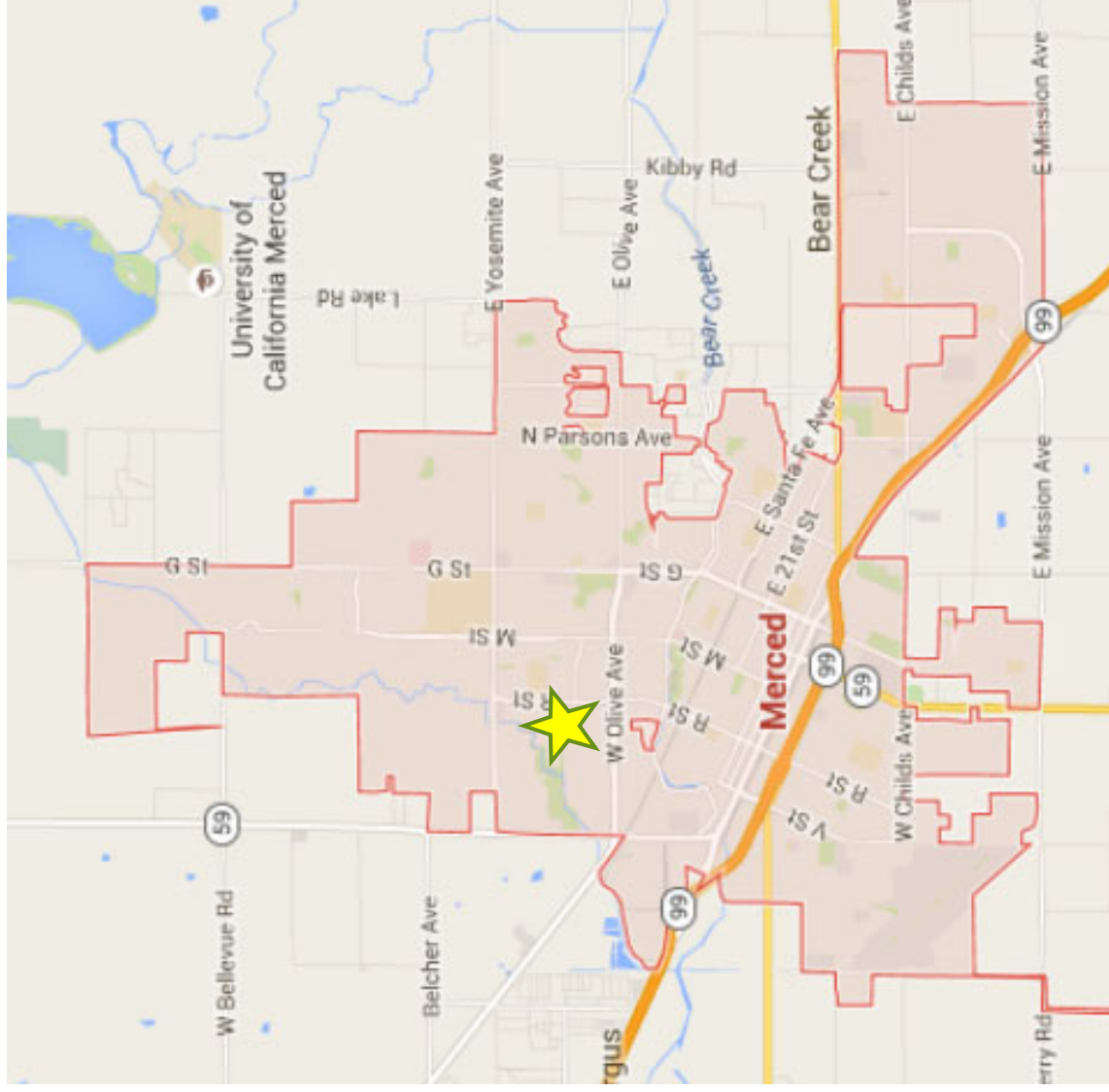




CUP #1268/SP #508
New Gas Station
SWC of R St. & Loughborough Ave

City-Scale Context



Location Map

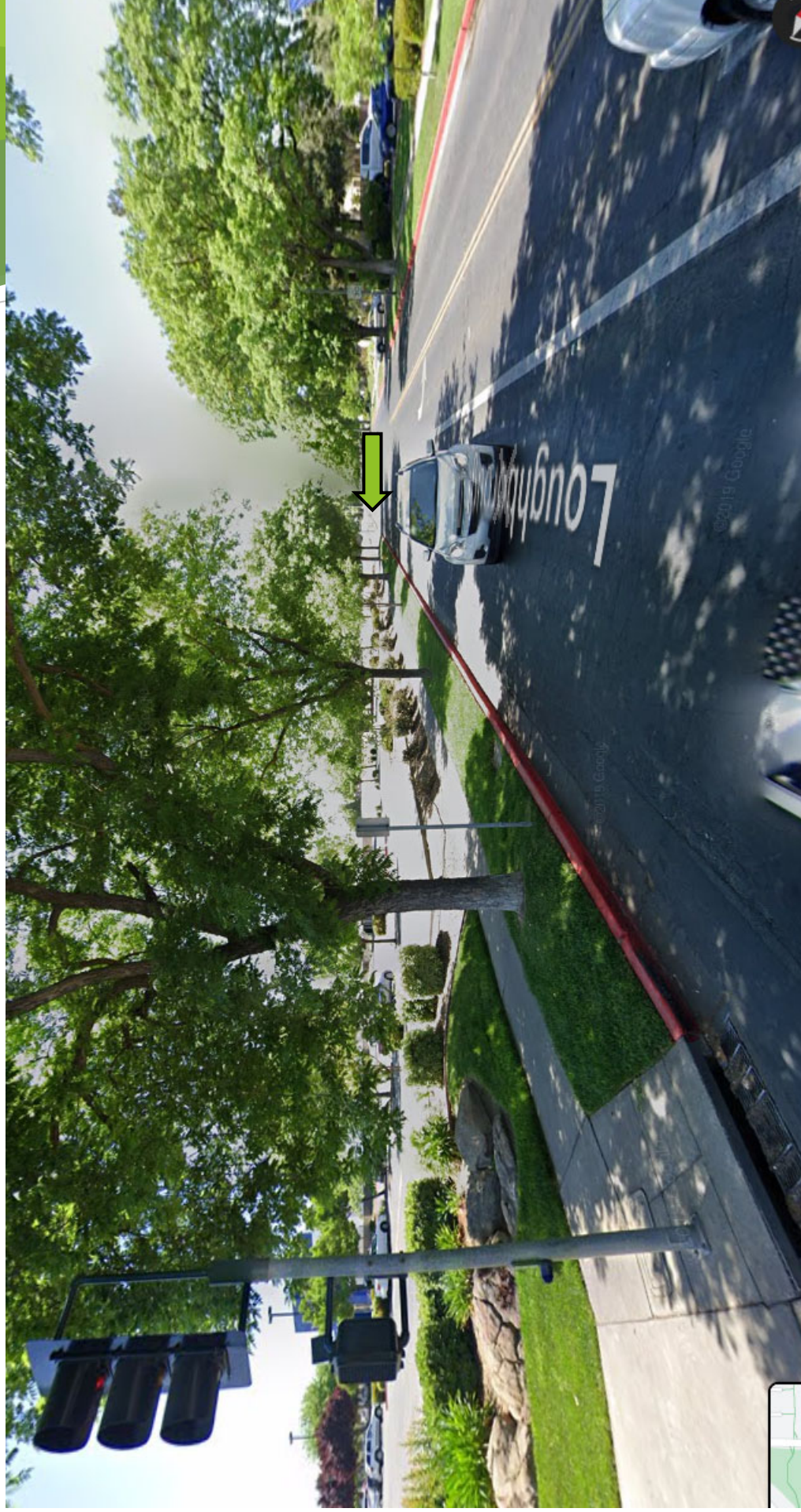


R Street Frontage



Existing Public Improvements/Vehicle Access
Bike Lane
Median Along Olive Ave

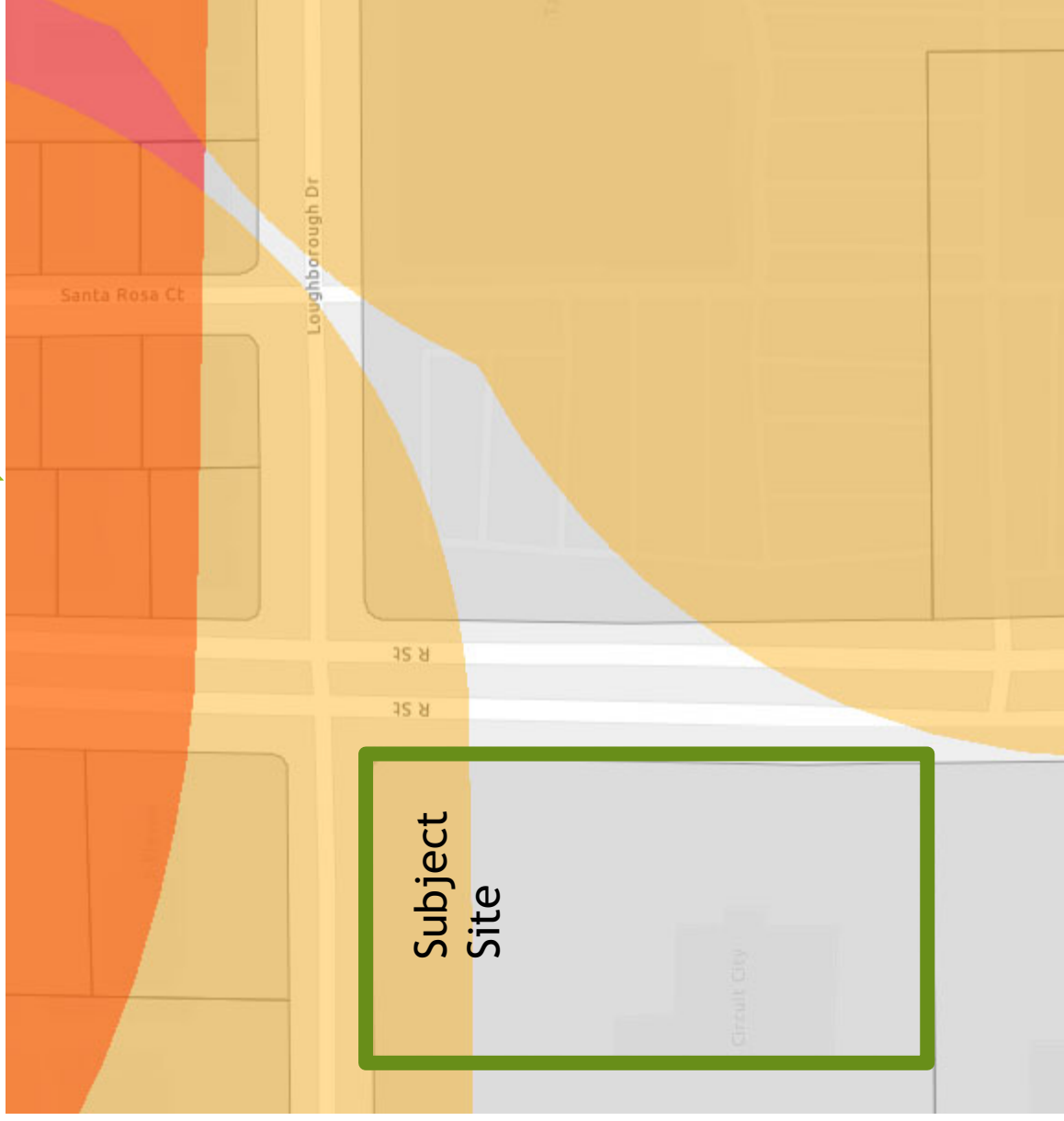
Loughborough Frontage



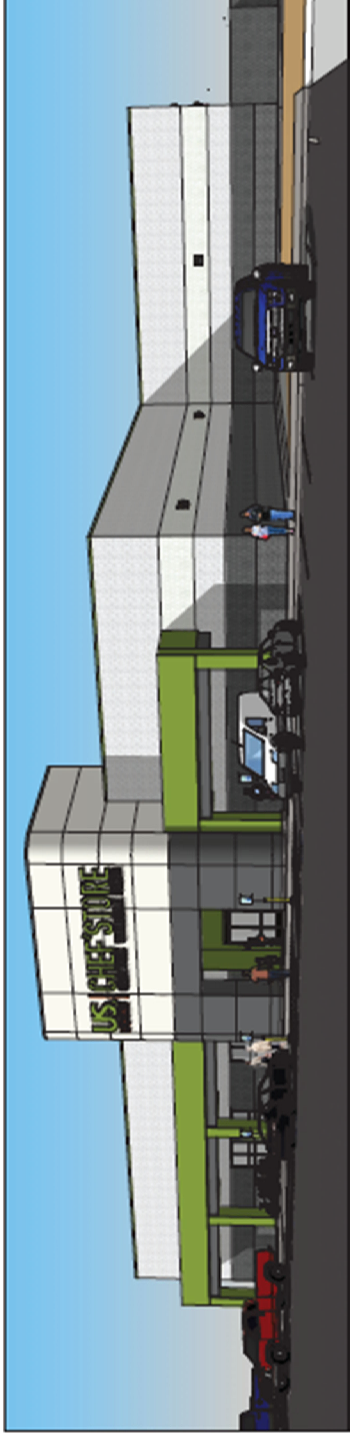
Site Plan Program

- ▶ Convenience Market (3,700 s.f.)
- ▶ Fuel Pump Canopy for 8 pumps Customer Parking (24 parking spaces exceeds the 18 required)
- ▶ 24-Hour Operation
- ▶ Tobacco Sales
- ▶ Alcohol Sales (Type 21- liquor, wine, and beer for off-site consumption)
- ▶ Outparcel - would be created for this project site

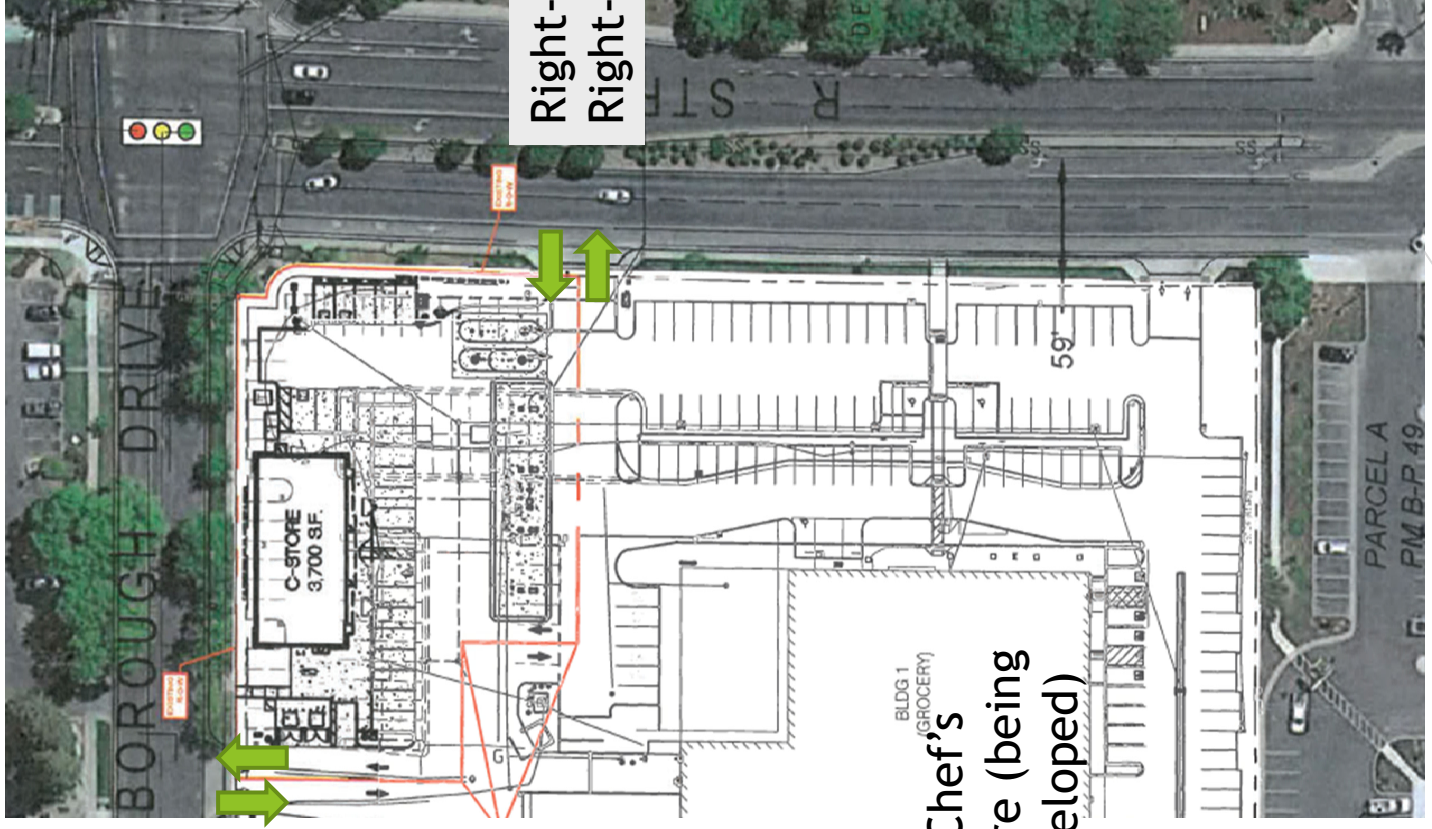
Distance Requirements Tobacco Sales (Near Fahrrens Creek)



- 
- ▶ Entitlements required?
 - ▶ Conditional Use Permit (alcohol sales/tobaccos sales)
 - ▶ Finding PCN (alcohol sales if new license or overconcentrated ABC Track)
 - ▶ Site Plan Review (for site plan/design)
 - ▶ Lot Split (for outparcel)



Compatibility?

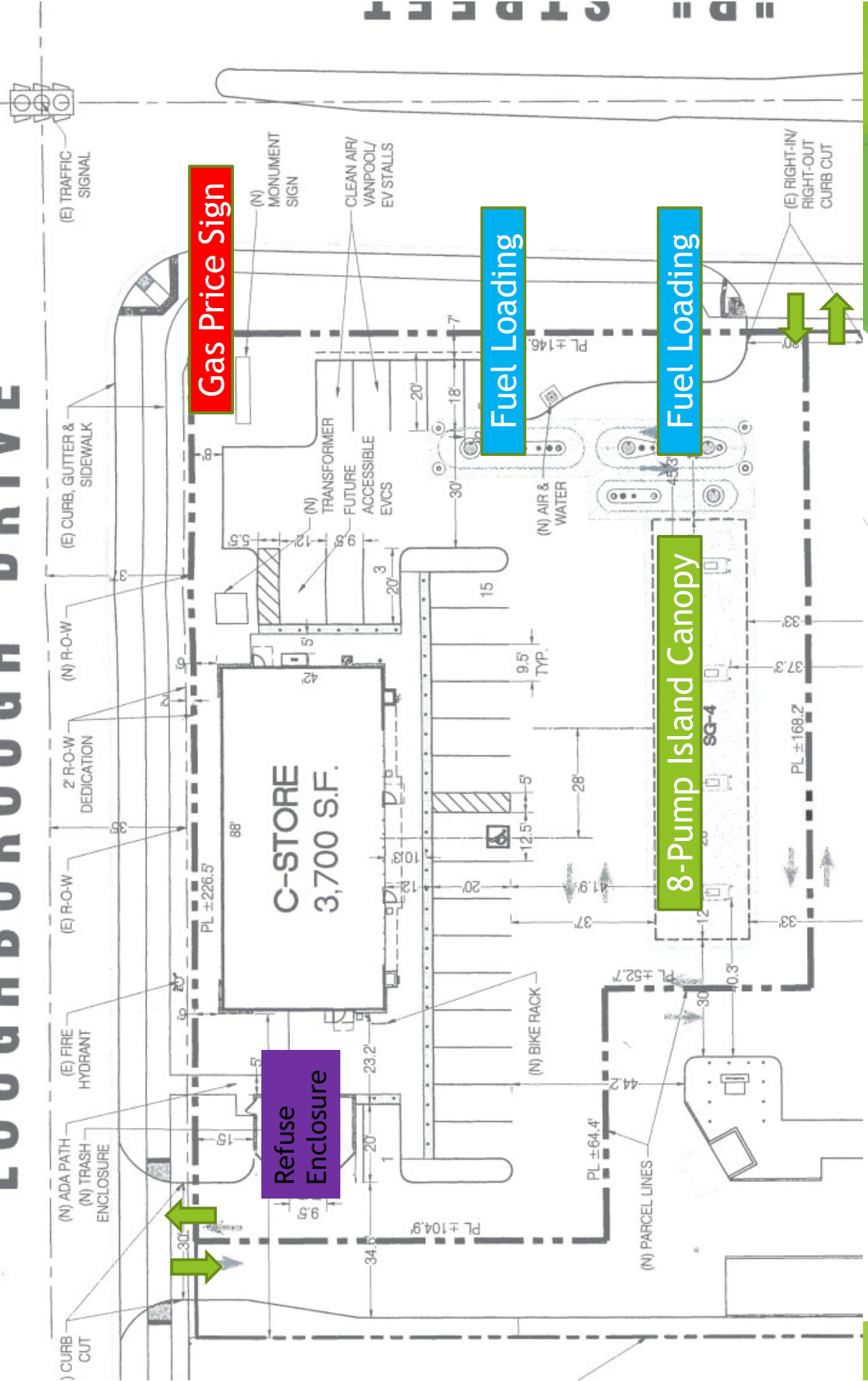


Right-In
Right-Out

BLDG 1
(GROCERY)

US Chef's
Store (being
developed)

LOUGHBOROUGH DRIVE



"B" STREET

LOUGHBOROUGH DRIVE



EXISTING TRAFFIC SIGNAL

PROPOSED TRANSFORMER

AN ESMT. FOR STREET & INCIDENTAL PURPOSES IN FAVOR OF: CITY OF MERCED RECORDED 12/04/1973 BK-1943 PG-479

EXISTING R-O-W

EXISTING FIRE HYDRANT

PROPOSED ADA PATH

C-STORE
3,700 S.F.

Refuse Enclosure

Fuel Loading

8-Pump Island Canopy

R STREET

EXISTING R-O-W

PROPOSED DIRECTIONAL SIGN

(N) SITE LIGHTING

EXISTING R-IN/CUT CURB CUT

UGT

PROPOSED AIR & WATER

PROPOSED FREESTANDING UST VENT RISER

PROPOSED MONUMENT SIGN

(N) SITE LIGHTING

EXISTING UIC

PROPOSED CLEAN AIR /EV STALLS

EXISTING UIC

POLE TO BE RELOCATED

PROPOSED FREESTANDING UST VENT RISER

PROPOSED MONUMENT SIGN

(N) SITE LIGHTING

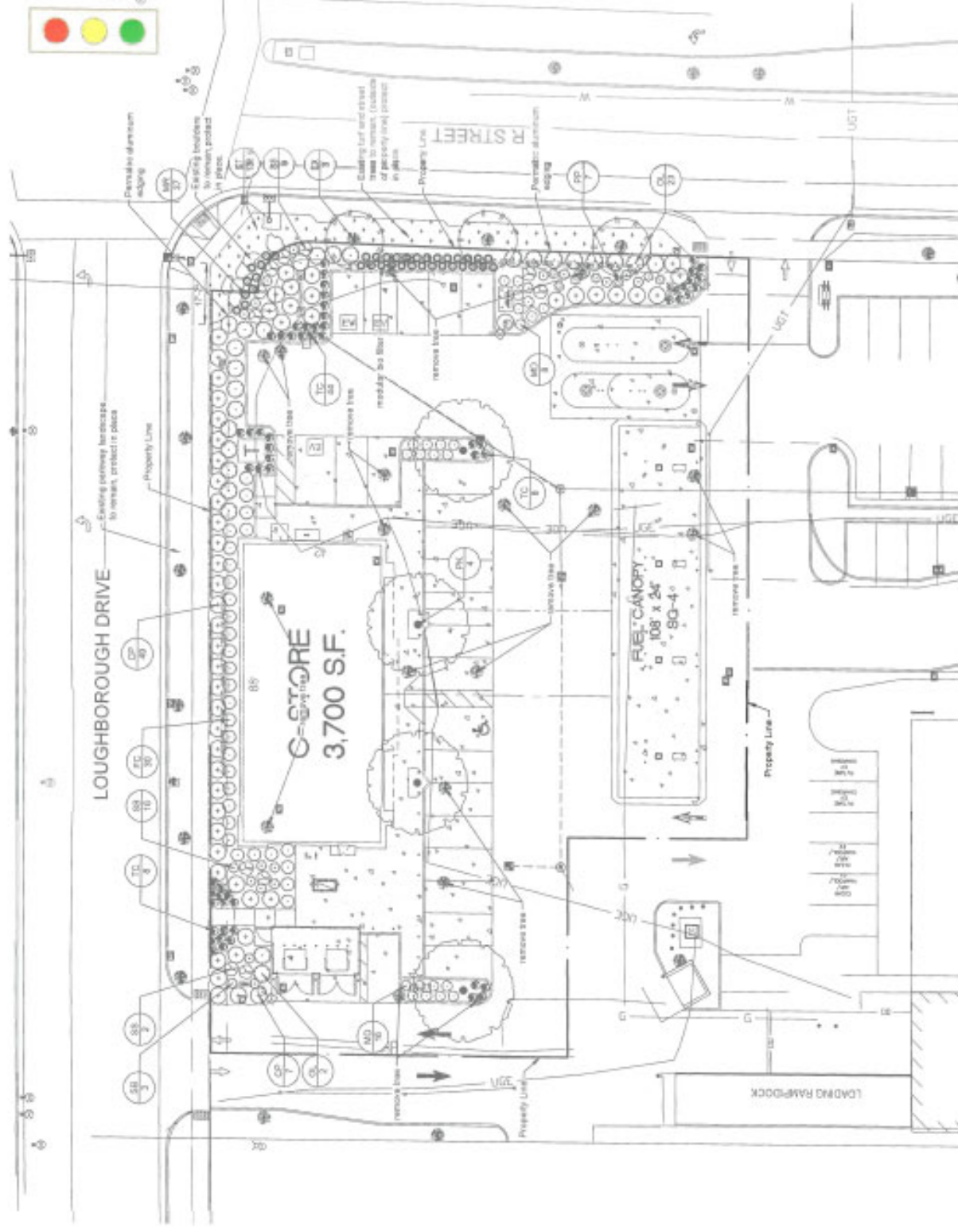
PROPOSED FREESTANDING UST VENT RISER

PROPOSED MONUMENT SIGN

(N) SITE LIGHTING

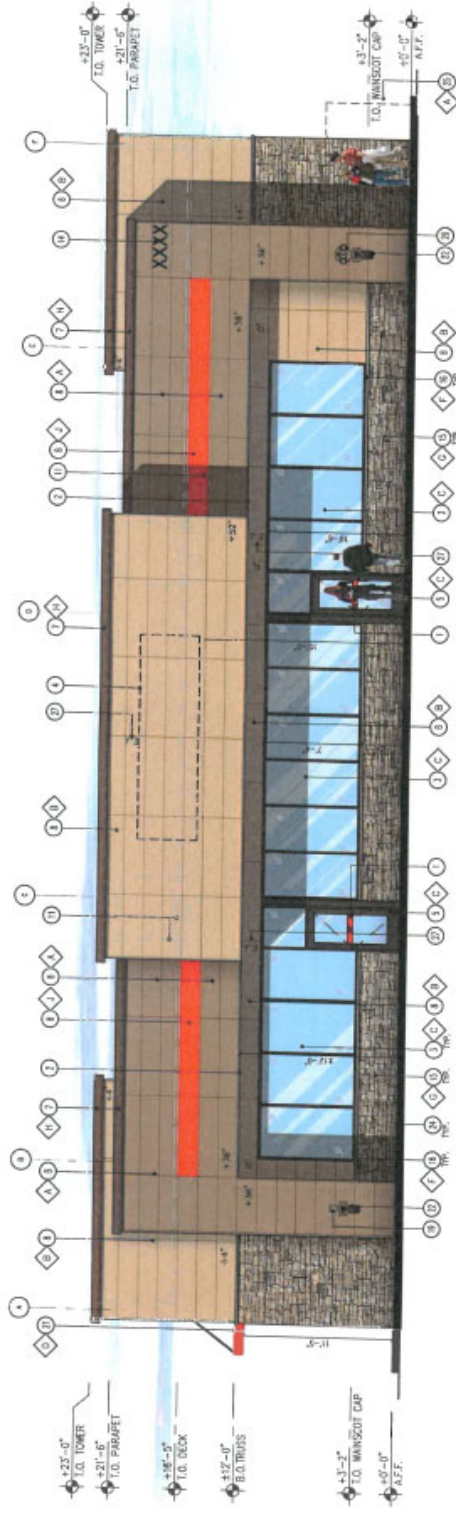
EXISTING UIC

Landscape Plans



This is a detailed architectural floor plan of a building. A large green arrow points to the main entrance on the left side of the plan. The plan includes various rooms such as a 'S.E.S.' (likely a storage or service area), a 'SMOKE ROOM', and several smaller rooms and corridors. The layout is complex, with many internal walls and doors. The plan is oriented with the entrance on the left and the 'S.E.S.' area at the top.

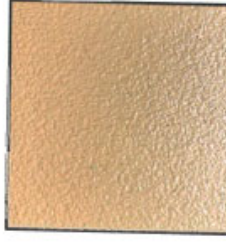




1 FRONT ELEVATION



GRAY TINTED SOLARBAN
SOLARGRAY GLASS



NICHIHA TUFF BLOCK TO MATCH
#SW 6095 "TOASTY"



NICHIHA TUFF BLOCK TO MATCH
#SW 6115 "TOTALLY TAN"



NICHIHA TUFF BLOCK TO MATCH
#SW 4081 "SAFETY RED"



DARK BRONZE
STOREFRONT SYSTEM



FIRESTONE MANSARD
BROWN SR/SW #6090 "JAVA"



NICHIHA FIBER CEMENT CAP
CHISELED SILL "TAN"

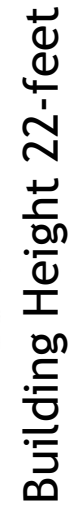


NICHIHA KURASTONE HIGH
FIBER CEMENT WAINSCOT
LEDGESTONE "BLUFF"



SHERWIN WILLIAMS #SW 4081
"SAFETY RED"

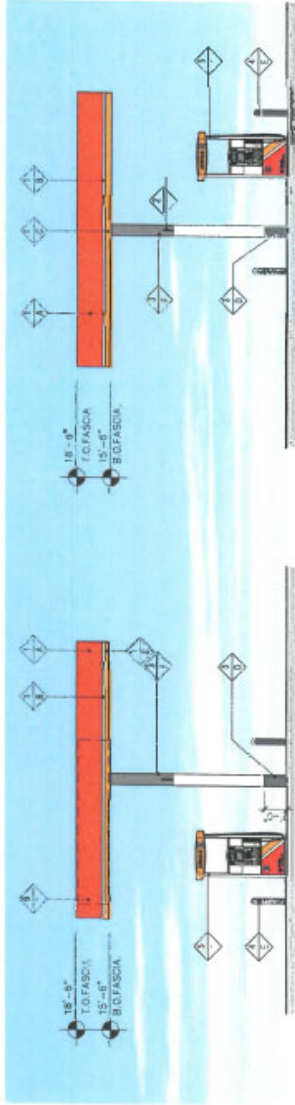
Mix Material (stone veneer, stucco), mix colors (shades of brown), store front windows, wall variation, metal overhangs



FINISH SCHEDULE

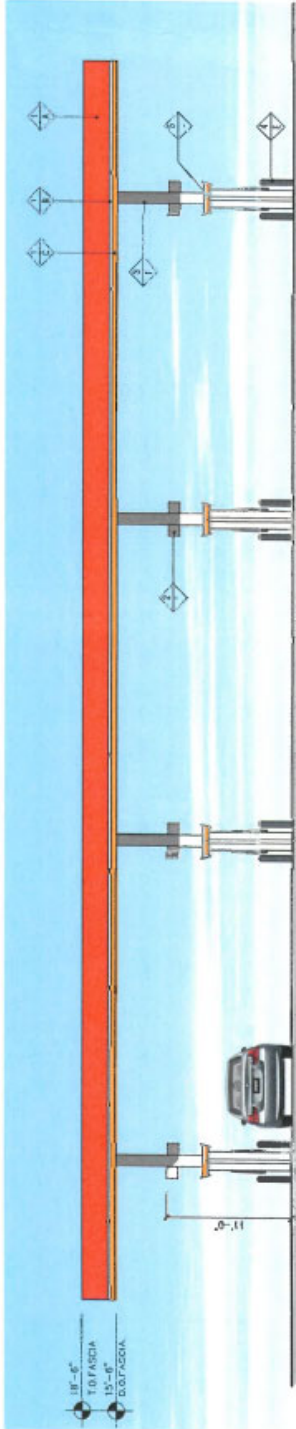
FINISH MATERIAL	
1. ACIA PANEL	
2. COLUMN FACE BY SQUARE VENDOR	
3. STEEL COLUMN WITH PAINT FINISH	
4. 1" P. POLYESTER 36" HIGH	
5. FUEL PUMP	
6. PESTICIDE SIGN (LOCATION LATER BY SPACE PERMIT)	
7. FUEL PUMP	
8. PESTICIDE SIGN (LOCATION LATER BY SPACE PERMIT)	
9. FUEL PUMP	
10. PESTICIDE SIGN (LOCATION LATER BY SPACE PERMIT)	
11. FUEL PUMP	
12. PESTICIDE SIGN (LOCATION LATER BY SPACE PERMIT)	
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97. FUEL PUMP	
98. PESTICIDE SIGN (LOCATION LATER BY SPACE PERMIT)	
99. FUEL PUMP	
100. PESTICIDE SIGN (LOCATION LATER BY SPACE PERMIT)	

Notes:
 1. Colors shown in these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The above elevations are not intended to be a final design.
 3. All elevations are subject to change without notice.
 4. All elevations are subject to change without notice.

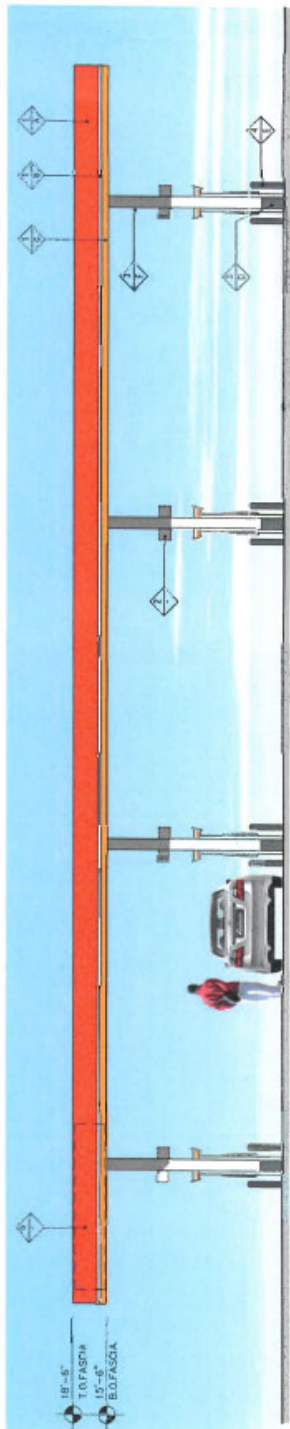


3 'SIDE' ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"

4 'SIDE' ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"



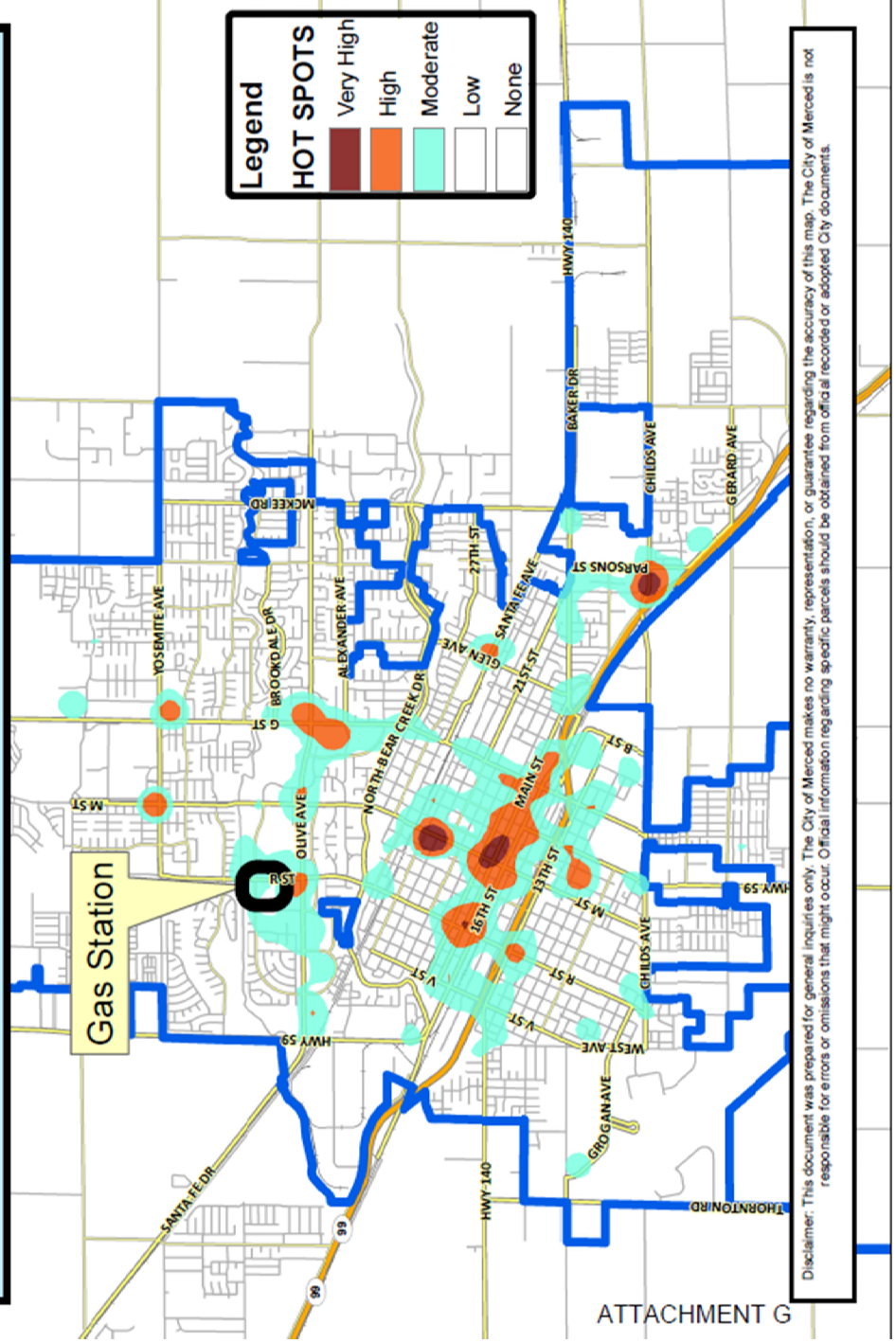
2 'REAR' ELEVATION (SOUTH)
 SCALE: 3/16" = 1'-0"



1 'FRONT' ELEVATION (NORTH)
 SCALE: 3/16" = 1'-0"

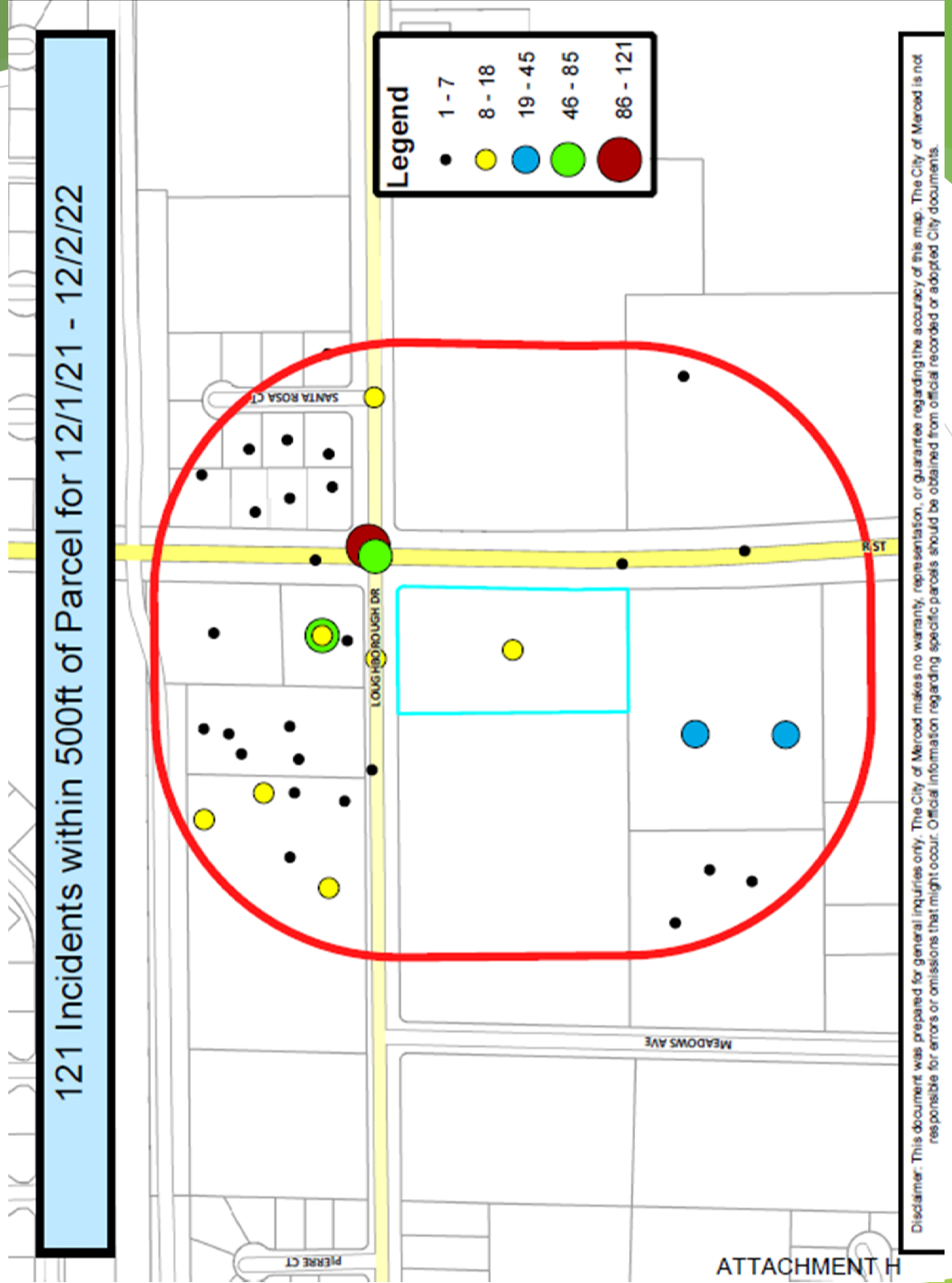
Police Department Review

HOT SPOTS of ALL POLICE INCIDENTS for 12/1/21 - 12/2/22
77,779 incidents city wide



Incident Map

121 Incidents within 500ft of Parcel for 12/1/21 - 12/2/22



Conditions

- ▶ Condition #31: Alcohol sales shall be limited to the area displayed on the site plan (115 s.f.)
- ▶ Condition #37: Community Facility District annexation shall be required.
- ▶ Condition #38: The applicant shall work with a traffic engineer to determine the options for vehicle turning movements from the driveway along Loughborough Drive.
- ▶ Condition #39: Tobacco products shall be stored away from the general public, inaccessible to customers.

Planning Commission Action

- ▶ Approve/Disapprove/Modify
- ▶ Environmental Review #22-45
- ▶ Conditional Use Permit #1268 and Site Plan Review Permit #508 (with 41 conditions included in the staff report)
- ▶ Questions? Comments? Concerns?