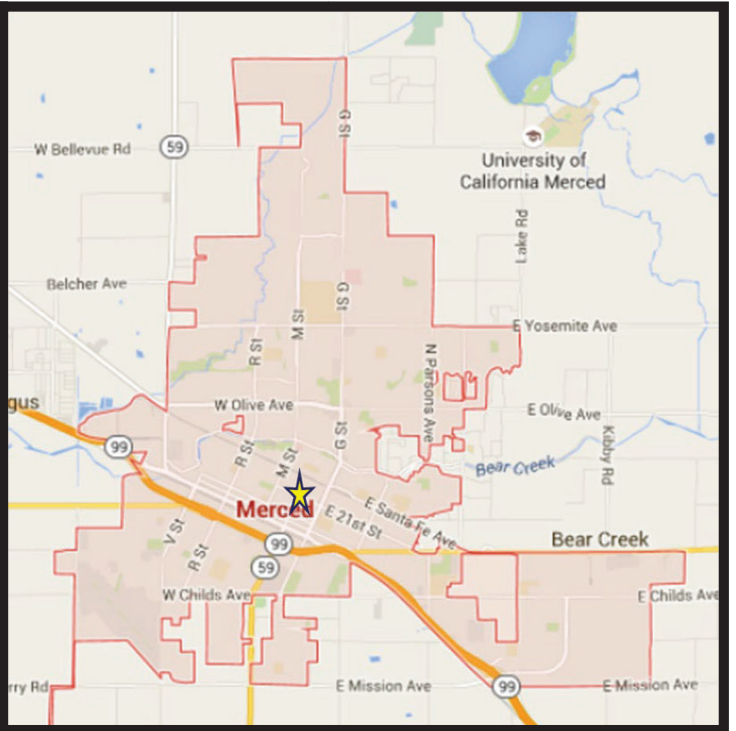
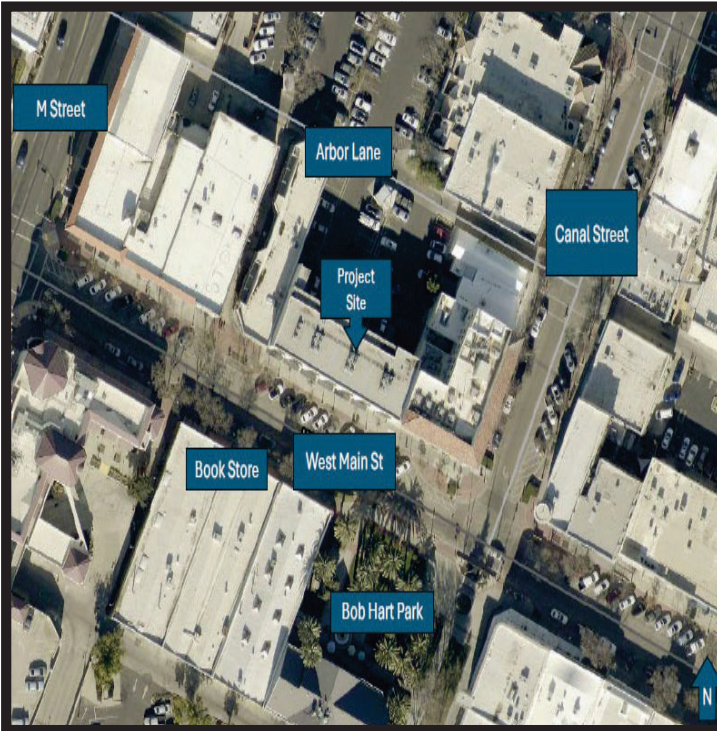


Conditional Use Permit #25-0011,  
and Restaurant Encroachment Permit #25-0001

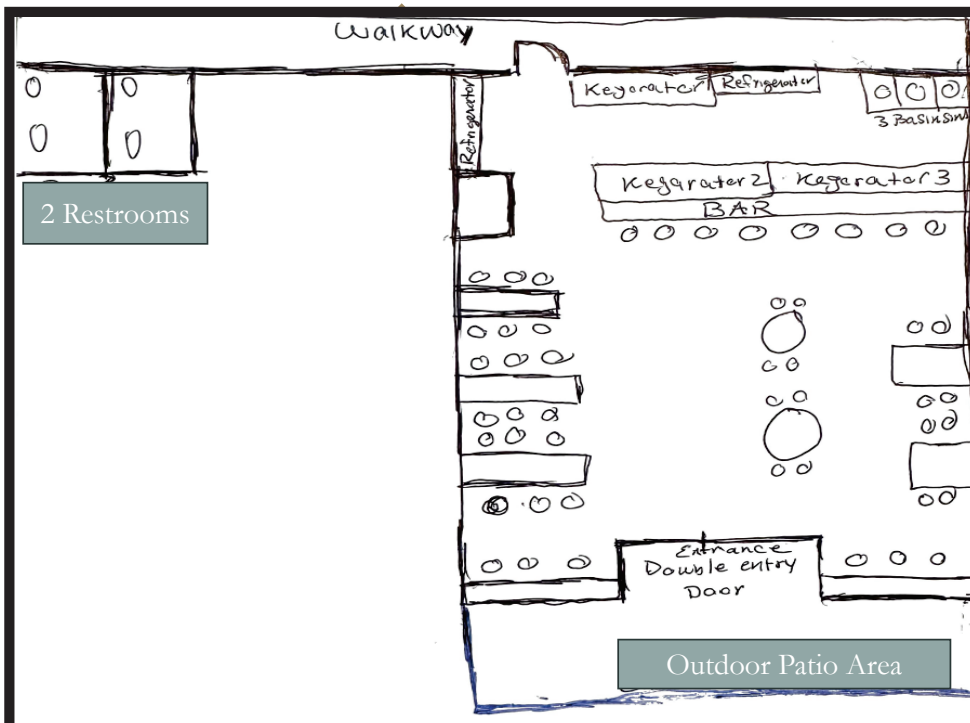
Bar with a food truck and patio area at  
521 West Main Street

July 23, 2025

## Location Map



## Floor Plan



Site will have an outdoor patio area

Site will have multiple seating options, including booths, tables, and a bar rail

Outdoor patio area shall comply with all City of Merced requirements for ADA access

## Operation Details

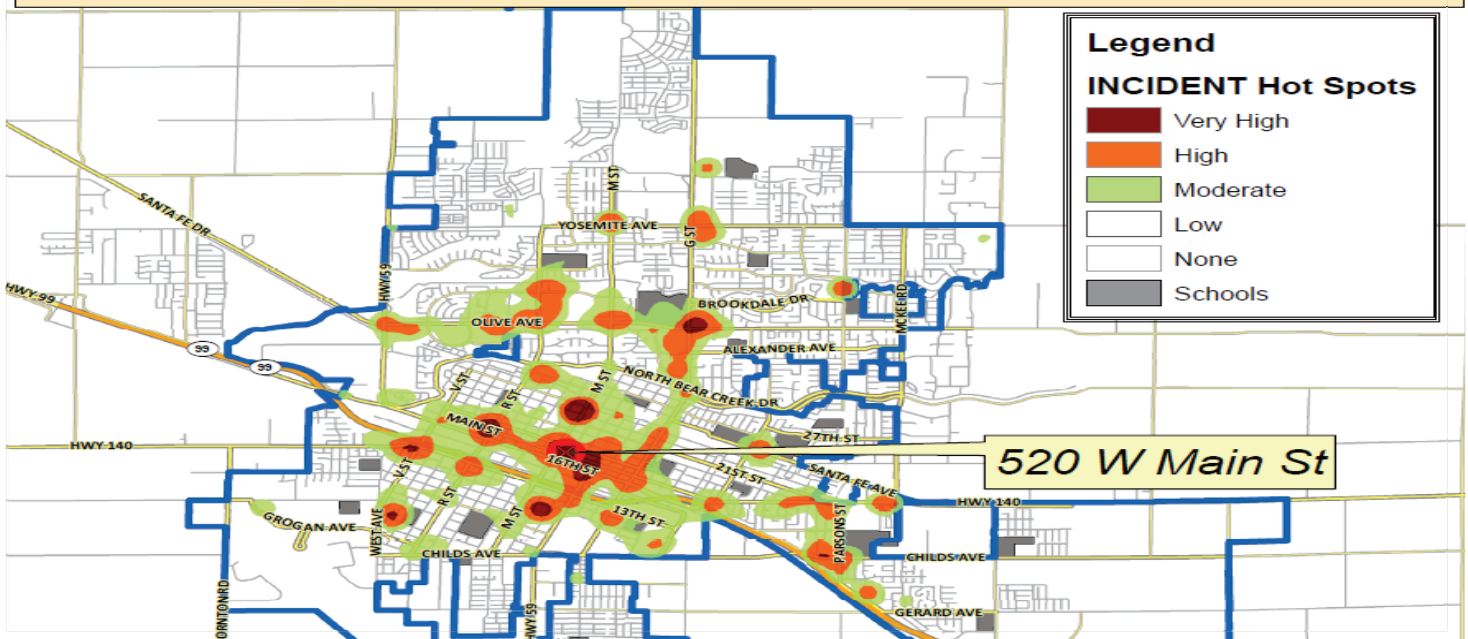
- This bar will apply for a type 42 ABC license, which allows them to serve beer and wine
- This approval is contingent upon the Merced City Council approving a Public Convenience or Necessity for alcohol sales in this area
- The bar itself will not sell food, but there will be a food truck behind the site in the private parking lot
- The suite the bar will be in is roughly 650 square feet
- There will be an outdoor patio area in front of the site
- Site will be open 7 days per week, and hours will be 12:30 p.m. to 1:00 a.m. Thursday through Saturday, 2:30 p.m. to 11:00 a.m. Monday through Wednesday, and 12:30 p.m. to 11:00 a.m. on Sundays.

## Parking Details

- This site is located within the City of Merced High Quality Transit Corridor and within the City's Downtown Parking District and is exempt from parking requirements.
- There is a private owned parking lot behind the site, as well as a City owned parking lot abutting that parking lot.

## City Wide Incident Map

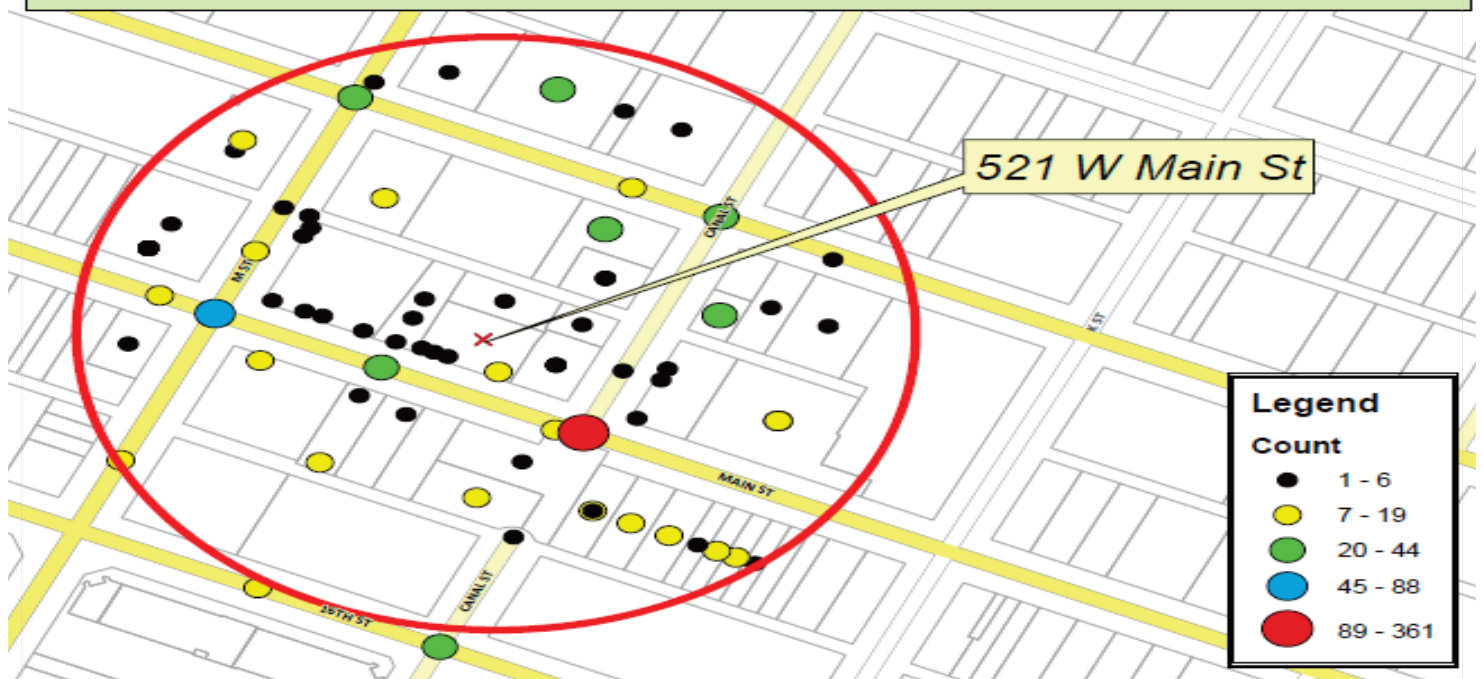
**HOT SPOTS of ALL POLICE Incidents for the period of  
6/24/2024 - 06/23/2025**  
69,000+ Incidents City Wide



Disclaimer: This document was prepared for general inquiries only. The City of Merced makes no warranty, representation, or guarantee regarding the accuracy of this map. The City of Merced is not responsible for errors or omissions that might occur. Official information regarding specific parcels should be obtained from official recorded or adopted City documents.

## Incidents within 500ft of Site

Incidents within 500ft of 521 W Main St  
for the period of 6/24/2024 - 06/23/2025



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## Incident Types

Incident Case/ Type	Number of Incidents
Public Intoxication	3
Disturbance (assaults)	106
Merced Municipal Code Violations	47
Narcotics Violations	2

Incidents within 500 feet of the site from June 24, 2024 – June 23, 2025



## Police Department

- • The Police Department does not have any issues with this request.
- • The conditions of approval are typical for this use.
- • Based on their crime analysis, the Police Department does not expect this project to adversely affect the surrounding neighborhood or be a burden on Police resources.

## Food Truck Site Plan



## Notable Conditions

13. A Finding of Public Convenience or Necessity must be obtained from the City Council for this use
14. Adult entertainment as defined by MMC 5.58 and 20.60 are not allowed on the premises.
19. Any music played shall be kept to a minimum noise level so as not to travel outside the immediate area around the building.
25. The outdoor seating area shall be delineated by a wrought-iron fence on all sides not enclosed by the building. The fence shall be a minimum of 3-feet high and shall comply with all Uniform Fire Code requirements for exiting, including any hardware on the gate, the swing of the gate, etc.
32. The food truck must maintain a distance of at least 10 feet from any motorized vehicles or structures

## Hours of Operation

- Condition #16: The hours of operation for Thursdays, Fridays, and Saturdays shall end by 1:00 a.m. The hours of operation from Sunday through Wednesday shall end by 11:00 p.m. Should the Police Department receive excessive calls regarding noise or disturbance to the residence at the Merced Lofts, the Police Chief may reduce the hours of operation at their discretion.
- Condition #39: The food truck may operate between 9:00 a.m. and 11:00 p.m. Thursday through Saturday, and 9:00 a.m. and 10:00 p.m. the rest of the days. Hours of operation may be extended at the discretion of the Director of Development Services or be referred to the Planning Commission at their discretion. Should the Police Department receive excessive calls from residents at the Merced Lofts regarding noise, the hours of operation may be reduced to 9:00 p.m., at their discretion.

## Planning Commission Action

- After the public hearing, the Planning Commission may Approve/Disapprove/Modify:
  - Categorical Exemption (Environmental Review #25-0018)
  - Conditional Use Permit #25-0011, subject to the 41 conditions found in the staff report
  - Restaurant Encroachment Permit #25-0001