CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, July 28, 2016

Chairperson GONZALVES called the meeting to order at 1:45 p.m.

ROLL CALL

Committee Members Present:	Director of Development Services Gonzalves, City Engineer Roschen, and Plan Examiner England (for Assistant Chief Building Official Graves)
Committee Members Absent:	None
Staff Present:	Principal Planner King, Associate Engineer Svendsen, and Planner/Recording Secretary Mendoza-Gonzalez

1. **MINUTES**

M/S ROSCHEN-ENGLAND, and carried by unanimous voice vote, to approve the Minutes of June 16, 2016, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

4.1 Site Plan Application #401, submitted by Clifton Sorrell, applicant for Mike Sater, property owner. This request allows the construction of a 3,143-square-foot restaurant (KFC) with a drive-thru at 2020 East Childs Avenue within a Thoroughfare Commercial (C-T) zone.

Planner MENDOZA-GONZALEZ reviewed the application for this item. For further information, refer to Draft Site Plan Review Committee Resolution #401. A memorandum was distributed before the meeting

showing the additions and modifications to findings and conditions. Finding M and Condition #34 were added to show that the applicant may develop their site plan as proposed if they provide documentation showing that a U-Turn can be made from the eastbound left-turn lane at the intersection of Childs and Parsons Avenues and that the additional traffic from the northernmost driveway on Parsons Avenue will not significantly impact the Level of Service on Parsons Avenue. Condition #22 was modified to show the extent of public improvements that may be required by this Project. Condition #25 was modified to note that if Lot Split #11-02 is not recorded, the parcel may be limited to one service line only and shall share a backflow prevention device with the other developments on Accessor's Parcel Number: 061-240-040.

M/S ROSCHEN-ENGLAND, and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #16-22, and approve Site Plan Application #401, subject to the Findings and thirty three (33) conditions set forth in the Draft Resolution #401; adding Finding M and Condition #34 and modifying Conditions #22 and #25:

(Note: ~~Strikethrough~~ deleted language, <u>underline</u> added language.)

"M) <u>The site plan may be developed as shown on Exhibit B, if it is determined that a U-Turn can be made from the eastbound left-turn lane at the intersection of Childs Avenue and Parsons Avenue and if the additional traffic from the northernmost driveway on Parsons Avenue will not significantly impact the Level of Service at Parsons Avenue (or create stacking problems). If these items are not satisfied, the site plan shall provide cross-access as shown on Exhibit H. Details to be reviewed and approved by the Engineering Department during the building permit stage (see Condition #34).</u>

"22) As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repaired if the permit value of the project exceeds $85,000.00. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, the existing fire hydrant on Childs Avenue, and street corner ramp(s), so that they comply with ADA standards (including the sidewalk at the northwest corner of the subject site around the concrete junction

box) and other relevant City of Merced/State/Federal standards and regulations. Evidence of cross-access with public improvements shall be provided during the building permit stage. The extent of the public improvements shall be determined by the Engineering Department. If full public improvements are required along Childs Avenue, the property owner may be reimbursed by the developers and/or property owners of the Projects approved with SP #395.

"25) A backflow prevention device shall be provided for all water services (i.e., domestic, irrigation, and fire). If Lot Split #11-02 is recorded, the subject site shall have its own backflow prevention device. If Lot Split #11-02 is not recorded, the entire lot will be allowed to have one service and the subject site shall share a backflow prevention device with the other developments on Accessor's Parcel Number: 061-240-040.

"34) The site plan may be developed as shown on Exhibit B, if it is determined that a U-Turn can be made from the eastbound left-turn lane at the intersection of Childs Avenue and Parsons Avenue and if the additional traffic from the northernmost driveway on Parsons Avenue will not significantly impact the Level of Service at Parsons Avenue (or create stacking problems). During the building permit stage, the applicant shall provide traffic studies regarding the impact that this Project will have on the Level of Service for Childs Avenue and Parsons Avenue. If these items are not satisfied, the site plan shall provide cross-access as shown on Exhibit H. Details to be reviewed and approved by the Engineering Department during the building permit stage."

AYES: Committee Members England, Roschen, and Chairperson Gonzalves
NOES: None
ABSENT: None

5. INFORMATION ITEMS

5.1 Calendar of Meetings/Events

There was no discussion regarding the calendar of meetings/events.

6. ADJOURNMENT

There being no further business, Chairperson GONZALVES adjourned the meeting at 2:00 p.m.

Respectfully submitted,

Kim Espinosa, Secretary
Merced City Site Plan Review Committee

APPROVED:

DAVID B. GONZALVES, Chairperson/
Director of Development Services
Merced City Site Plan Review Committee

CITY OF MERCED
SITE PLAN REVIEW COMMITTEE
RESOLUTION #401

Clifton Sorrell	Construct a new 3,143-square-foot restaurant with a drive-thru (KFC).
APPLICANT	PROJECT
637 5th Avenue	2020 East Childs Avenue
ADDRESS	PROJECT SITE
San Rafael, CA 94091	061-240-040
CITY/STATE/ZIP	APN
(415) 451-2500 Ext. 18	Thoroughfare Commercial (C-T)
PHONE	ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Site Plan Review Committee reviewed and administratively approved Site Plan Application #401 on July 28, 2016, submitted by Clifton Sorrell, applicant for Mike Sater, property owner. This request allows the construction of a 3,143-square-foot restaurant (KFC) with a drive-thru at 2020 East Childs Avenue within a Thoroughfare Commercial (C-T) zone. Said property being described as a portion of Lot 8 as described in the Grant Deed to Mike Sater, recorded as Document Number 2016-016247 on May 20, 2016 with the Merced County Recorder; also known as Assessor's Parcel Number (APN) 061-240-040.

WHEREAS, the proposal is exempt from the California Environmental Quality Act (CEQA), and is in accordance with Section 15332 (Exhibit L); and,

WHEREAS, the Merced City Site Plan Review Committee makes the following Findings:

A) The proposal complies with the General Plan designation of Thoroughfare Commercial (CT) and the Zoning designation of Thoroughfare Commercial (C-T).

B) Conditional Use Permit (CUP) #1158 was approved by the Planning Commission on March 9, 2011 (Exhibit K). This CUP allows the construction of a convenience store with gas pumps, two restaurants (one with a drive-thru window), and a car wash (or possibly a second restaurant with a drive-thru) on this parcel. This Project is consistent with that approval.

C) Conditional Use Permit #1158 was approved for this project on March 9, 2011. As such, this project is exempt from the Post Construction Standards for the City's MS IV Permit.

D) Per Condition #39 of CUP #1158, Site Plan Review is required for future development to asses building elevations, signage, landscaping, etc.

E) Portions of this parcel recently obtained Site Plan approval (SP #395) for the demolishing of the existing building and the construction of a new retail center with a gas station/mini-market/car wash (ARCO and AM/PM) and a restaurant (Steak'n Shake).

F) The proposed project includes the construction of a 3,143-square-foot restaurant with a drive-thru (Exhibit C).

G) The 52-seat restaurant requires a total of 21 parking spaces and 35 are provided. This Project satisfies City parking requirements.

H) An active Tentative Parcel Map (Lot Split #11-02) approved the lot split of the existing 3.2 acre lot into three separate parcels (refer to the tentative parcel map at Exhibits I and J). The parcel map has not yet been recorded.

I) If Lot Split #11-02 is not recorded and the project site remains as part of one parcel, the maximum allowed sign area for the parcel is 500 square feet. Currently, the signing for all tenants (including the Steak'n Shake and AM/PM gas station) exceeds the allowable sign area if this parcel remains a single parcel. If the parcel is divided into 3 lots as approved with Lot Split #11-02, each of the three parcels are allowed 500 square feet of signage.

J) The striped walls, logos, and text on the proposed elevations (Attachment F) are considered signage and shall count towards the maximum allowable sign area for this site.

K) Staff is of the opinion that the red and white stripes on the south, west, and east elevations are not aesthetically pleasing and should not be painted on the exterior. Planning staff shall review and approve the exterior paint design during the building permit stage (Condition #31).

L) This Project's cross-access plan with AM/PM (Exhibit B) is not consistent with that approved for SP #395 (Exhibit H). Exhibit H shows a two-way drive-aisle on the north side of the subject site in front of the KFC building. As it is designed now, all of the traffic from the KFC drive-thru exits towards the AM/PM driveway, preventing AM/PM customers and KFC drive-thru customers from accessing the KFC driveway on Childs Avenue. The KFC driveway on Childs Avenue currently provides the convenience of left-out turns allowing drivers to travel west on Childs Avenue. The AM/PM driveway on Childs Avenue does not provide this convenience and allows right-turn exits only, preventing drivers from traveling west from this site. The proposed cross-access plan would make it difficult for drivers from AM/PM and the KFC drive-thru to travel west on Childs Avenue, because it is illegal to make a U-Turn at the intersection at Childs and Parsons Avenues (see Condition #29).

M) The site plan may be developed as shown on Exhibit B, if it is determined that a U-Turn can be made from the eastbound left-turn lane at the intersection of Childs Avenue and Parsons Avenue and if the additional traffic from the northernmost driveway on Parsons Avenue will not significantly impact the

Level of Service at Parsons Avenue (or create stacking problems). If these items are not satisfied, the site plan shall provide cross-access as shown on Exhibit H. Details to be reviewed and approved by the Engineering Department during the building permit stage (see Condition #34).

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Application #401 subject to the following conditions:

1) The site shall be constructed as shown on Exhibit C (site plan), Exhibit D (floor plan), Exhibits E (elevations), and Exhibit G (landscape plan), except as modified by the conditions of approval within this resolution.

2) All conditions contained in Site Plan Review #79-1 – Amended ("Standard Conditions for Site Plan Review Application") shall apply.

3) The Project shall comply with the relevant conditions set forth in Resolution #2983 for Conditional Use Permit #1158, except as modified by the conditions of approval within this resolution.

4) All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply, including, but not limited to, the California Building Code and Fire Codes.

5) The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

6) The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

7) The property owner shall dedicate a 7-foot-wide Public Utilities Easement (PUE) along Childs Avenue, or as required by the City's Engineering Department (Condition #11 of Resolution #928 for Lot Split #11-02).

8) The property owner shall enter into a "Subdivision Drainage Agreement" with the Merced Irrigation District Improvement District No. 1 (MIDDID No. 1) and pay all applicable fees as required by MID (Condition #13 of Resolution #928 for Lot Split #11-02).

9) The property owner shall contact MID and enter into all necessary agreements for all crossings over or under and MID facilities, including utilities, bridges, driveways, and pipelines and for all work associated with MID facilities. The developer shall construct all necessary improvements or upgrades needed to accommodate the traffic generated by the project over the existing MID facilities as required by MID (Condition #14 of Resolution #928 for Lot Split #11-02).

10) Notwithstanding all other conditions, all construction and improvements shall be in strict accordance with Zoning, Building, and all other codes, ordinances, standards, and policies of the City of Merced.

11) All plans and supporting documents submitted for Building Permit review shall comply with the 2013 California Code set or most recently adopted codes.

12) Appropriate turning radii shall be provided within the parking areas to allow for Fire Department and refuse truck access.

13) Parking lot and building lighting shall be shielded or oriented in a way that does not allow "spill-over" onto adjacent lots in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent properties.

14) Parking lot trees shall be installed per the City's Parking Lot Landscape Standards. Trees shall be a minimum of 15-gallons, and be of a type that provides a 30-foot minimum canopy at maturity (trees shall be selected from the City's approved tree list). Trees shall be installed at a ratio of at least one tree for each six parking spaces. In addition, street trees shall be planted as required by City Standards.

15) Irrigation for all on-site landscaping shall be provided by a drip system or micro-spray system in accordance with the State's Emergency Regulation for Statewide Urban Water Conservation or any other state or City mandated water regulations.

16) The on-site landscape design shall include the use of xeriscape landscaping and avoid the use of turf as much as possible.

17) Parking lot, building, and sign lighting shall be shielded or oriented in a way that does not allow "spill-over" onto adjacent lots in compliance with the California Energy Code requirements. Any lighting on the building shall be oriented to shine downward and not spill-over onto adjacent properties.

18) A Fats, Oil, and Grease (FOG) permit shall be obtained from the City's Water Quality Control Division for the restaurant prior to opening for business

19) A grease interceptor shall be installed for the restaurant.

20) Bicycle racks shall be provided at a minimum ratio equal to 5% of the vehicular parking spaces. The City recommends the use of an inverted "U" shaped bicycle rack.

21) The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.

22) As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repaired if the permit value of the project exceeds $85,000.00. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, the existing fire hydrant on Childs Avenue, and street corner ramp(s), so that they comply with ADA standards (including the sidewalk at the northwest corner of the subject site around the concrete junction box) and other relevant City of Merced/State/Federal standards and regulations. Evidence of cross-access with public improvements shall be provided during the building permit stage. The extent of the public improvements shall be determined by the Engineering Department. If full public improvements are required along Childs Avenue, the property owner may be reimbursed by the developers and/or property owners of the Projects approved with SP #395.

23) All mechanical equipment shall be screened from public view.

24) The premises shall remain clean and free of debris and graffiti at all times.

25) A backflow prevention device shall be provided for all water services (i.e., domestic, irrigation, and fire). If Lot Split #11-02 is recorded, the subject site shall have its own backflow prevention device. If Lot Split #11-02 is not recorded, the entire lot will be allowed to have one service and the subject site shall share a backflow prevention device with the other developments on Accessor's Parcel Number: 061-240-040.

26) The project shall comply with all City Standards for storm drainage. The developer shall work with the City Engineer to determine the requirements for storm drainage on the site. The developer shall provide all necessary documentation for the City Engineer to evaluate the storm drain system. All storm drain systems shall be installed to meet City Standards and state regulations.

27) All landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be replaced immediately.

28) The applicant shall work with the City's Refuse Department to determine the best location for the refuse enclosure and to determine if recycling containers would be required. A double trash enclosure may be required. All refuse containers shall be located within a refuse enclosure constructed per City Standards. The enclosure shall match the building elevations as required by Condition #32 of Planning Commission Resolution #2983.

29) The applicant shall design the cross-access between the KFC and AM/PM as required by the City's Engineering Department.

30) The MID concreted junction box at the northwest corner of the subject site shall be lowered to grade, or as required by the City's Engineering Department.

31) The east, west, and south elevations shall not contain striped walls. The applicant shall work with Planning staff to determine an appropriate color scheme for this building. Exterior colors shall be reviewed and approved by Planning staff during the building permit stage.

32) The applicant shall require an operational permit for an assembly use prior to the final building inspection. All specialized fire-related constructions and suppression systems (kitchen hoods, kitchen suppression systems, shafts, etc.) shall require monitoring as specified within the Merced Municipal Code.

33) The applicant shall work with Inspection Services to determine an appropriate location for an on-site fire main to feed any required systems as well as at a minimum one on-site hydrant.

34) The site plan may be developed as shown on Exhibit B, if it is determined that a U-Turn can be made from the eastbound left-turn lane at the intersection of Childs Avenue and Parsons Avenue and if the additional traffic from the northernmost driveway on Parsons Avenue will not significantly impact the Level of Service at Parsons Avenue (or create stacking problems). During the building permit stage, the applicant shall provide traffic studies regarding the impact that this Project will have on the Level of Service for Childs Avenue and Parsons Avenue. If these items are not satisfied, the site plan shall provide cross-access as shown on Exhibit H. Details to be reviewed and approved by the Engineering Department during the building permit stage.

If there are any questions concerning these conditions and recommendations, please contact Francisco Mendoza-Gonzalez at (209) 385-6858.

7-28-16
DATE

Francisco Mendoza-Gonzalez

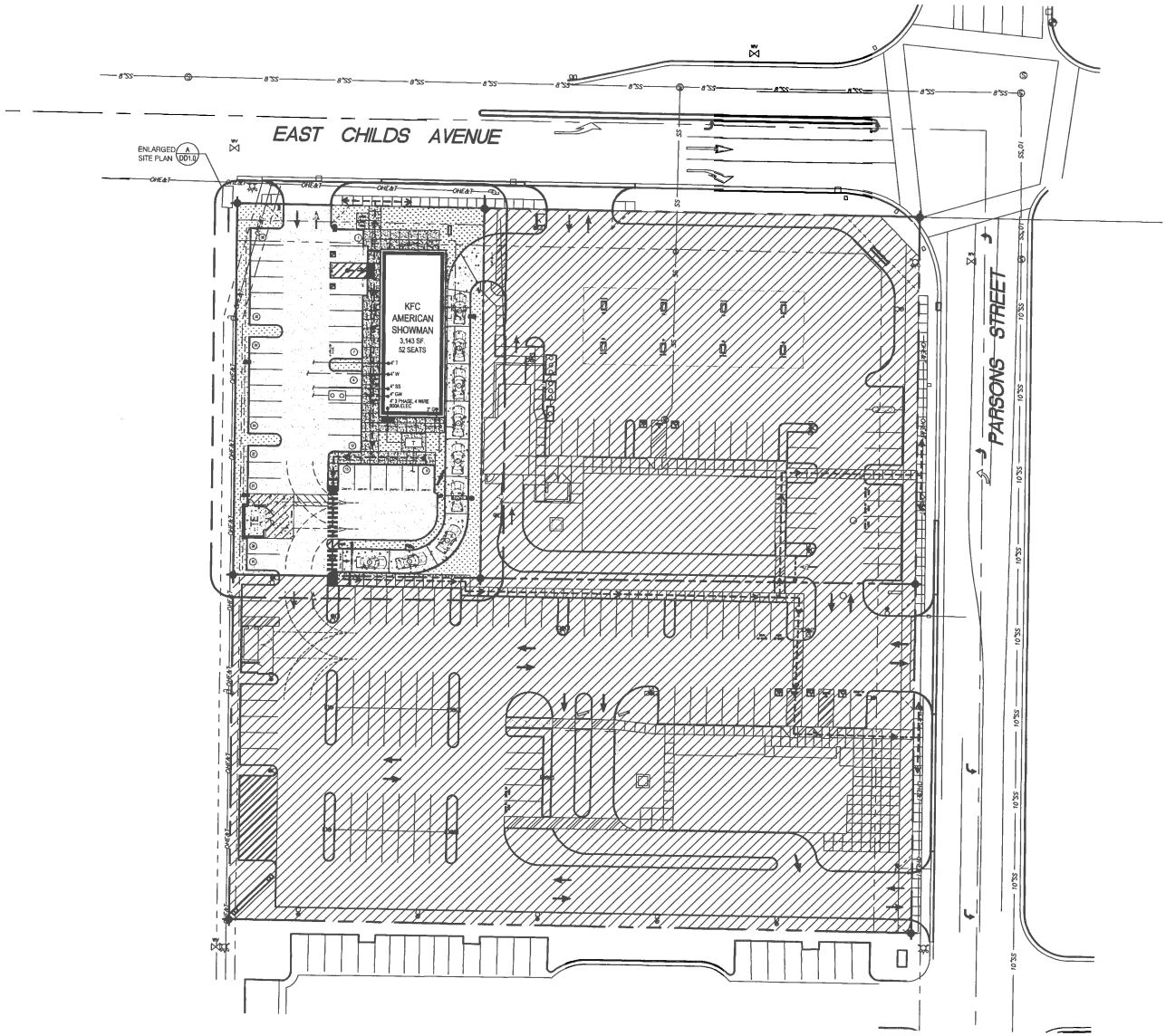
Planner
TITLE

Exhibits
A) Location Map
B) Cross-Access Plan
C) Site Plan
D) Floor Plan
E) Elevations
F) Colored Renderings
G) Landscape Plan
H) Approved Cross-Access Plan from Site Plan Resolution #395

I) Tentative Parcel Map
J) Resolution #928 for Lot Split #11-02
K) Planning Commission Resolution #2983 for CUP #1158
L) Categorical Exemption

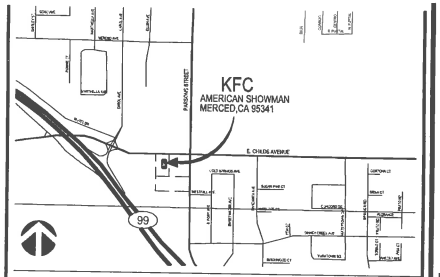
CAROL
MOTEL 6
PARSONS
GODLEN VALLEY HIGH SCHOOL
VALERO
99
CHILDS
Location for Proposed KFC
Approved Gas Station
FORMER CHP BUILDING
SUBJECT SITE
COLD SPRINGS
Approved Steak'n Shake
MULTI-FAMILY RESIDENTIAL
RAMADA INN
WESTFALL
99
HOLIDAY INN EXPRESS
SOUTH FORK
HAMPTON INN
99
FUTURE TOWNE PLACE SUITES
DINKEY CREEK

EXHIBIT A



WORK PROPOSED UNDER THIS APPLICATION INCLUDES ONLY THE PROPOSED SLAB, STRUCTURE AND AREA WITHIN 60". ALL SURROUNDING WORK (DESIGNATED ON PLAN AS "BY OTHERS"), INCLUDING APPROVAL OF THE DRIVE THRU USE, HAS BEEN PREVIOUSLY APPROVED UNDER PREVIOUS CITY RESOLUTION #.

OVERALL SITE PLAN 1" = 30'-0" | A



VICINITY MAP | C

DEVELOPER
SATER OIL GROUP
683 CLIFFSIDE DRIVE
SAN DIMAS, CA, 91773
CONTACT: NAVID NASSR
PHONE: 909.293.7588

PROPERTY OWNER
HARMAN MANAGEMENT CORP.
199 FIRST STREET, SUITE #212
LOS ALTOS, CA. 94022
CONTACT: Travis Gutke
PHONE:

PLANNING DEPT
CITY OF MERCED
678 W. 18TH STREET, 2ND FL.
MERCED, CA. 95340
CONTACT: Julie Nelson
PHONE: 209.385.6967

ARCHITECT
VMI ARCHITECTURE, INC
637 FIFTH AVENUE
SAN RAFAEL, CA 94901
CONTACT: Cliff Sorrell
PHONE: 415.451.2500, EXT.18

CIVIL
SKW & ASSOCIATES
2237 SCENIC DRIVE
MODESTO, CA 95355
CONTACT: ALLAN STEVENSON
PHONE: 209.523.8323

LANDSCAPE
KLA, INC.
151 N. NORLIN STREET
SONOMA, CA 95370
CONTACT: TOM HOLLOWAY
PHONE: 209.532.2856

PARKING DATA
REQUIRED PARKING:
1 PARKING SPACE PER X 2.5 SEATS
52 SEATS/2.5 = 21 PARKING SPACES REQUIRED

PROVIDED PARKING (SHARED WITH PARCELS 1 & 3):

STANDARD/CLEAN AIR:	33 SPACES
ACCESSIBLE:	2 SPACES
TOTAL:	35 SPACES

LOT DATA

APN:	004-024-108	
ZONING:	CT-COMMERCIAL	
PROPOSED SITE IMPROVEMENTS:	4,491 SF (0.10 AC)	17%
BLDG AREA:	3,143 SF (0.07 AC)	

PERCENTAGE BREAKDOWN (PROPOSED AREA)

BUILDING AREA:	3,143 SF	69.9%
LANDSCAPE AREA:	85SF	01.8%
DRIVE-THRU AREA:	336 SF	07.5%
HARDSCAPE AREA:	928 SF	20.6%

LIST OF DRAWINGS

DD0.0	OVERALL SITE PLAN / PROJECT DATA / VICINTIY MAP
DD1.0	ENLARGED PAD PLAN
DD2.0	FLOOR PLAN, ROOF PLAN AND BLDG. SECTION
DD3.0	EXTERIOR ELEVATIONS
DD3.1	EXTERIOR ELEVATIONS
DD4.0	COLOR ELEVATIONS
DD4.1	COLOR ELEVATIONS
L0	PRELIMINARY PLANTING PLAN
PH-1	PHOTOMETRIC PLAN

PROJECT DATA | B

VMI architecture
Design · Planning · Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmiarch.com

VMI JOB NUMBER
1562

RECORD DATES
DD SUBMITTAL -
BLDG. SUBMITTAL -
BID SET -
CONTRACT SET -

REVISIONS

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT
HARMAN MANAGEMENT CO.
199 FIRST STREET, SUITE 212
LOS ALTOS, CA 94022
Phone: 650.941.5681

PROJECT
KFC RESTAURANT
East Child Ave & Parsons St.
Merced, CA 95431
APN #004-024-108

AS-K-Y07

SITE PLAN
VICINITY MAP
PROJECT DATA

DD0.0

EXHIBIT B

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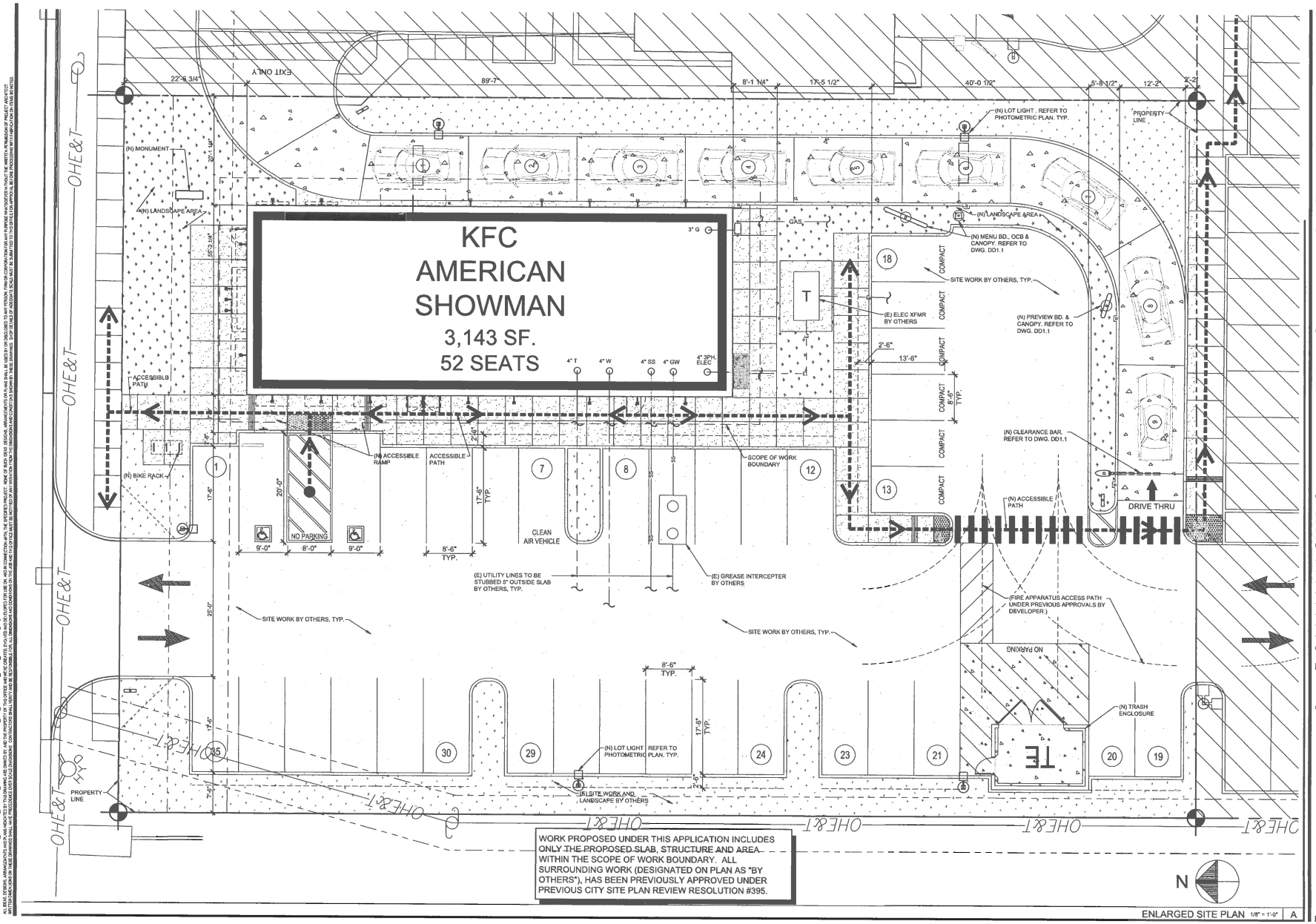
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THEIR OWNER, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT AND NOT FOR ANY OTHER PURPOSE. THEY ARE NOT TO BE DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
ALL DIMENSIONS, DETAILS, SPECIFICATIONS AND CONDITIONS SHALL BE VERIFIED BY CONTRACTOR ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATION BETWEEN DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH WORK. SHOP DETAILS OF ACCURATE SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



WORK PROPOSED UNDER THIS APPLICATION INCLUDES ONLY THE PROPOSED SLAB, STRUCTURE AND AREA WITHIN THE SCOPE OF WORK BOUNDARY. ALL SURROUNDING WORK (DESIGNATED ON PLAN AS "BY OTHERS"), HAS BEEN PREVIOUSLY APPROVED UNDER PREVIOUS CITY SITE PLAN REVIEW RESOLUTION #395.

ENLARGED SITE PLAN 1/8" = 1'-0" | A

VMI architecture
Design · Planning · Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmiarch.com

VMI JOB NUMBER
1562

RECORD DATES
DD SUBMITTAL
BLDG. SUBMITTAL
BID SET
CONTRACT SET

REVISIONS

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT
HARMAN MANAGEMENT CO.
199 FIRST STREET, SUITE 212
LOS ALTOS, CA 94022
Phone: 650.941.5681

PROJECT
KFC RESTAURANT
East Child Ave & Parsons St.
Merced, CA 95431
APN #004-024-108

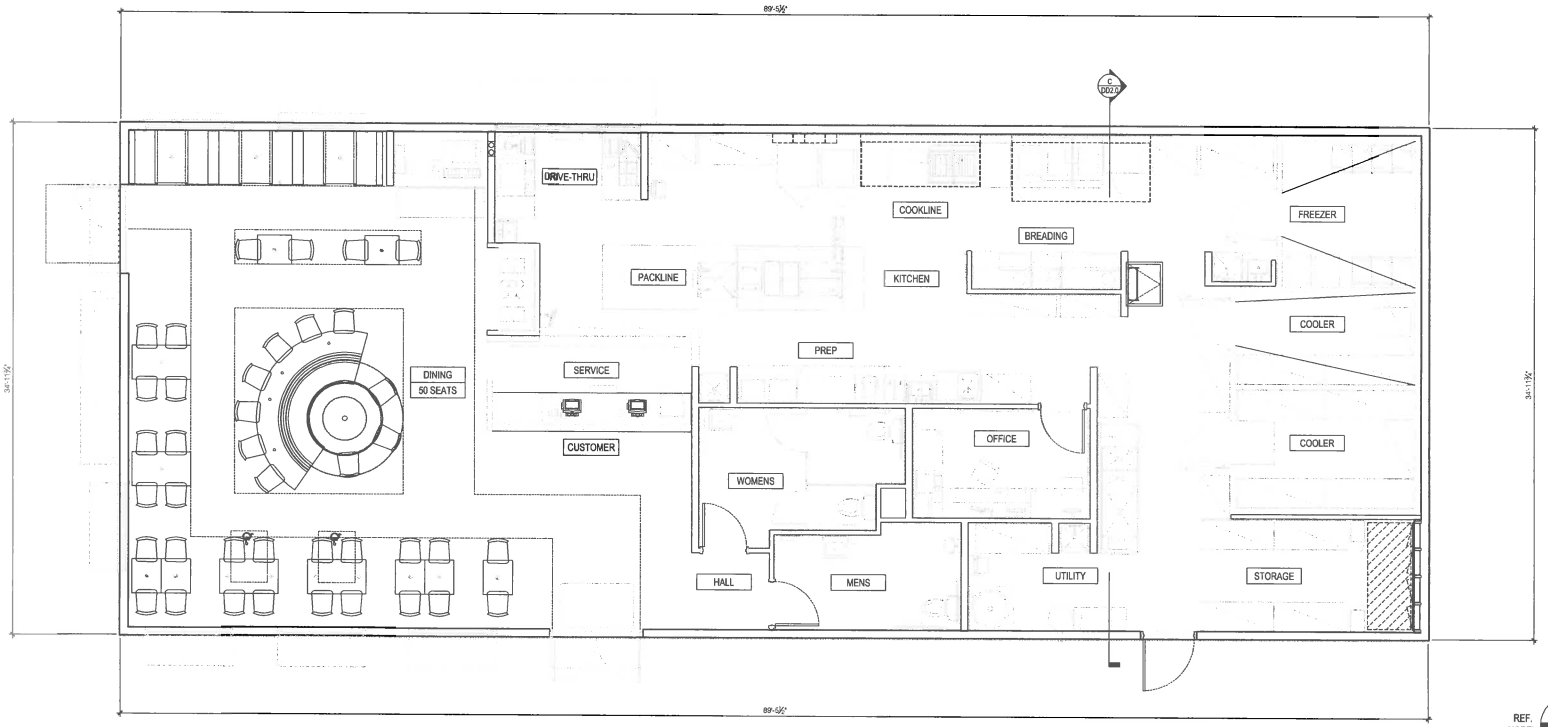
AS-K-Y07

ENLARGED SITE PLAN

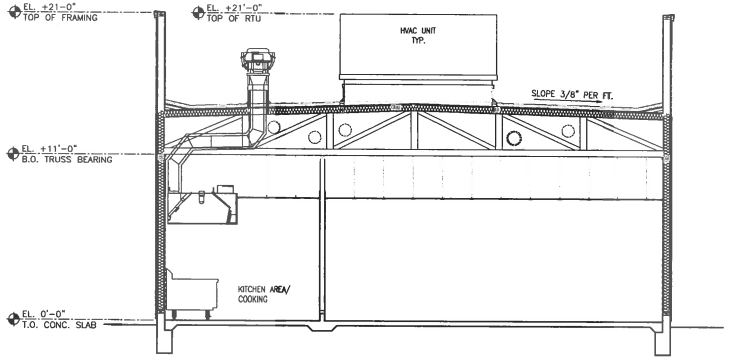
DD1.0

EXHIBIT C

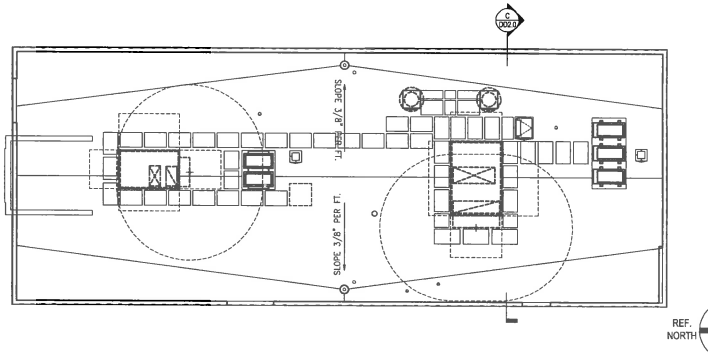
W:\Data\Harman\2015\1562_Harman_Merced_SWC-Child&Parsons\02_dd_current\110_1562_DD1-0.dwg By: CSORRELL Saved on:8/20/2018 3:42:41 PM
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF VMI ARCHITECTURE AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION BY VMI ARCHITECTURE.
VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
WRITTEN DIMENSIONS OR NOTES SHALL GOVERN OVER SCALED DIMENSIONS. ALL PROPOSED WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.



FLOOR PLAN 1/4" = 1'-0" | A



BLDG. SECTION 1/4" = 1'-0" | C



ROOF PLAN 1/8" = 1'-0" | B

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415-451-2500 415-451-2185 fax
www.vmiarch.com

VMI JOB NUMBER
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CONTRACT SET -

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CLIENT
HARMAN MANAGEMENT CO.
199 FIRST STREET, SUITE 212
LOS ALTOS, CA 94022
Phone: 650 941.5681

PROJECT
KFC RESTAURANT
East Child Ave & Parsons St.
Merced, CA 95431
APN #004-024-108

AS-K-Y07
FLOOR PLAN, ROOF PLAN, AND BLDG. SECTION

DD2.0

EXHIBIT D

W:\Data\Harman\2015\1562_Harman_Merced_SWC-ChildsParsons\02_dd_current\120_1562_DD2.0.dwg By: DHAMMOND Saved on:9/13/2016 11:36:52 AM

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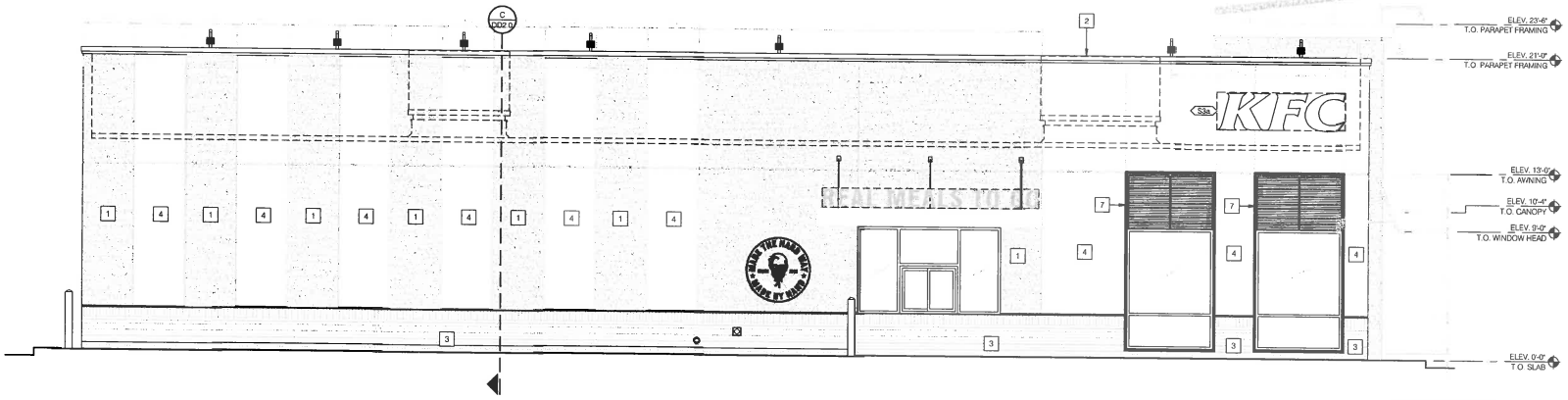
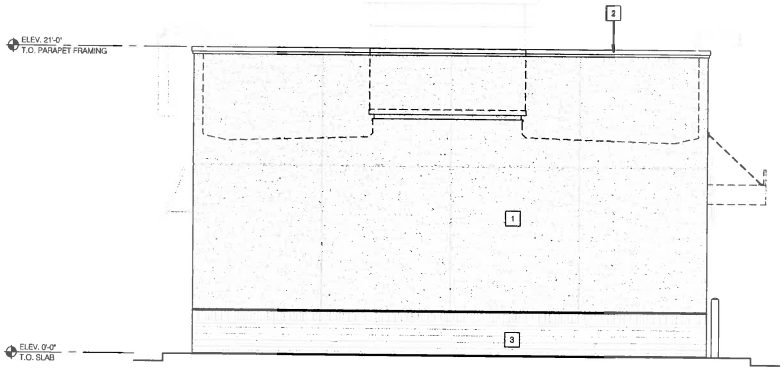


REFER TO DRAWING DD3-0 FOR FINISH CALL OUTS.

EAST ELEVATION 1/4" = 1'-0" **A**

REFER TO DRAWING DD3-0 FOR FINISH CALL OUTS

NORTH ELEVATION 1/4" = 1'-0" **C**



REFER TO DRAWING DD3-0 FOR FINISH CALL OUTS.

SOUTH ELEVATION 1/4" = 1'-0" **B**

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Merced, CA 95431
APN #004-024-108

AS-K-Y07

EXTERIOR ELEVATIONS

DD3.1

EXHIBIT E

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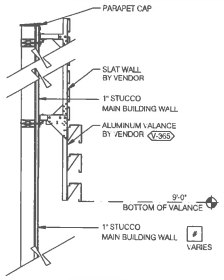
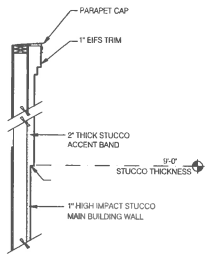
VERIFICATION OF DIMENSIONS, DETAILS AND CONDITIONS IN THE FIELD, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY, EQUIPMENT AND FIXTURES SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR INSTALLATION

NOTE:
REFER TO GRAPHICS PACKAGE FOR EXACT LOCATION, SIZE AND FORM OF ALL EXTERIOR DIMENSIONAL AND APPLIED LOGOS, SIGNS BANNERS AND GRAPHICS.

WEST ELEVATION 1/4"=1'-0" | A



SLAT WALL COLOR TRANSITION N.T.S. | I



COLOR TRANSITION N.T.S. | G

NOT USED | J

NOT USED | H

SYMBOL	EXTERIOR WALL AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT
1	EXTERIOR PAINT	BENJAMIN MOORE	AURA EXTERIOR PAINT EXOTIC RED 2066-10 SATIN (631) 100% ACRYLIC HYBRID RESIN SELF PRIMING			DOROTHY HAZINSKI P: (800) 635-5147 ext 1841 / C: (330) 353-3850 dorothy.hazinski@benjaminmoore.com
2	EXTERIOR METAL	BENJAMIN MOORE	MAP ULTRA LOW VOC SATIN ACRYLIC POLYURETHANE CUSTOM MATCH BENJAMIN MOORE 2125-70 WEDDING VEIL SATIN FINISH			DOROTHY HAZINSKI P: (800) 635-5147 ext 1841 / C: (330) 353-3850 dorothy.hazinski@benjaminmoore.com
3	BACK OF HOUSE WALLS / WAINSCOT / CURB	GLEN-GERY	BRICK: BLACK HERITAGE GROUT: GLENGERY G302	GROUT LATICRETE 4XLT	PER LOCAL / MUNICIPAL REQUIREMENTS	
4	EXTERIOR PAINT	BENJAMIN MOORE	AURA EXTERIOR PAINT WEDDING VEIL 2125-70 SATIN (631) 100% ACRYLIC HYBRID RESIN SELF PRIMING	BENJAMIN MOORE	"WINTER WHITE" 2140-70	DOROTHY HAZINSKI P: (800) 635-5147 ext 1841 / C: (330) 353-3850 dorothy.hazinski@benjaminmoore.com
5	EXTERIOR METAL	BENJAMIN MOORE	MAP ULTRA LOW VOC SATIN ACRYLIC POLYURETHANE CUSTOM MATCH BENJAMIN MOORE 2066-10 EXOTIC RED SATIN FINISH			DOROTHY HAZINSKI P: (800) 635-5147 ext 1841 / C: (330) 353-3850 dorothy.hazinski@benjaminmoore.com
6	BOLLARDS		PVC SLEEVE VERIFY COLOR w/ OWNER			
7	PAINTED BORDER		BLACK HORIZON	BENJAMIN MOORE		
8	PAINTED STENCIL		BLACK			

EXTERIOR FINISH SCHEDULE | D

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PROJECT
KFC RESTAURANT
East Child Ave & Parsons St.
Merced, CA 95431
APN #004-024-108

AS-K-Y07

EXTERIOR ELEVATIONS

DD3.0

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NORTH ELEVATION

LEGEND

1 - BENJAMIN MOORE
#2086-10 "EXOTIC RED"
EXTERIOR WALL/METAL PAINT

2 - BENJAMIN MOORE
#2125-70 "WEDDING VEIL"
EXTERIOR WALL/METAL PAINT

3 - GLEN-GERY
"BLACK HERITAGE" BRICK
BACK OF HOUSE WALLS/ WAINSCOT/ CURB

4 - BENJAMIN MOORE
#2132-30 "BLACK HORIZON"
PAINTED BORDER

WEST ELEVATION

EXHIBIT F

DATE: JUNE 20, 2016

EXTERIOR COLOR ELEVATIONS

DD4.0

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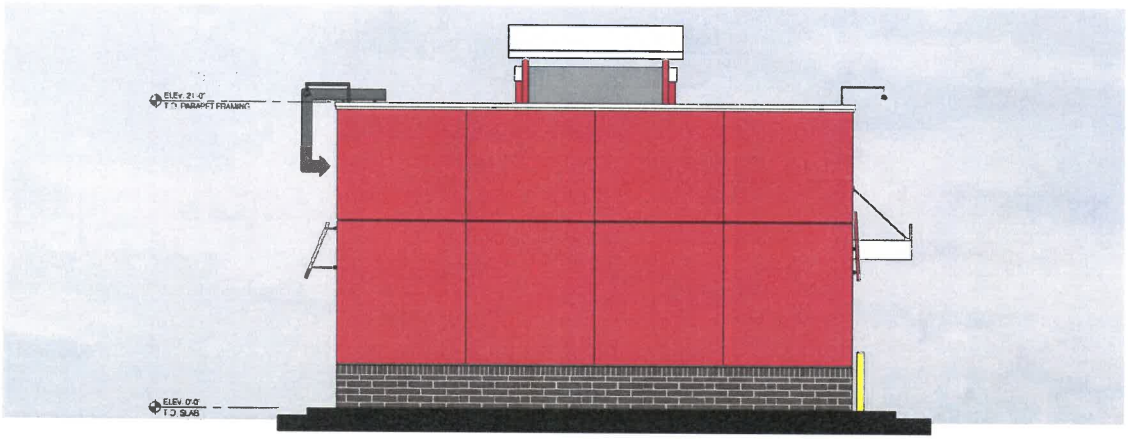

SOUTH ELEVATION

LEGEND

1 - BENJAMIN MOORE
#2086-10 "EXOTIC RED"
EXTERIOR WALL/METAL PAINT

2 - BENJAMIN MOORE
#2125-70 "WEDDING VEIL"
EXTERIOR WALL/METAL PAINT

3 - GLEN-GERY
"BLACK HERITAGE" BRICK
BACK OF HOUSE WALLS/ WAINSCOT/ CURB

4 - BENJAMIN MOORE
#2132-30 "BLACK HORIZON"
PAINTED BORDER

EAST ELEVATION

DATE: JUNE 20, 2016

EXTERIOR COLOR ELEVATIONS

DD4.1

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT		QTY	Water Use
LAG LAV	Lagerstroemia indica 'Lavender'	Crape Myrtle	15 gal		4	Low
PIS CHI	Pistacia chinensis	Chinese Pistache	15 gal		1	Low
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		**QTY**	**Water Use**
(L) LAN SPR	Lantana montevidensis 'Spreading Radiation'	Trailing Lantana	1 gal		23	Low
(O) NAS TEN	Nassella tenuissima	Needle Grass	1 gal		52	Low
(RI) RHA BAL	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal		16	Low
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**QTY**	**Water Use**
HEM CRA	Hemerocallis x 'Cranberry Baby'	Daylily	1 gal	30" o.c.	459 sf	Medium
ROS HUN	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	60" o.c.	227 sf	Low

Landscape area per master developer

Tree location per master developer

Non-Living Groundcover

Mulch to be evenly distributed throughout all shrub and groundcover areas unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 2" depth. Contractor to provide sample for approval prior to installation. "Gorilla-Hair" is not acceptable unless specifically noted for slope areas.

Preliminary Planting Note

The Preliminary Plant Palette represents a sampling of the types of shrubs, groundcovers, and vines that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.

Landscape Concept

The landscape design concept for the KFC Merced is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. The project is a new KFC restaurant that is part of a larger retail development. Plant material has been selected that performs well in the special conditions of the Merced (Sunset Zone # 8).

No new high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape throughout the site. The landscape (and associated irrigation) will be designed to be compliant with City of Merced's Water Efficient Landscape Ordinance (WELO).

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

Irrigation

This new site will be irrigated using a fully automatic system and designed to meet the City's Water Efficient Landscape Ordinance (WELO). The irrigation system will be exclusively low-volume design with no use of pop-up sprays or rotators. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller will be Hunter, Rainbird, Irritrol, or equal and will meet the WELO requirements of a 'Smart' controller. A wireless weather sensor will be installed to compliment the new controllers abilities. A complete irrigation design with these parameters will be provided with the improvement plans.

Tree Root Barriers

All trees denoted within 5' of adjacent curbs or paving are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

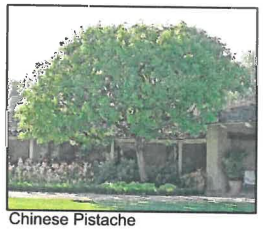
15 gallon trees 5 panels

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Landscape Areas

Turf Area:	0 sf
Shrub Area:	1,602 sf
Total:	1,602 sf

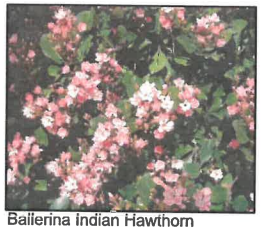
Crape Myrtle



Chinese Pistache

Trailing Lantana

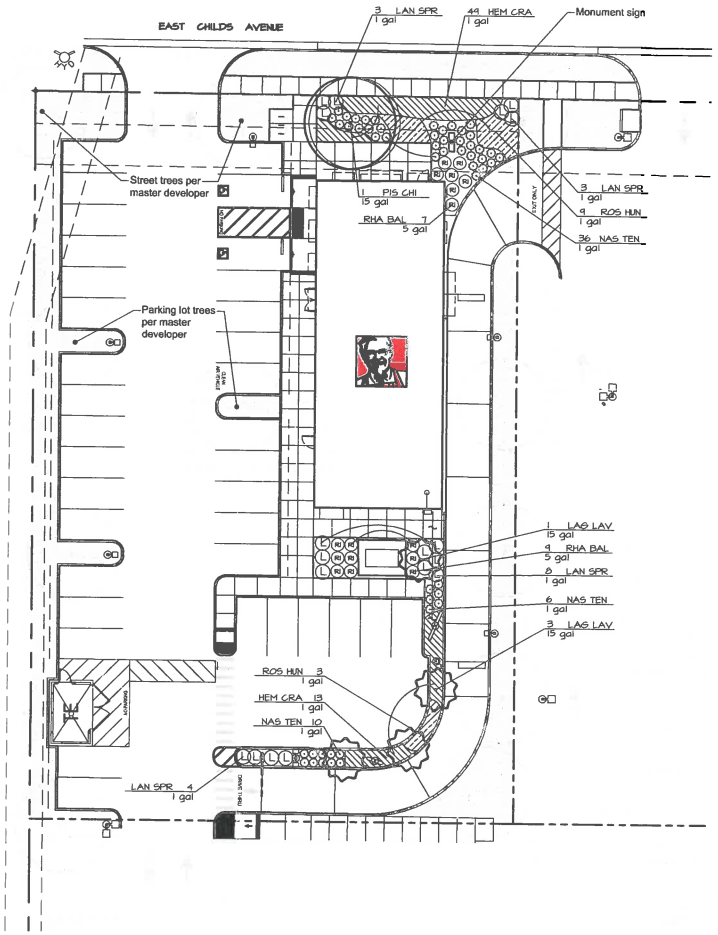
Needle Grass

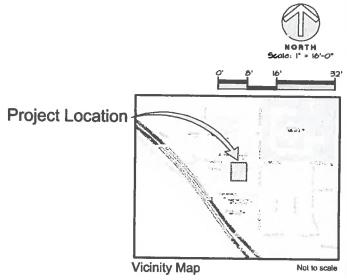


Ballerina Indian Hawthorn

Daylily

Huntington Carpet Rosemary





Vicinity Map

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Phone: 650.941.5881

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East Child Ave & Parsons St.
Merced, CA 95431
APN #004-024-103

AS-K-Y07

Preliminary Landscape Plan

L0

EXHIBIT G

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ONTACT: STEVEN KATTNER
25-656-7496
KATTNER@BARGHAUSEN.COM

PARCEL C

±67,749 SF
(1.56 AC)
3,750 SF
5.5% COVERAGE
24'-0"
13,787 SF
20.3% COVERAGE

ATING)

EXHIBIT H

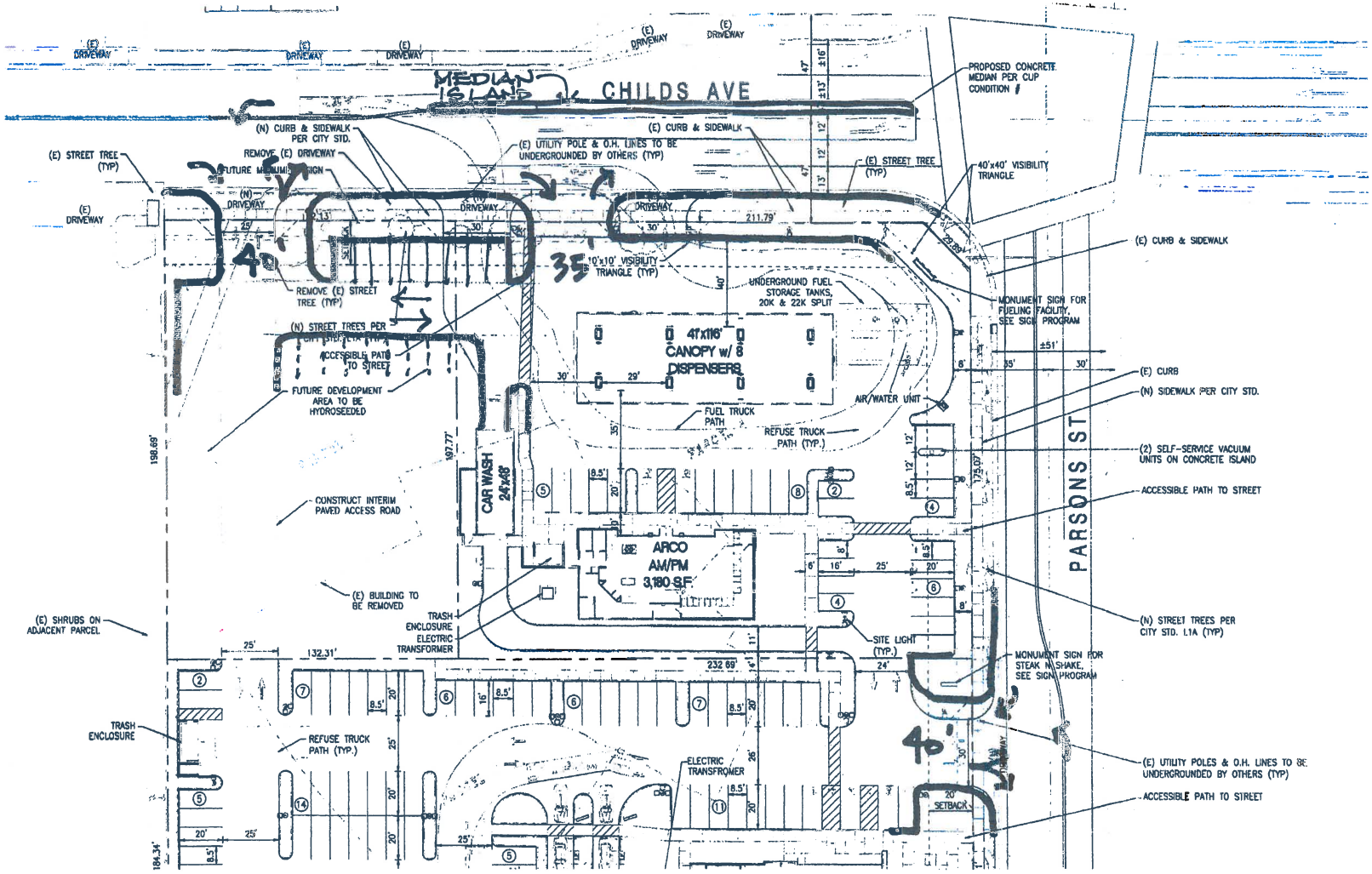
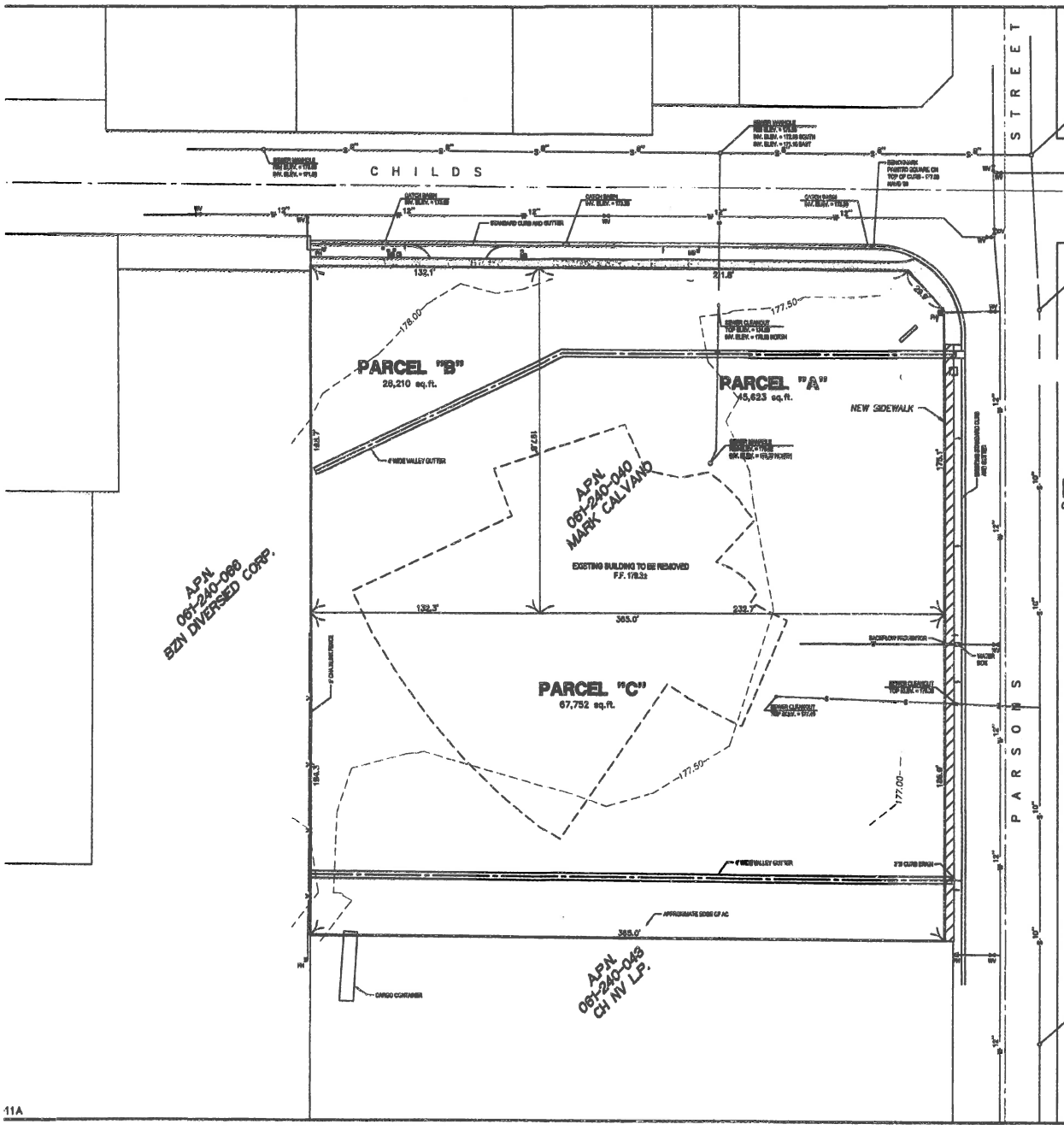


EXHIBIT I



N

SCALE 1" = 40'

0' 40' 80' 120'

BASIS OF BEARING

THE BEARING OF N0°03'06"E ALONG THE CENTERLINE OF PARSONS STREET, AS SHOWN ON (A), IS THE BASIS FOR ALL BEARING SHOWN ON THIS MAP.

REFERENCES

(A) RECORD OF SURVEY FOR GOLDEN VALLEY PLAZA, 45 R.S. 35, M.C.R.

MAP INFORMATION

1. LOCATION SHOWN.
2. TRACT NAME, NORTH ARROW, AND SCALE SHOWN
3. OWNER – CALVANO DEVELOPMENT, 900 BUSH STREET, PH/01, SAN FRANCISCO, CA 94109
4. DEVELOPER – SAME AS OWNER
5. MAP PREPARED BY FREMMING PARSON & PECCHENINO, 2816 PARK AVE, MERCED, CA
7. CONTOURS SHOWN
8. NO ROADS.
9. PROTECTIVE COVENANTS, IF NEED, TO BE RECORDED LATER.
10. EASEMENTS SHOWN.
11. EXISTING UTILITIES SHOWN.
12. SEWER BY CITY OF MERCED, STORM DRAIN ON SITE AND PUMPED.
13. N/A
14. LOT LAYOUT SHOWN.
15. CITY LIMIT LINES ARE BEYOND MAP LIMITS.
16. ZONING TO REMAIN C.T.
17. SUBDIVISION BOUNDED ON NORTH AND EAST SIDE BY SECTION LINES.
18. PROPOSED PUBLIC IMPROVEMENTS SHOWN.
19. SUBDIVISION WILL BE PHASED
20. ADJACENT USE & OWNERS SHOWN.
21. TITLE REPORT PROVIDED.
22. EXISTING BUILDING TO DEMOLISHED.
23. EXISTING TREES SHOWN.
24. PROPERTY IS IN FLOOD ZONE AH, BASE FLOOD ELEVATION OF 178, FIRM PANEL 06047C0440G
25. ELEVATION OF SEWER SHOWN

MINOR SUBDIVISION APPLICATION NO. _____

TENTATIVE PARCEL MAP FOR GOLDEN VALLEY PLAZA

BEING A PORTION OF LOT 108, MAP OF MERCED COLONY, 4 O.P. 24, MERCED COUNTY RECORDS AS SHOWN ON "RECORD OF SURVEY FOR GOLDEN VALLEY PLAZA", RECORDED IN BOOK 45 OF RECORD OF SURVEYS AT PAGE 35, MERCED COUNTY RECORDS.

RECEIVED
AUG 12 2011
CITY OF MERCED PLANNING DEPT.

SECTION 32 T.7 S., R. 14 E., M.D.B.& M.
CITY OF MERCED, MERCED COUNTY, CALIFORNIA

FPP
FREMMING, PARSON & PECCHENINO
2816 PARK AVENUE
MERCED, CA 95348
TEL: (209) 723-2068
www.fppeng.com
CONSULTING CIVIL ENGINEERS – LAND SURVEYORS

VOLUME _____
PAGE _____
SHEET 1 OF 1

11A

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Extended on 7/13/2011
Extended on 9/10/2015

CITY OF MERCED
Minor Subdivision Committee
Lot Split Application #11-02

RESOLUTION # 928

WHEREAS, the Merced City Minor Subdivision Committee met on September 12, 2011, to consider Lot Split Application #11-02, which would provide for the re-subdivision of one 3.2 acre parcel, generally described as being located at the southeast corner of Childs and Parsons Avenues, Merced, California, APN 061-240-040; and,

WHEREAS, upon due public notice, a public hearing was conducted on above said date; and,

WHEREAS, said re-subdivision would create the three parcels shown on Exhibit A.

WHEREAS, said Lot Split #11-02 has been reviewed by the Merced Minor Subdivision Committee and found to comply with the provisions of the Subdivision Ordinance and Lot Split Procedures, and finds the following:

1. The proposed minor subdivision complies with the currently adopted City of Merced General Plan.
2. The City of Merced has conducted an environmental review of the proposed minor subdivision in accordance with the California Environmental Quality Act (CEQA) and has concluded this is a categorically exempt Class 15 project.

NOW, THEREFORE, BE IT RESOLVED that the Minor Subdivision Committee does approve Lot Split Application #11-02, submitted by Fremming Parson, and Pecchenino on behalf of Calvano Development, property owner, subject to the following conditions:

1. Survey monuments shall be set at all angle points and lot corners.
2. All construction and improvements, due as part of the building permit stage, shall be in accordance with zoning, building, and all other codes, ordinances, standards, and policies of the City of Merced.
3. Either prior to the sale of any parcel described herein, or within two years of the date of this resolution, whichever is sooner, an official parcel map/record of survey shall be filed with the Merced County Recorder in accordance with Section 66410 et. seq. of the State of California Government Code (Subdivision Map Act). Any lawful extensions, if granted, would apply.
4. Conditions, Covenants, and Restrictions (CC&R's) shall be recorded concurrently with the Parcel Map. The CC&R's shall include conditions to insure the landscaping on each parcel is well maintained and each parcel is kept free of trash, weeds, and other debris.
5. All construction and improvements shall comply with previous approvals (Conditional Use Permit #1158 – Planning Commission Resolution #2983 – Exhibit B) and applicable mitigation measures.

EXHIBIT J

6. Upon recordation of the Parcel Map, the existing building will become non-conforming as it will be crossing property lines. Therefore, it shall be demolished prior to recording the Parcel Map. A demolition permit shall be obtained from the Inspection Services Department prior to demolition.

7. All property taxes due for this property shall be paid and proof of payment provided to the City of Merced prior to recordation of the Parcel Map.

8. Cross-access shall be provided to all three parcels through CC&R's. A reference to the CC&R's shall be made on the Parcel Map.

9. The cargo container that crosses the southern property line as shown on the Tentative Map shall be moved prior to submittal of the Parcel Map.

10. The owner shall provide the City of Merced a "Parcel Map Guarantee Report" from a Title Company at least two weeks prior to recording the Parcel Map.

11. At the time of the Parcel Map submittal, a 7-foot-wide Public Utilities Easement (P.U.E.) shall be dedicated continuously along Parsons and Childs Avenues as needed.

12. The owner shall pay all recording fees with a separate check made payable to the "Merced County Recorder's Office."

13. The property owner shall enter into a "Subdivision Drainage Agreement" with the Merced Irrigation District Improvement District No 1 (MIDDID No. 1) and pay all applicable fees as required by MID.

14. The property owner shall contact MID and enter into all necessary agreements for all crossings over or under any MID facilities, including utilities, bridges, driveways, and pipelines and for all work associated with MID facilities. The developer shall construct all necessary improvements or upgrades needed to accommodate the traffic generated by this project over the existing MID facilities as required by MID.

Upon motion by Acting Committee Member Elwin, seconded by Acting Committee Member Nelson, and unanimously approved.

Adopted this 12th day of September, 2011.

for David Gonzalves

Chairman, Minor Subdivision Committee
of the City of Merced, California

ATTEST:

Acting Secretary

N:Shared/planning/minorsubdivision/Res#928forLS#11-02

CITY OF MERCED
Planning Commission

Resolution #2983

WHEREAS, the Merced City Planning Commission at its regular meeting of March 9, 2011, held a public hearing and considered **Conditional Use Permit #1158**, initiated by Mark Calvano, property owner. This application involves demolition of an existing 31,500-square-foot building in order to construct a convenience store with gas pumps (including "off-site" alcohol sales as an accessory use), two restaurants (one with a drive-through window), and a car wash (or possibly a second restaurant with a drive-through). The Applicant also requests to increase the allowable signage for each of the three parcels created by this development from 200 square feet to 500 square feet, and the construction of a multi-functional pylon sign up to 110 feet tall. The proposed project is on a 3.2-acre site generally located on the southwest corner of East Childs Avenue and Parsons Avenue within a Thoroughfare Commercial (C-T) Zone; also known as Assessor's Parcel No. 061-240-040; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through W of Staff Report #11-02 - Addendum; and,

WHEREAS, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Categorical Exemption regarding Environmental Review #11-01, and approve Conditional Use Permit #1158, subject to the Conditions set forth in Exhibit A attached hereto.

Upon motion by Commissioner Ward, seconded by Commissioner Colby, and carried by the following vote:

AYES:	Commissioners Acheson, Ward, McCoy, Colby, and Chairperson Amey
NOES:	None
ABSENT:	Commissioner Cervantes (one vacancy)
ABSTAIN:	None

EXHIBIT K

Adopted this 9th day of March 2011

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Attachment:
Exhibit A – Conditions of Approval

n:shared:planning:PC Resolutions:CUP#1158 Calvano

Conditions of Approval
Planning Commission Resolution #2983
Conditional Use Permit #1158

Standard Conditions

1. The proposed project shall be constructed/designed as shown on Exhibits 1, 2, 3, 4, 5, and 6 (Site Plan, Roadway Cross-Sections, Convenience Store Elevations, Sit-Down Restaurant Elevations, Restaurant with Drive-through window Elevations, and Telecommunications Tower/Pylon Sign) -- Attachments B through G of Staff Report #11-02 - Addendum, except as modified by the conditions contained within this report.

2. All conditions contained in Resolution #1249-Amended ("Standard Conditional Use Permit Conditions") shall apply.

3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.

4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.

5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City

indemnify and defend such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

6. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.

7. The project shall comply with all applicable local, state laws, codes and regulations of the current Edition of the Building, Plumbing and Mechanical Codes, National Electrical Codes, and State Accessibility (ADA) requirements including, but not limited to, site accessibility.

8. The project shall comply with the current Edition of the Fire Codes including, but not limited to, fire sprinklers for all buildings over 5,000 square feet; supervisory fire alarms, key box(s), fire department connection location(s), panic hardware, emergency lighting, illuminated exit signs, etc.

9. The placement of temporary signs on the building walls and windows is subject to City Staff review and approval.

Off-Site Sales of Alcohol

10. If window signs are installed, they shall not cover more than 40% of the window area.

11. The site shall be maintained free of graffiti. Any graffiti shall be removed immediately and painted over with a color that matches the existing building color.

12. No alcohol shall be displayed or stored outside of the cooler areas, including ice tubs.

13. The proprietor and/or successors in interest and management shall be prohibited from advertising or promoting beer & wine and/or distilled spirits on the motor fuel islands and no self-illuminated advertising for alcohol shall be located on the building or in the windows.

14. No sale of alcoholic beverages shall be made from a drive-in window. No beer or wine coolers shall be sold in "singles."

15. Employees on duty between the hours of 10 p.m. and 2 a.m. shall be at least 21 years of age to sell alcohol.

16. The proprietor and/or successors in interest and management shall comply with all Municipal Codes relating to loitering, open container laws and other nuisance-related issues.

17. The area within the mini-market dedicated to the display and sale of alcoholic beverages (beer and wine) shall not be more than 5 cooler spaces (typical of those found in a grocery store or convenience market) or approximately 50 square feet.

18. The City reserves the right to periodically review the area for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct result from the proposed land use, the conditional use permit may be subject to review and revocation by the City of Merced after a public hearing and in conformance with the procedures outlined in the Merced Municipal Code.

Signage

19. None of the proposed signs (inclusive of the monument signs) shall encroach into the 10-foot visual triangle required for each commercial driveway that intersects with a City Street as well as the 40-foot visual triangle at the intersection of Childs and Parsons Avenue.

20. The pylon sign shall be a maximum of 110-feet in height and may be capped with a "Welcome to Merced" sign. The digital reader board is not approved at this time and is prohibited by City Ordinance. However, if the digital reader boards are subsequently allowed by Ordinance amendment said pylon with digital reader board may be approved but subject to the new City Ordinance if and when implemented. Details to be worked out at the site plan review stage. The "Welcome to Merced" cap on the pylon sign shall be a requirement to be placed on the sign if a subsequent Ordinance Amendment is approved allowing for digital reader boards.

21. The applicant is allowed a maximum of 500 square feet of signage per parcel (up to 3 parcels can be created). All signage shall comply with the Merced Sign Ordinance and Zoning Code and be subject to building permits. Signs can only advertise businesses located on this 3.2 acre parcel (also known as APN# 061-240-040).

22. All signs shall be maintained regularly and any damage caused by weathering, vandalism or any other factors shall be repaired in keeping with the approved materials and finishes.

23. The monument signs, wall, or other types of site elements that require illumination constructed along Parsons Avenue shall not exceed a maximum of 4-foot candles, since they are across the street from residential uses. Details to be worked out at the building permit stage.

24. All signage (both sides, except the "Welcome to Merced" sign) installed on the pylon sign for each use counts toward the total sign allowance for each parcel. Only businesses located on the project site (3.2 acre parcel) are eligible to install signage on the pylon sign, with a joint use agreement. No off-premises businesses or events may be advertised on the pylon sign at this time. However, if digital reader boards and off-premises advertising are subsequently allowed by Ordinance Amendment, any off-premise advertising would be limited to the digital reader board after the applicant has obtained the necessary approvals from the City for the installation of a digital reader board.

Circulation

25. The applicant shall improve all adjacent roads to meet City Standards where necessary including but not limited to curb, gutter, sidewalk, park strip, landscaping, street lights, parking, Childs Avenue median, and travel lanes.

26. Secondary access points shall be maintained for each parcel within the project for fire access purposes. The access shall be a minimum of 20-feet in width. These drive aisles shall comply with the City of Merced Standard for commercial development and are to be reviewed by the Fire Department as part of the review of the parcel map and improvement plan submittals. Joint Parking and Access Agreements shall be required to be approved prior to issuance of building permits.

27. The applicants shall install a concrete (non-landscaped) median along Childs Avenue. The median shall begin at the intersection of Parsons and Childs Avenues and stop at a point to be determined by the City Engineer, but at least preventing left-hand turns into the driveway closest to Parsons Avenue, but not further than 300 feet from the eastern property intersection on Childs Avenue. Details to be reviewed by the Planning and Engineering Departments as part of the review of the parcel map and improvement plan submittals.

Site Design

28. Each building shall be internally connected with pedestrian walkways with lighting, which in turn will be connected to public sidewalks along adjacent public streets. Where a building is fronting a street, each building shall have a minimum of two connection points to the public sidewalks.

29. The setback from property lines that parallel public streets for all buildings shall be a minimum of 20 feet. The setback includes all features of the building and the buildings' ancillary features.

30. All exterior utilities will need to be screened with details to be reviewed by Planning Staff at the building permit stage.

31. A minimum turning radius of 33 feet inside, curb-to-curb and 49 feet wall-to-wall for fire apparatus access must be provided throughout the project. Refuse containers or other items shall not be permitted to be placed in the required clear space of the turning area.

32. Refuse containers shall be stored in receptacle shelters that match the building elevation to the refuse container(s). Details to be reviewed by Planning and Public Works Staff at the building permit stage.

33. Fire hydrants to be provided and spaced in accordance with City of Merced standards. Placement of fire hydrants and number of hydrants to be worked out at the building permit stage.

34. Concurrent with or prior to submitting the building permit plan, a Lighting Plan shall be submitted to the Planning Department for review. The plan shall be designed to include decorative lamps, low foot-candles (no more than 4 foot-candles along Parsons Avenue) and an even distribution of light. Shields shall be used to prevent light from spilling onto surrounding streets and properties. Top shields are required on pole-mounted lights.

35. A demolition permit is required prior to demolition of the existing buildings from the Inspection Services Division. Prior to issuance of the demolition permit, the applicant shall obtain a release from the San Joaquin Valley Air Pollution Control District.

36. A complete landscape/sprinkler plan shall be submitted at the building permit stage. Parking lot trees shall be provided at a ratio of one tree for every six parking stalls.

37. A grease interceptor may be required for any use that requires the preparation of food. This will be determined at the building permit stage based on the type of food prepared and served and waste generated.

Future Applications

38. If the Census Tract in which the parcel is located in is "over-concentrated," then an alcohol license requires approval of a "Public Convenience or Necessity" Letter (PCN Letter). The allowance for the

sales of Alcohol on the project site, whether it be for on-site consumption or off-site sales, shall be subject to approval by the City Council of a finding of the Public Convenience or Necessity, per the requirements of Alcoholic Beverage Control (ABC).

39. Since detailed elevations, including materials, dimensions, etc. are not available, a Site Plan Review Application is required for the elevations, signage, landscaping, etc. for all buildings on the project site prior to construction, subject to approval by the Site Plan Review Committee.

40. A Parcel Map, subject to approval by the Minor Subdivision Committee, shall be required if the applicant would like to pursue subdividing the 3.2 acre parcel. If the development's 3.2 acre parcel is subdivided, the Telecommunications Tower/Pylon Sign can be located on its own separate parcel. However, if the telecommunications tower and equipment area is located on its own parcel, no signage shall be permitted for this parcel. The 3.2 acre development site shall be limited to a maximum of 1,500 square feet of total signage.

41. If the pylon sign is to be used as a telecommunications tower, approval of a Site Plan Review application by the Site Plan Review Committee will be required once a telecommunications tenant is identified.

42. If the Telecommunications Tower/Pylon Sign parcel were to have an additional building constructed on site (in addition to the other buildings already approved for the site) that catered to customers and required these patrons to visit the commercial business; the site might be eligible for up to 500 square feet of signage with a Site Plan Review Application by the Site Plan Review Committee.

n:shared:planning:PC Resolutions:CUP#1158 Exhibit A

NOTICE OF EXEMPTION

To: ____ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

_X_ County Clerk
County of Merced
2222 M Street
Merced, CA 95340

From: (Public Agency)
City of Merced
678 West 18th St.
Merced, CA 95340

Project Title: Site Plan Review #401 (Environmental Review #16-22)

Project Applicant: Clifton Sorrell, on behalf of Mike Sater

Project Location (Specific): 2020 E. Childs Avenue **APN:** 061-240-040

Project Location - City: Merced **Project Location - County:** Merced

Description of Nature, Purpose, and Beneficiaries of Project:

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Clifton Sorrell, on behalf of Mike Sater

Exempt Status: (check one)

___ Ministerial (Sec. 21080(b)(1); 15268);
___ Declared Emergency (Sec. 21080(b)(3); 15269(a));
___ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
_X_ Categorical Exemption. State Type and Section Number: 15332
___ Statutory Exemptions. State Code Number: _____.
___ General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt:
As defined under the above referenced Section, the proposed project is considered an in-fill project. The project location is within the City limits on a 3.2 acre parcel surrounded by urban uses. The site has previously been developed and can be served by all required utilities and public services, and the project site has no value as habitat for endangered, rare or threatened species. No significant effects resulting from traffic, noise, air quality, or water quality will result from the construction of the building. The project is consistent with the City of Merced General Plan and Zoning regulations.

Lead Agency: City of Merced
Contact Person: Francisco Mendoza-Gonzalez **Area Code/Telephone:** (209) 385-6858

Signature: _____ **Date:** 07-21-2016 **Title:** Planner

_X_ Signed by Lead Agency

Date Received for Filing at OPR: _____
(If applicable)

Authority Cited: Sections 21083 and 21110. Public Resources Code
Reference: Sections 21108, 21152, and 21152.1. Public Resources Code

EXHIBIT L