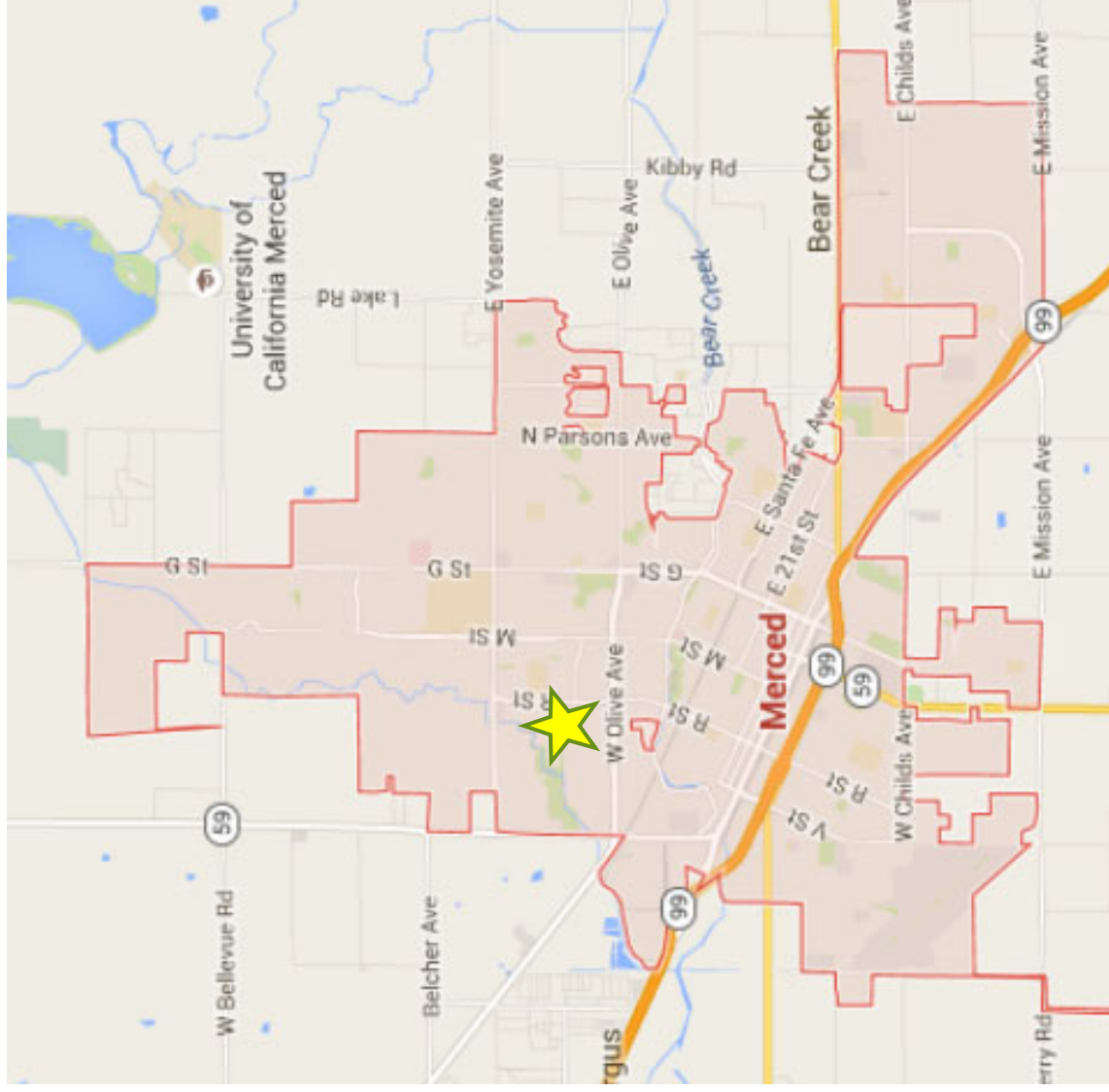




CUP #1268/SP #508
New Gas Station
SWC of R St. & Loughborough Ave

City-Scale Context



Location Map

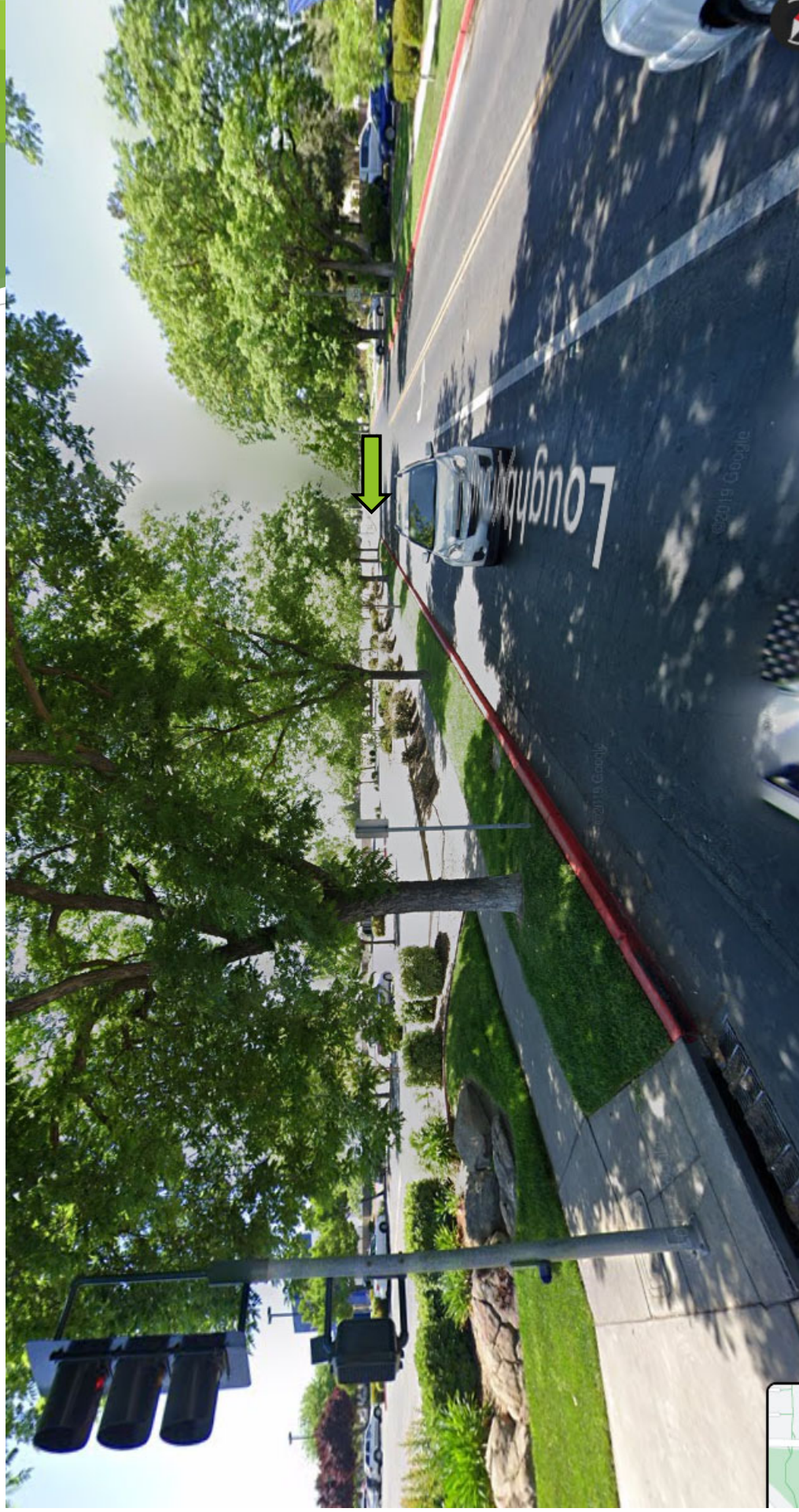


R Street Frontage



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

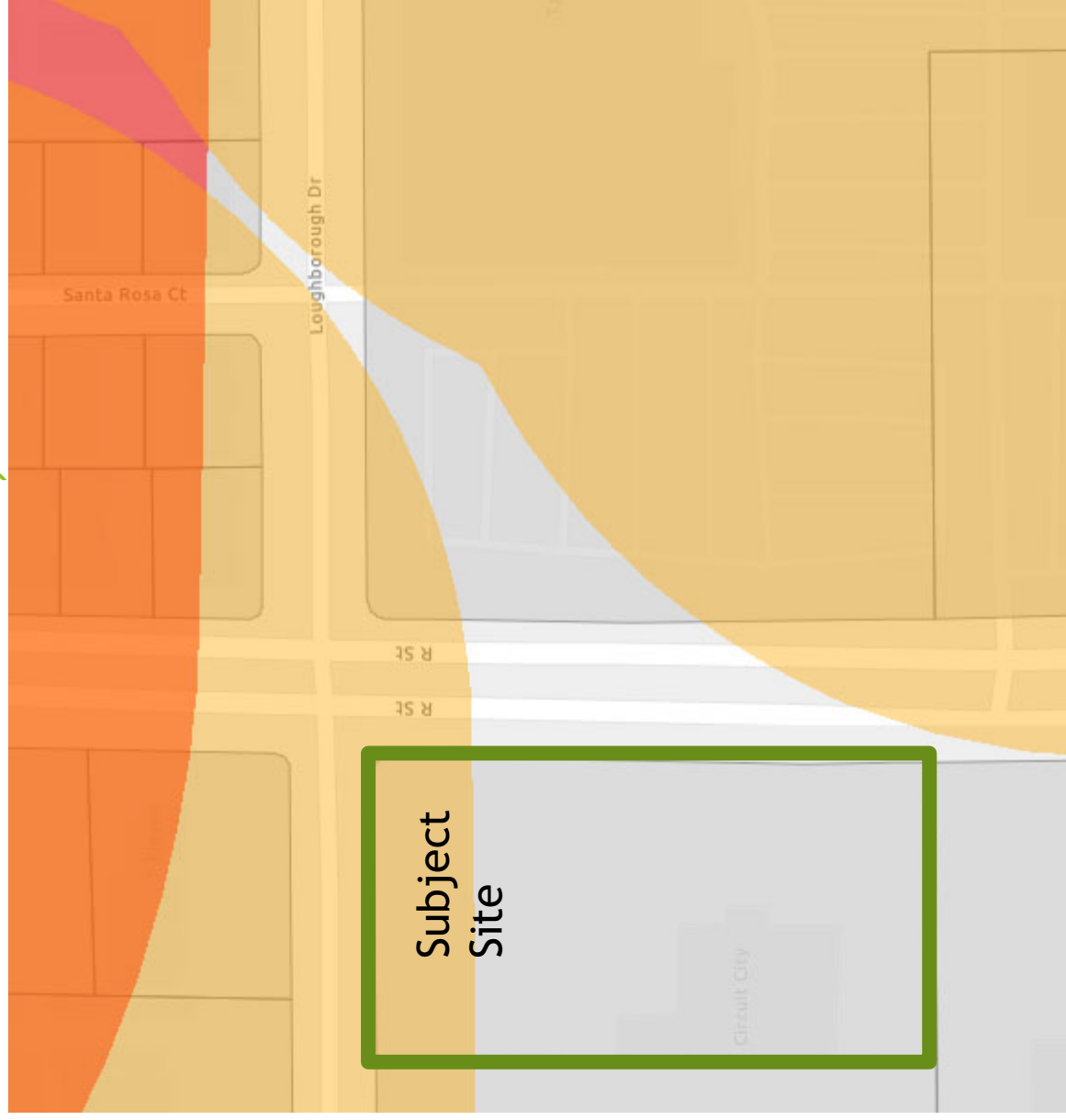
Loughborough Frontage

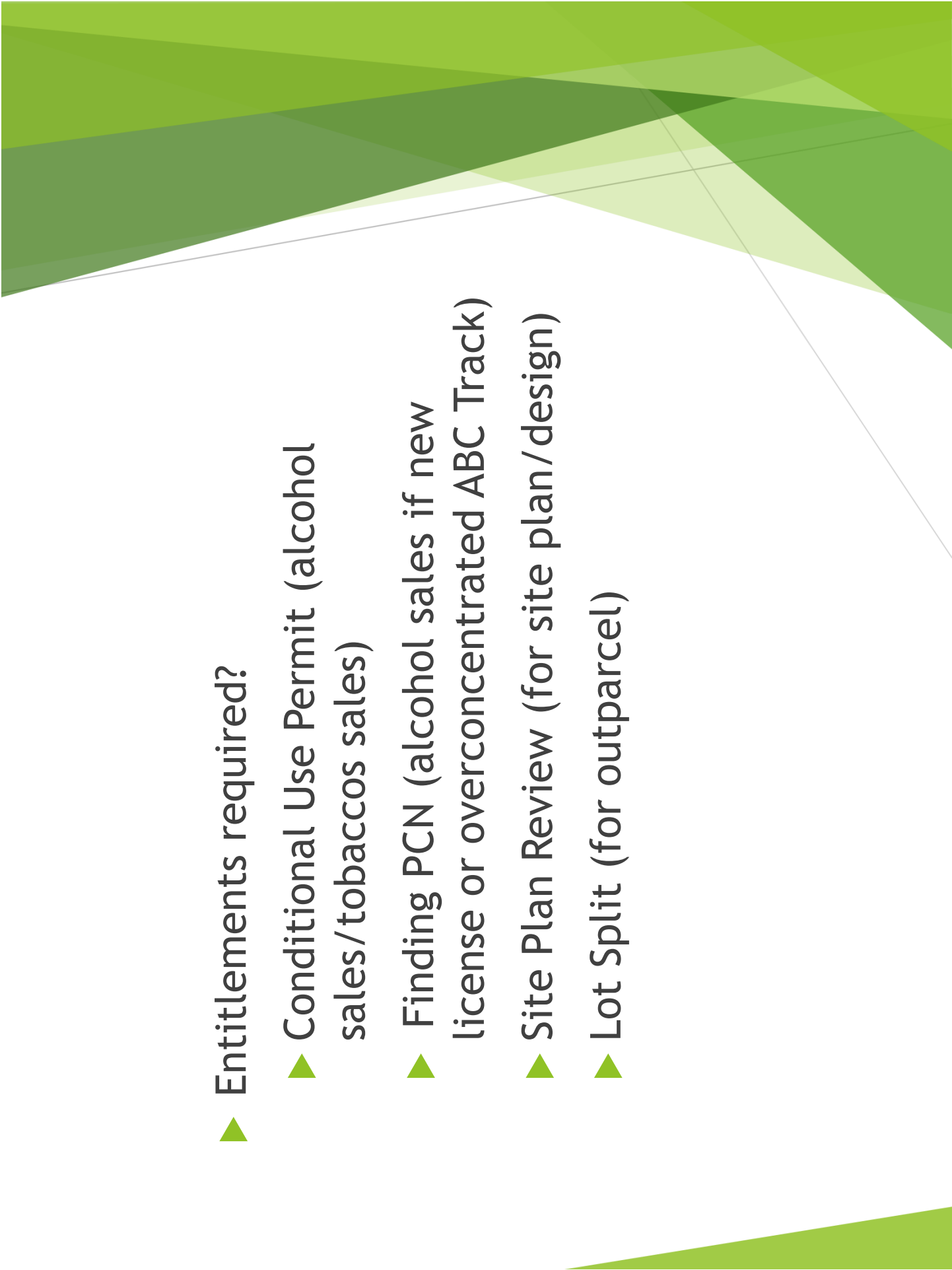


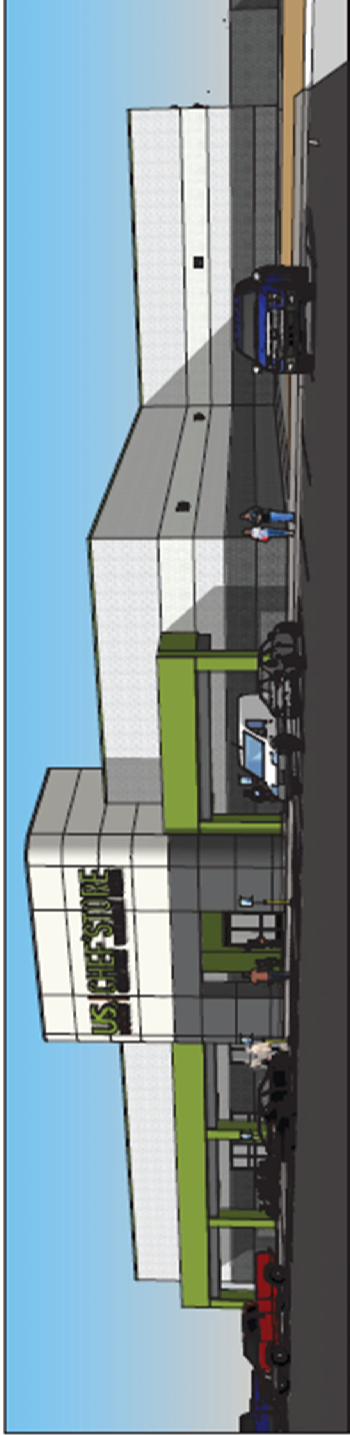
Site Plan Program

- ▶ 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

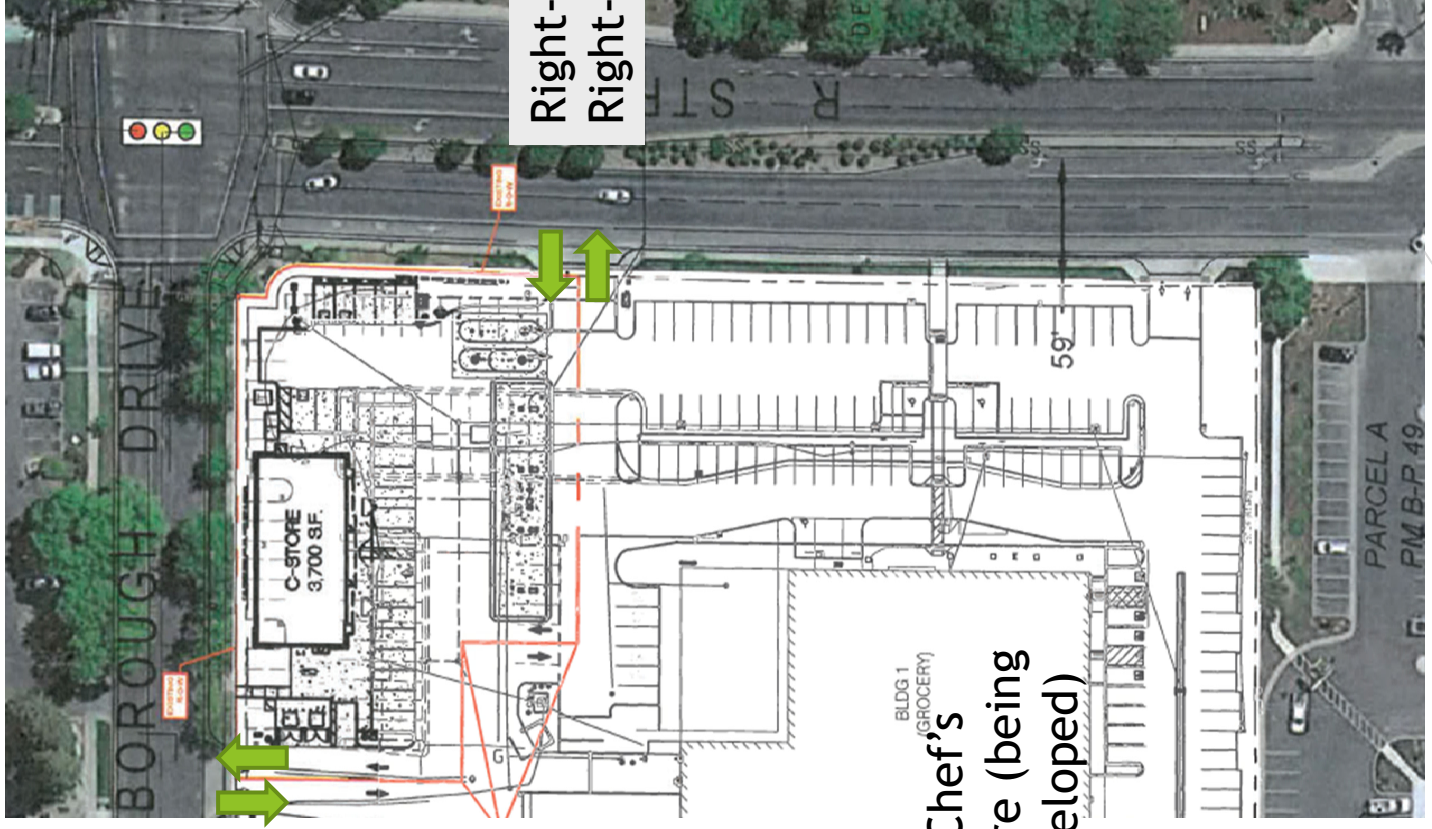
Distance Requirements Tobacco Sales (Near Fahrrens Creek)



- 
- ▶ 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)



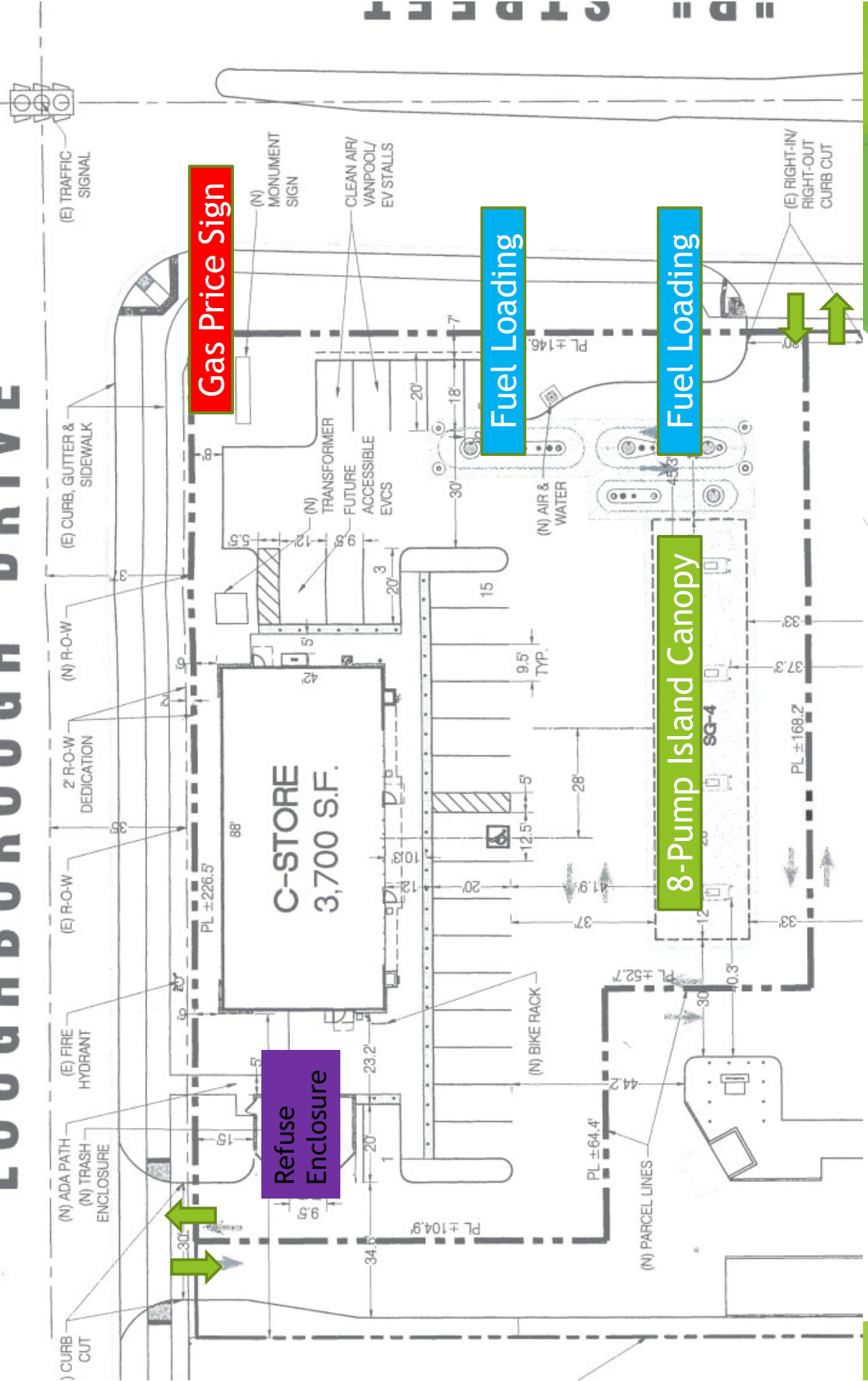
Compatibility?



Right-In
Right-Out

US Chef's
Store (being
developed)

LOUGHBOROUGH DRIVE



Gas Price Sign

Fuel Loading

Fuel Loading

8-Pump Island Canopy

Refuse Enclosure

"B" STREET

LOUGHBOROUGH DRIVE



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

EXISTING CURB CUT

C-STORE
3,700 S.F.

Refuse Enclosure

Fuel Loading

8-Pump Island Canopy

EXISTING R-O-W

PROPERTY LINE IN RED

EXISTING TRASH ENCLOSURE

EXISTING FORMER

EXISTING CURB CUT

PROPOSED MONUMENT SIGN (N) SITE LIGHTING CLEAN AIR /EV STALLS EXISTING LIGHT POLE TO BE RELOCATED (N) SITE LIGHTING PROPOSED FREESTANDING UST VENT RISER PROPOSED AIR & WATER

STREET

PROPOSED DIRECTIONAL SIGN (N) SITE LIGHTING EXISTING R-IN/CUT CURB CUT



UGT

SS

SS

SS

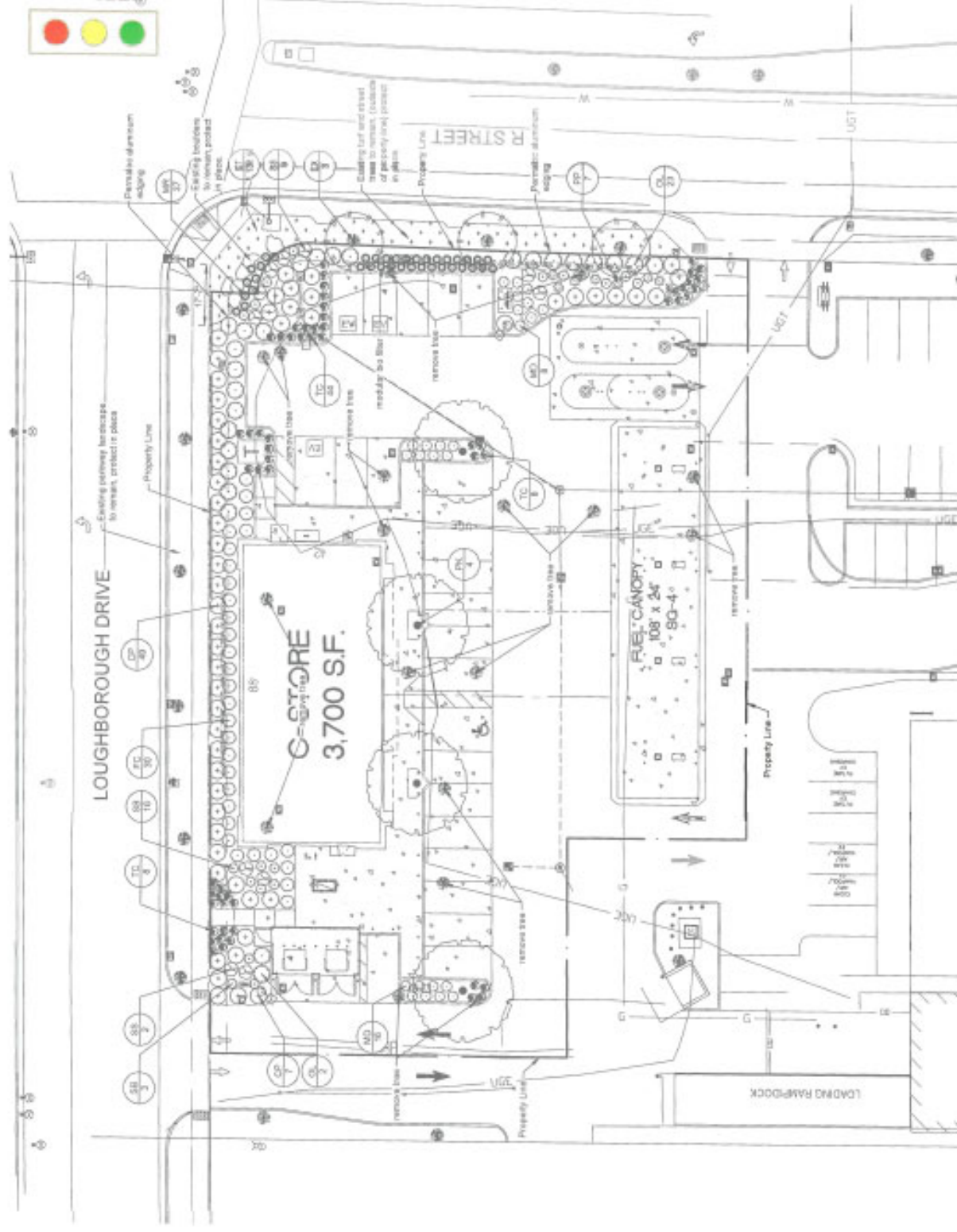
SS

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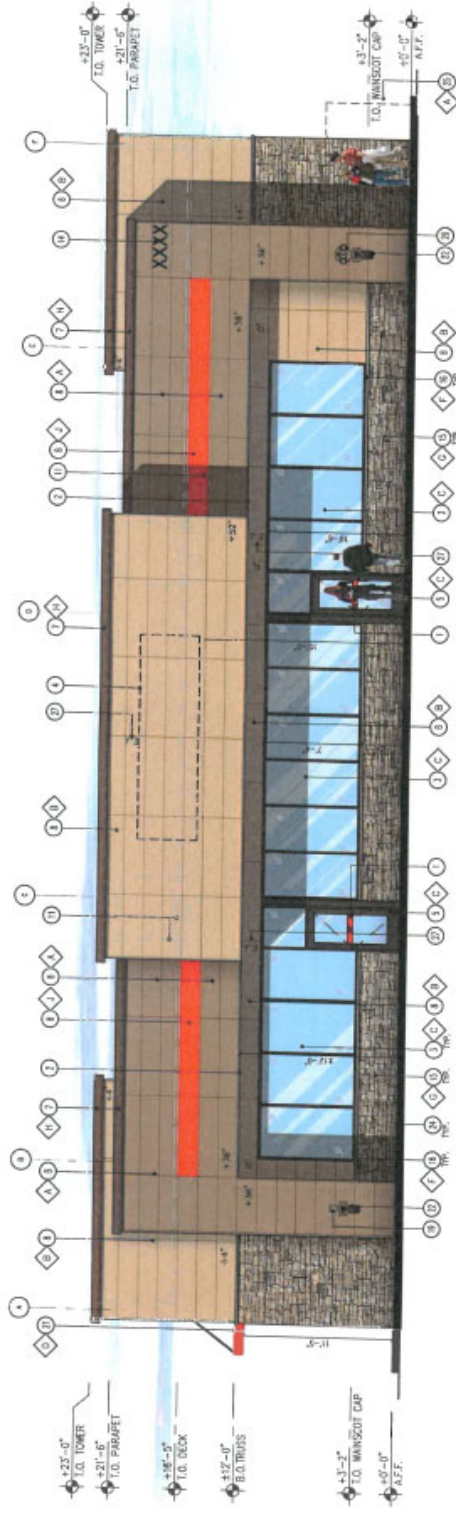
SS

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 shows various rooms including a 'S.E.S.' room, a 'SMOKE ROOM', and several smaller rooms labeled 'OFFICE' and 'STORAGE'. There are also areas labeled 'ELECTRICAL ROOM' and 'ELEVATOR SHAFT'. The plan includes structural details like walls, doors, and windows, as well as furniture and equipment placement. A red dotted line is visible in the bottom left corner, possibly indicating a specific path or area of interest.

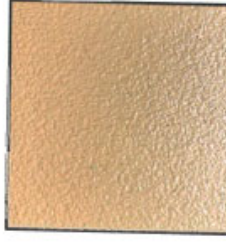




1 FRONT ELEVATION



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"



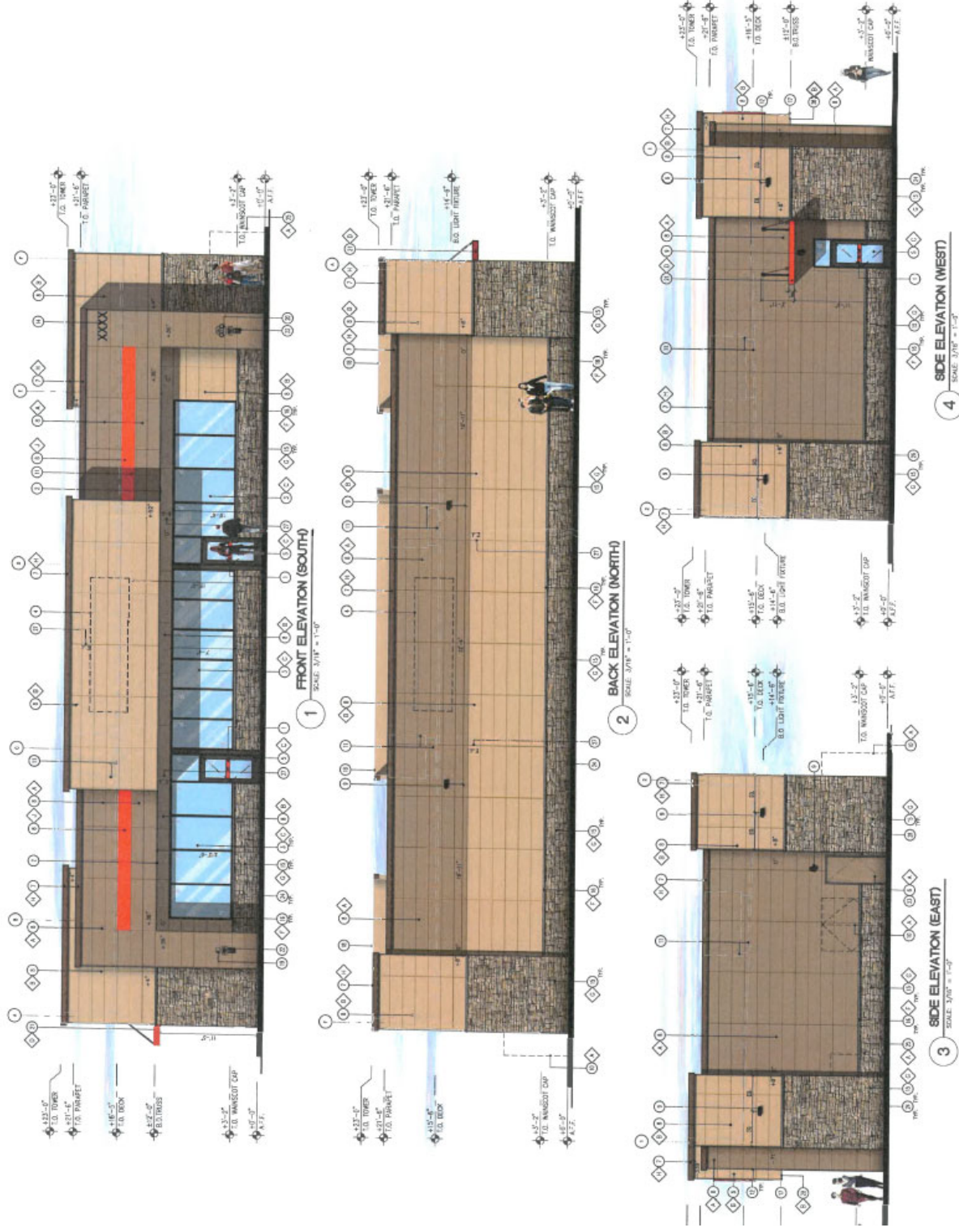
NICHIHA KURASTONE HIGH
FIBER CEMENT WAJNSCOT
LEDGESTONE "BLUFF"



SHERWIN WILLIAMS #SW 4081
"SAFETY RED"

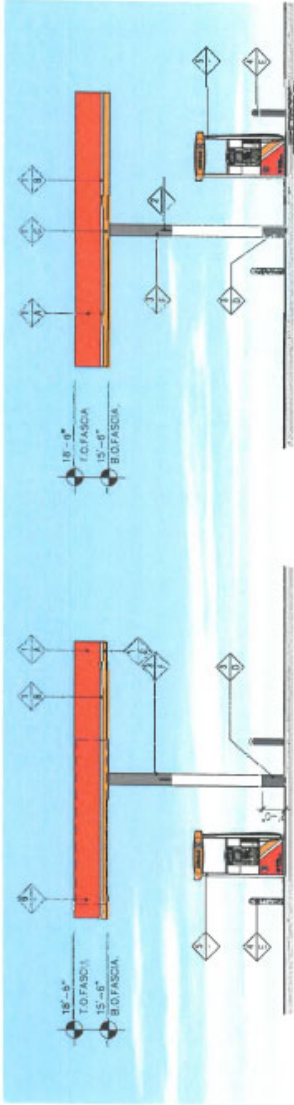
Mix Material (stone veneer, stucco), mix colors (shades of brown), store front windows, wall variation, metal overhangs

Elevations



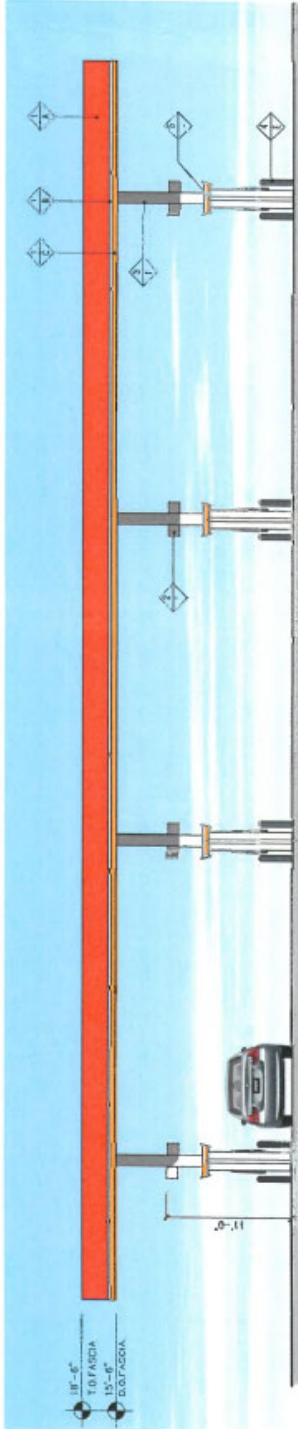
Building Height 22-feet

FINISH SCHEDULE	
FINISH MATERIAL	
1. ACRA PANEL	
2. COLUMN FACE BY SPANWAY VENDOR	
3. STEEL COLUMN WITH PAINT FINISH	
4. EP-P BOLTED, 36" HIGH	
5. FUEL PUMP	
6. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
7. FUEL PUMP	
8. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
9. FUEL PUMP	
10. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
11. FUEL PUMP	
12. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
13. FUEL PUMP	
14. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
15. FUEL PUMP	
16. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
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66. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
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96. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
97. FUEL PUMP	
98. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	
99. FUEL PUMP	
100. PNEUMATIC SIGNIFICATION (LUMES SPANWAY FEMED)	

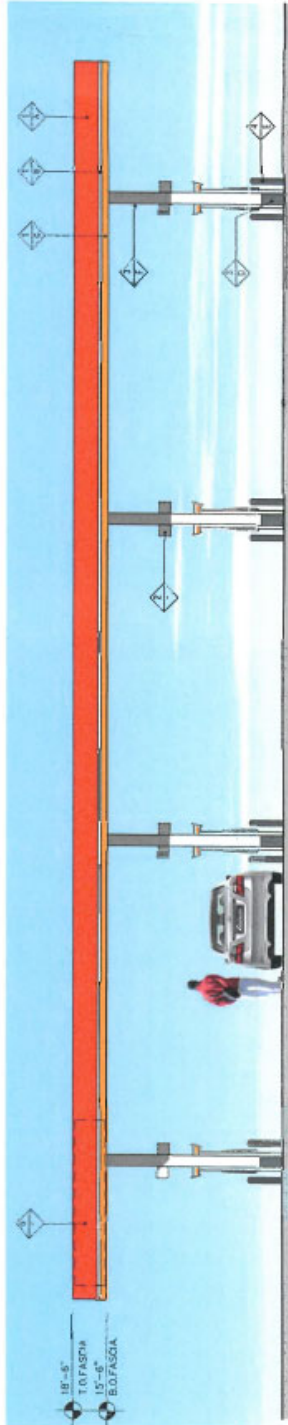


3 'SIDE' ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

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



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

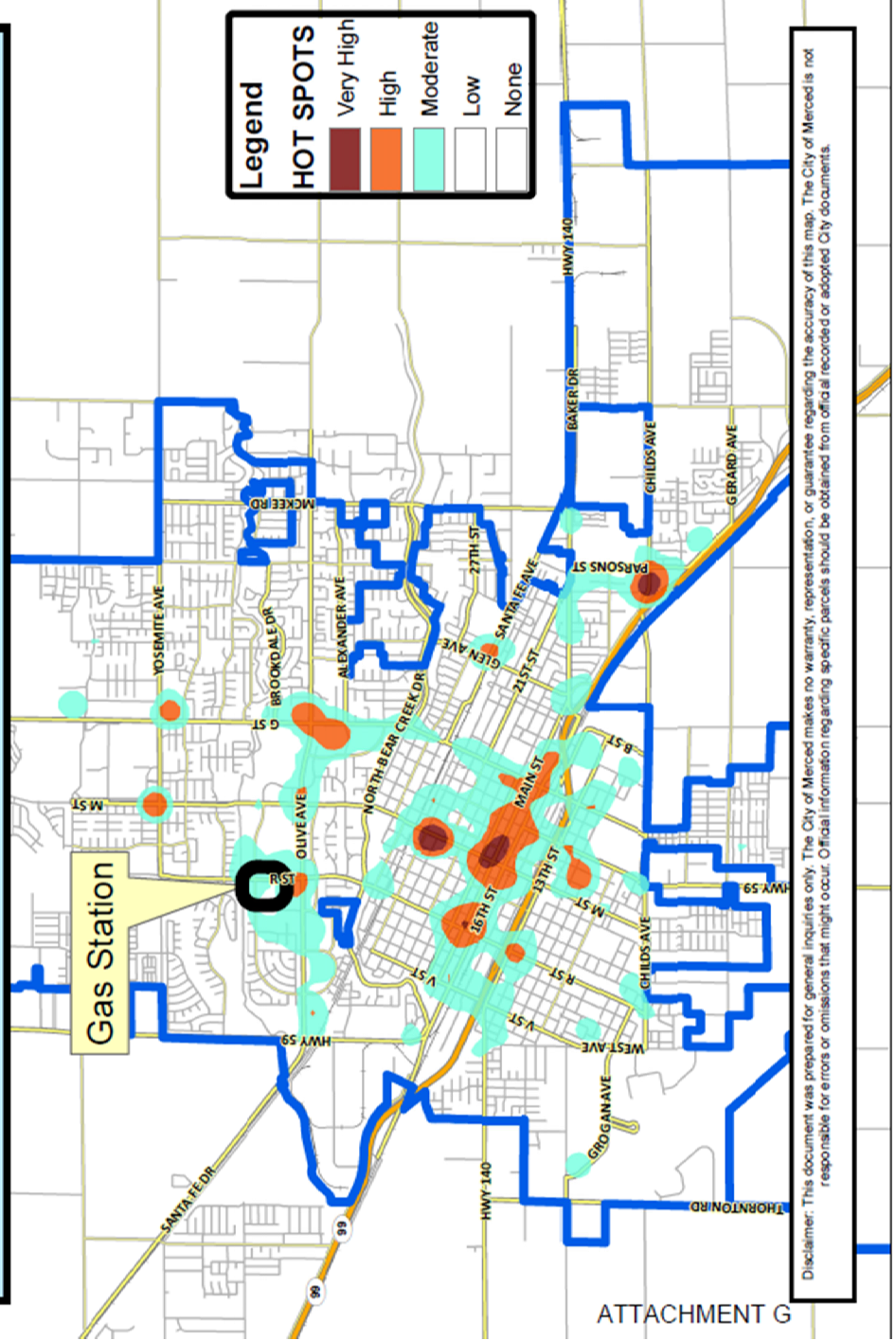


1 'FRONT' ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

Notes:
1. Colors shown in these drawings are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. The above drawings are not to be used for construction without the approval of the architect.
3. All dimensions are in feet and inches unless otherwise noted.
4. All dimensions are in feet and inches unless otherwise noted.

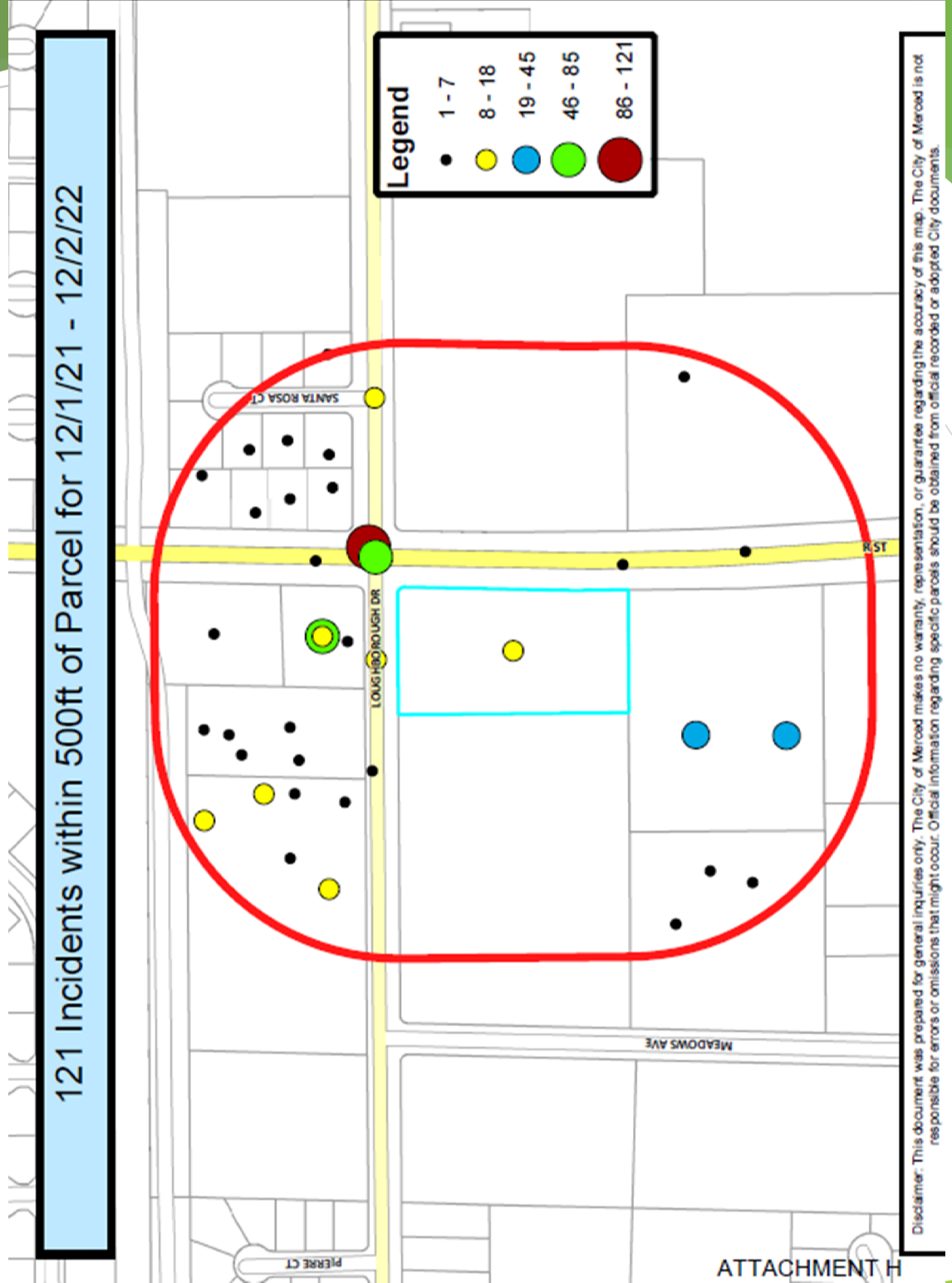
Police Department Review

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?