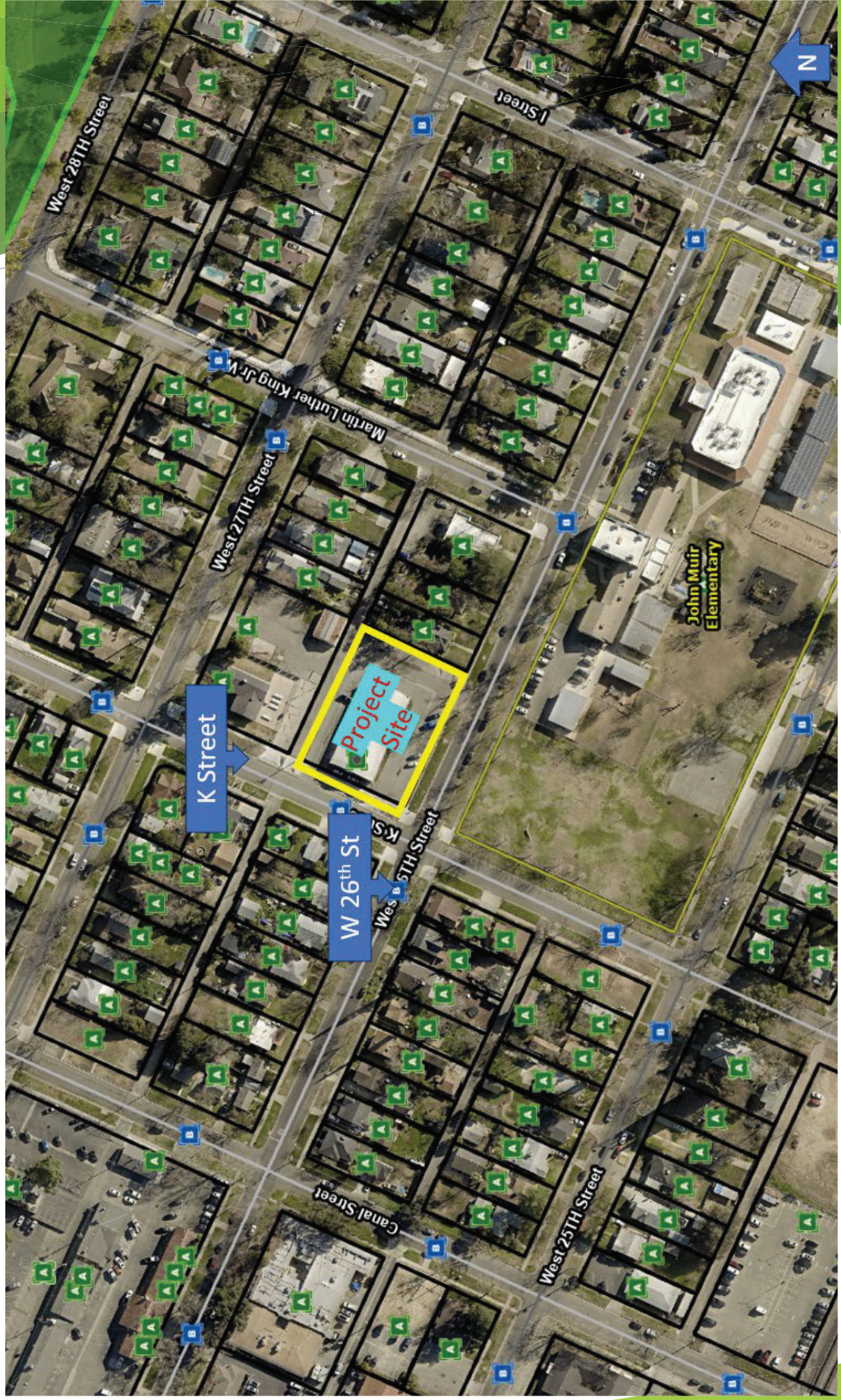


# CUP #1284

Merced City School District  
Off-campus education center  
2600 K Street

# Location Map







## Site Plan Details

- ▶ 2 pre-manufactured buildings on site.
- ▶ Main building is 2 stories, other smaller building is 1 story and will be used for storage
- ▶ Entrances and exits from K Street and West 26<sup>th</sup> Street
- ▶ Refuse access from the alley to the north of the project



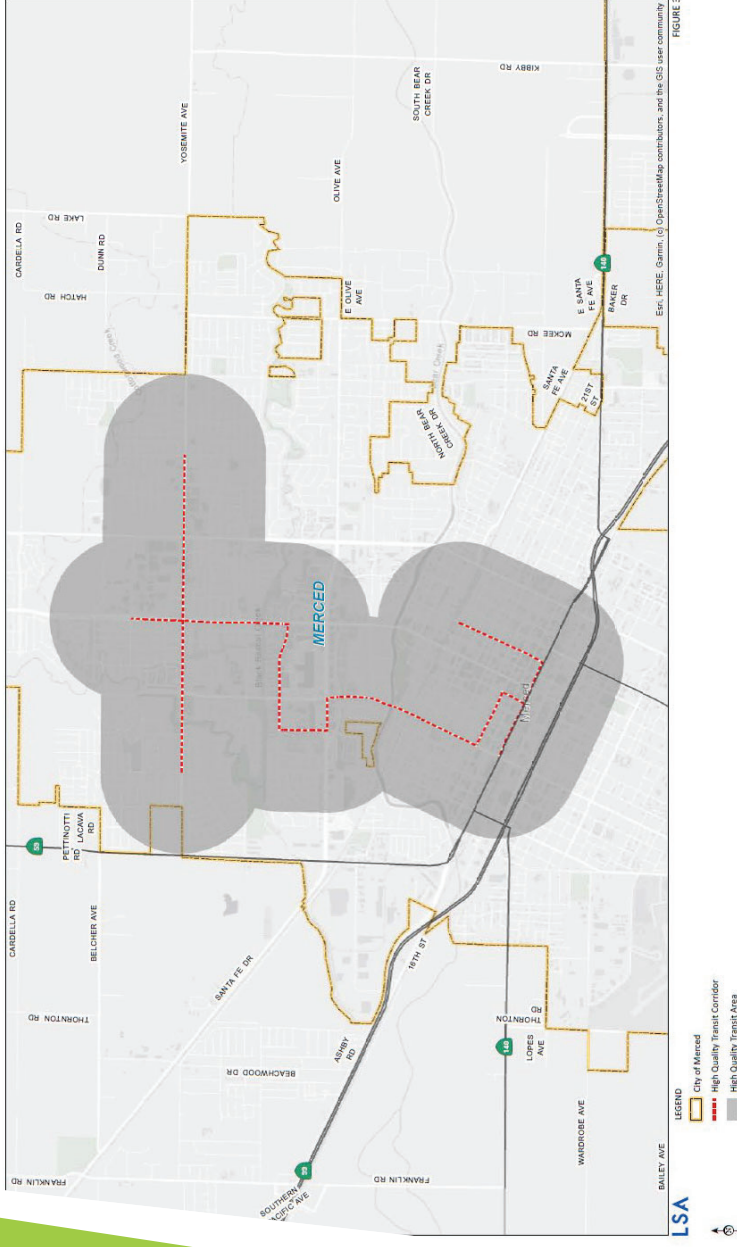


FIGURE 3

# Parking

This site is located within the City of Merced Downtown Parking District, so this project does not have parking requirements. The proposed site plan does show 38 parking spaces

# Operations

- ▶ This site will serve as an office space for the after school program during the day. It will also serve as a family resource center for parents of MCSD students.
- ▶ The site will offer additional education opportunities for students during non-traditional school hours, including after school and weekends.
- ▶ Some of the proposed educational programs include photography, sculpting, culinary arts, coding, engineering, and performing arts.
- ▶ The site will include a performance stage for students to perform at, since not all schools in the district have stages.

# Notable Conditions

- ▶ Condition #12: The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
- ▶ Condition #15: Fire protection systems shall be monitored by fire alarm systems, or as otherwise required by the Fire Department.
- ▶ Condition #22: To prevent noise from carrying throughout the area, the doors shall be kept closed except as patrons enter and exit. The doors shall not be propped open during business hours.
- ▶ Condition #24: All parking lot and other exterior lighting shall be oriented in such a way so that it does not spill over onto adjacent properties. The parking lot shall include ample lighting for occupants.
- ▶ Condition #26: There must be a minimum 22-foot-wide clearance for emergency vehicles to pass through when the gate is opened. If the gate requires manual operation, the applicant shall provide a Knox padlock. If the gate requires electronic operation, the applicant shall provide a Knox override switch with “Click-to-Enter.”

# Additional Notable Conditions

- ▶ Condition #32: The applicant will be required to comply with the City Engineering department on construction and implementation of the entrances and exits to the site from West 26th Street and K Street.
- ▶ Condition #34: The premises shall always remain clean and free of debris. The exterior of the building shall be appropriately maintained and maintain an aesthetically appealing appearance. All graffiti shall be removed within 48 hours.
- ▶ Condition #38: Disposal of waste products shall be limited to a Merced County Environmental Health Department approved commissary or an alternatively approved facility.



# Questions? Comments?

The Planning Commission may approve, modify, or deny:

- Environmental Review #24-40 (Cat. Ex.)
- CUP #1284 (Subject to 38 conditions in the Staff Report)