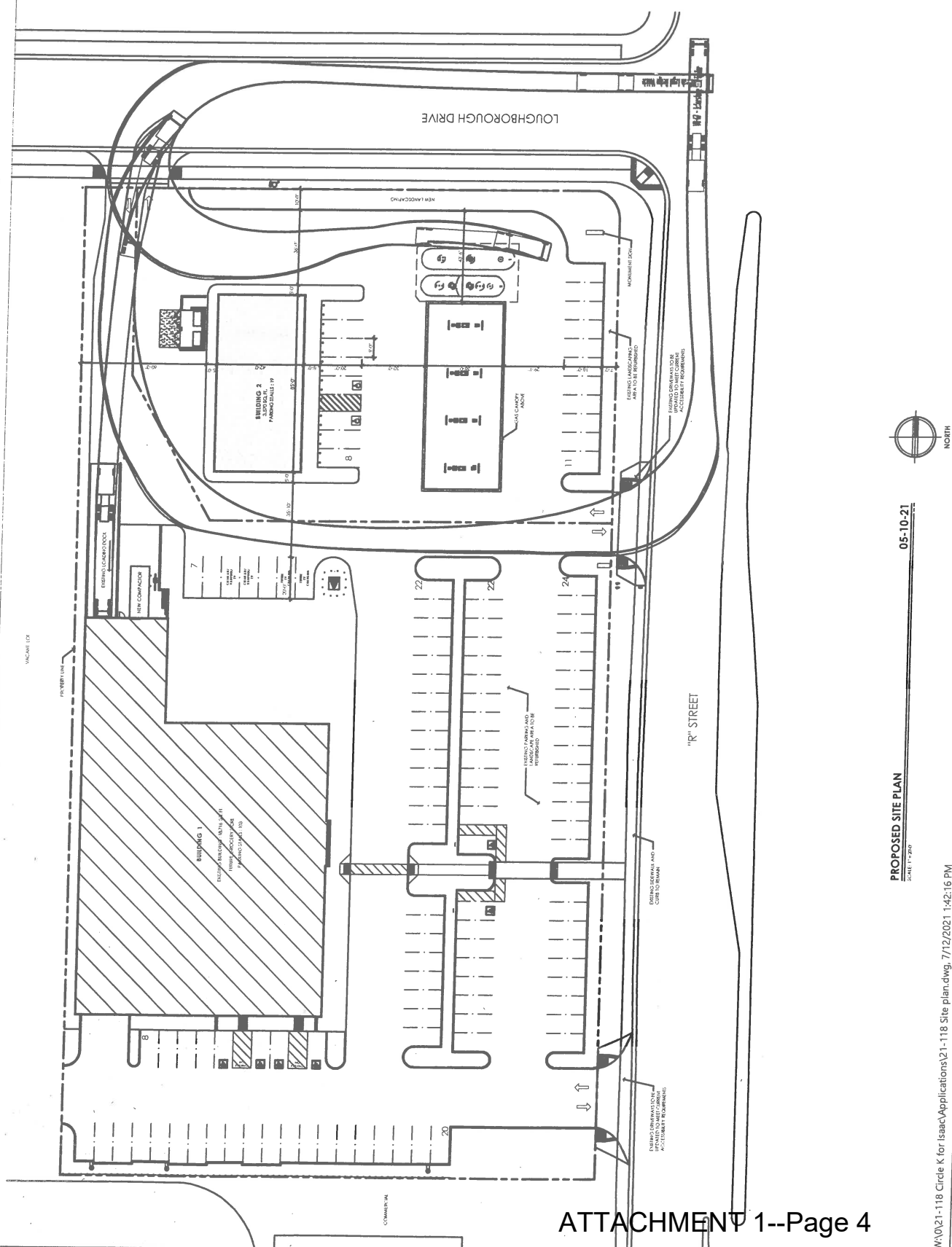
PROVIDED BICYCLE PARKING STALLS (BN)
 BUILDING 2:
 STANDARD = 17 STALLS
 PROPOSED BICYCLE PARKING STALLS (BN) = 19 STALLS

TOTAL PARKING PROVIDED ON SITE = 122 STALLS



PROPOSED NEW DEVELOPMENT:
 327.5' R STREET
 MERCED, CA 95348

PLANNING ARCHITECTURE
api
 ARCHITECTURE PLUS INC.
 4335 B NORTH STAR WAY
 MADERA, CA 95355
 ph. 209.277.4661
 fx. 209.577.0213
 www.apibc.com



05-10-21

PROPOSED SITE PLAN
 SCALE 1" = 20'