CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, November 16, 2017

Acting Chairperson ESPINOSA called the meeting to order at 1:35 p.m.

ROLL CALL

Committee Members Present:	Planning Manager Espinosa (for Director of Development Services McBride), Acting City Engineer Son, and Plan Examiner Brown (for Acting Assistant Chief Building Official Frazier)
Committee Members Absent:	None
Staff Present:	Planner/Recording Secretary Mendoza-Gonzalez and Engineering Technician Flores

1. **MINUTES**

M/S SON - BROWN, and carried by unanimous voice vote, to approve the Minutes October 26, 2017, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

4.1 Site Plan Application #415, submitted by Ice House America, applicant for Hamid Yahya, property owner, to install a 136-square-foot ice kiosk within the Choice Food Market parking lot located at 836 T Street, within a Neighborhood Commercial (C-N) Zone.

Planner MENDOZA-GONZALEZ reviewed the application for this item. For further information, refer to Draft Site Plan Review Committee

Resolution #415. The applicant, DEBRA PERRY, and her engineering staff were in attendance to answer questions from the Committee.

M/S BROWN - SON, and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #17-17, and approve Site Plan Application #415, subject to the Findings and seventeen (17) conditions set forth in the Draft Resolution #415:

AYES: Committee Members Brown, Son, and Acting Chairperson Espinosa
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, Acting Chairperson ESPINOSA adjourned the meeting at 2:05 p.m.

Respectfully submitted,

Francisco Mendoza-Gonzalez, Secretary
Merced City Site Plan Review Committee

APPROVED:

Kim Espinosa, Acting Chairperson/
Planning Manager
Merced City Site Plan Review Committee

CITY OF MERCED
SITE PLAN REVIEW APPLICATION
RESOLUTION #415

Ice House America	Install a 136-square-foot outdoor ice kiosk.
APPLICANT	PROJECT
2268 Camino Ramon	836 T Street
ADDRESS	PROJECT SITE
San Ramon, CA 94583	032-121-002
CITY/STATE/ZIP	APN
(973) 534-3940	Neighborhood Commercial (C-N) Zone
PHONE	ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Merced City Site Plan Review Committee considered and administratively approved Site Plan Review Application #415 on November 16, 2017, submitted by Ice House America, applicant for Hamid Yahya, property owner, to install a 136-square-foot ice kiosk within the Choice Food Market parking lot located at 836 T Street, within a Neighborhood Commercial (C-N) Zone. Said property being more particularly described as Lots 7 and 8 from Block 347 as shown on the map entitled "Map of Resubdivision of Part of Adjoining Acreage Property in City of Merced" recorded in Volume 10, Page 26 of Merced County Records; also known as Assessor's Parcel Number (APN) 032-121-002.

WHEREAS, the proposal is exempt from the California Environmental Quality Act (CEQA), and is in accordance with Section 15301 (a) (Exhibit D); and,

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

A) The proposal complies with the City of Merced General Plan designation of Neighborhood Commercial (CN) and the Zoning classification of Neighborhood Commercial (C-N).

B) The subject site has conditional use permit approval to operate as a convenience market with alcohol sales for offsite consumption (CUP #1170). The proposed outdoor ice kiosk is considered an ancillary use to the convenience market.

C) As shown on Exhibit B, the ice kiosk (6'8" x 19') would be located within the northeast quadrant of the parcel, about 5 feet from the eastern property line.

D) The proposed location of the ice kiosk would not block any driving aisles, fire lanes, fire hydrants, or building exits.

E) The applicant is proposing to provide water services, sewer services, and electric utilities to the ice kiosk (Condition #8).

F) The parking spaces to the west of the ice kiosk would be redesigned to meet the City's Engineering Parking Lot Standards and ADA requirements (Condition #13).

G) A Public Hearing Notice was circulated in the newspaper and mailed to adjacent residential property owners at least 10 days before the public hearing, in accordance with MMC Section 20.68.050.E and MMC Chapter 20.70. Staff did not receive any public comments for this project, as of the time that this report was prepared (11/8/2017).

H) No modifications are being proposed for the interior or exterior of the convenience market building. Such modifications could require building permit approval.

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Review Application #415, subject to the following conditions:

1) The proposed project shall be constructed/designed as shown on Exhibit B (site plan), Exhibit C (conceptual rendering), and 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 all relevant conditions set forth in Planning Commission Resolution #2113 for Conditional Use Permit #779 and Planning Commission Resolution #3004 for Conditional Use Permit #1170 (including Condition #10 regarding installing "No Loitering" signs and Condition #11 regarding alcohol advertisements) previously approved for this site.

4) All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply including, but not limited to, accessibility compliance.

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 premises shall remain clean and free of debris and graffiti at all times. Any damaged materials to the kiosk shall be replaced by matching materials and paint colors.

8) Any proposed sewer and water utilities for the kiosk shall connect to the existing domestic utility lines on this site.

9) A licensed architect or engineer shall submit a building permit application for the installation of the kiosk and all related improvements on this site. Detailed plans shall be submitted that depict power and water supply connections, as well as drainage line locations and connections.

10) The applicant shall submit an official signage plan and colored elevations for the kiosk during the building permit stage. These plans are subject to approval from the Planning Department. Signage used for the ice kiosk shall count towards the maximum amount of signage allowed for the Choice Food Market.

11) The applicant shall provide outdoor lighting with a minimum 15-foot radius of illumination around the ice kiosk. Lighting may be placed on either the building wall, ice kiosk, or a parking lot light post. Details to be worked out with Planning staff during the building permit stage.

12) All parking spaces located within this parcel shall be re-painted with a fresh coat of paint.

13) The parking lot layout shall comply with all applicable City Engineering Standards and ADA requirements. Any missing parking lot trees shall be provided at a ratio of one tree for every six parking spaces within this parcel (APN 032-121-002). These trees shall be installed per the City's Parking Lot Landscape Standards, 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).

14) A temporary sign permit shall be obtained prior to installing any temporary banners. Temporary freestanding signs (i.e. A-frame signs, feathered signs, or sandwich boards) are not allowed.

15) The proprietor and/or successors in interest and management shall be prohibited from advertising or promoting beer & wine and/or distilled spirits on the ice kiosk.

16) Any existing beer and wine advertisements on the Choice Food Market building walls or windows are prohibited per CUP #1170, and shall be removed prior to issuance of a building permit for the ice kiosk.

17) The applicant shall comply with all City of Merced business licensing requirements and all requirements of the Merced County Health Department.

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

November 16, 2017
DATE

SIGNATURE

Planner
TITLE

Exhibits:

A) Location Map
B) Site Plan
C) Conceptual Rendering
D) Categorical Exemption

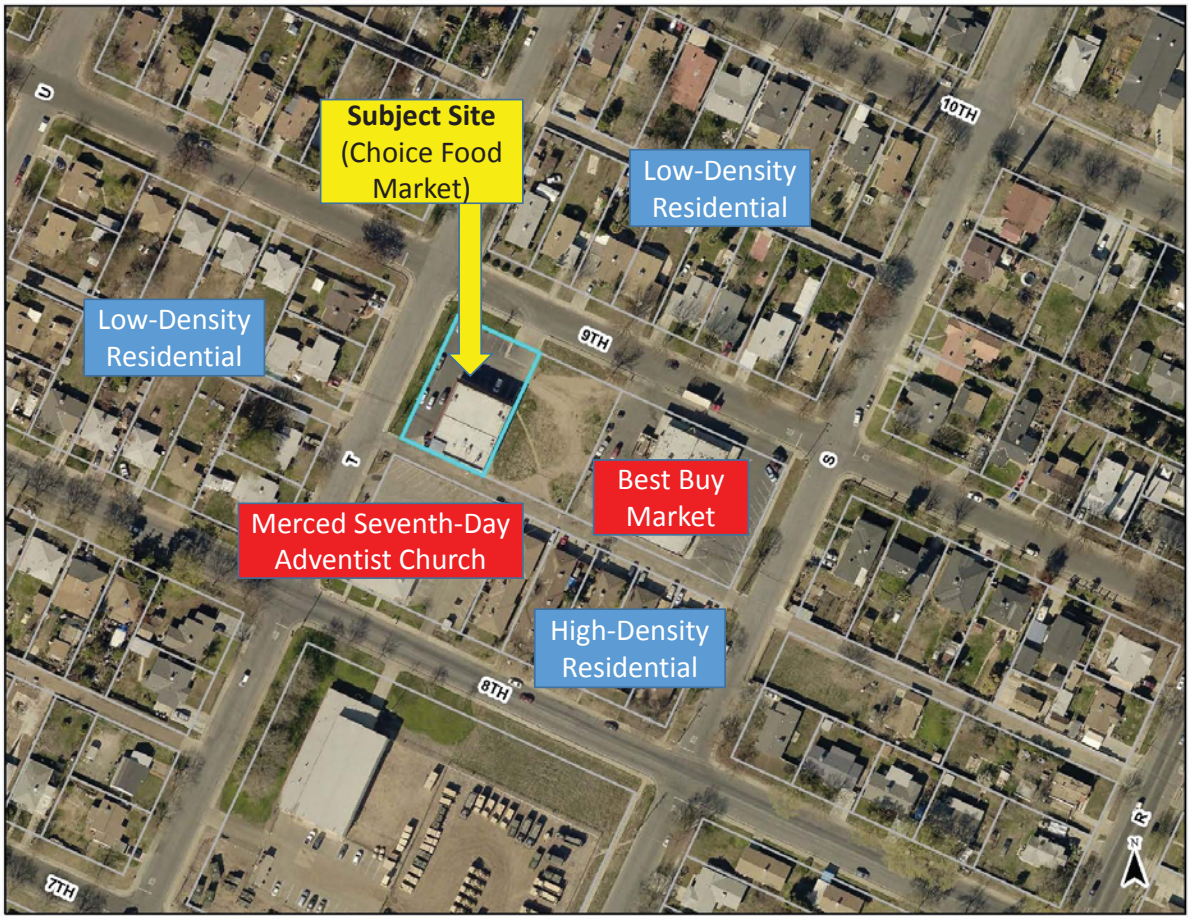
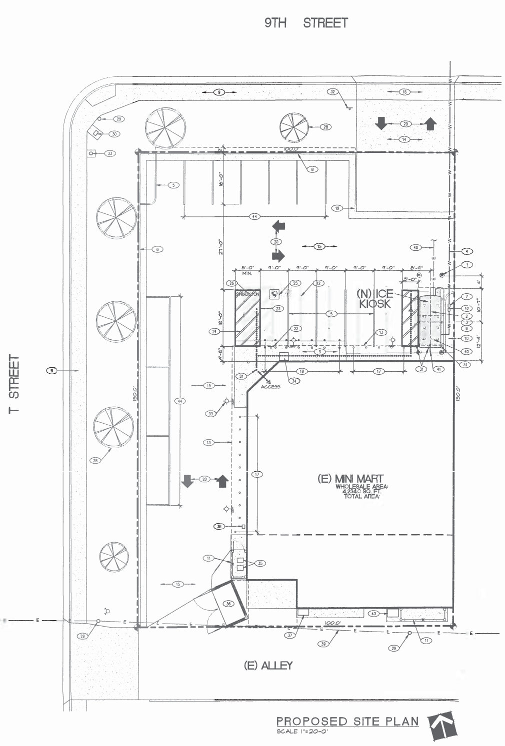

Subject Site
(Choice Food
Market)
Low-Density
Residential
Low-Density
Residential
Best Buy
Market
Merced Seventh-Day
Adventist Church
High-Density
Residential
10TH
9TH
8TH
7TH
D
T
S
R
N

EXHIBIT A



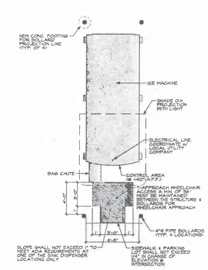
PROPOSED SITE PLAN

SCALE 1"=20-0'

CALL UNDERGROUND SERVICE ALERT(U.S.A.)
TOLL FREE(800) 227-2600
48 HOURS
BEFORE EXCAVATING

KEYED NOTES:

1. SAWCUT AND REMOVE EXISTING A.C. & SOIL TO ACCOMODATE EXISTING GUARD POST ASSEMBLY - INSTALL (N) GUARD POST PER DETAIL 1/T-0.0 & DETAIL ON C-1 TYPICAL OF (3) AT FRONT OF MACHINE & (2) AT REAR OF MACHINE MIDWAY BETWEEN EXISTING PARKING STRIPE & NEW MACHINE AS SHOWN - (5) GUARD POSTS TOTAL
2. CONTRACTOR TO COORDINATE INSTALLATION OF (N) WATER SERVICE & METER W/ LOCAL WATER SERVICE SUPPLIER. CONTRACTOR SHALL VERIFY SIZE, CAPACITY, & LOCATION FOR SUPPLY IN FIELD PRIOR TO CONSTRUCTION & NOTIFY THE ARCHITECT OR ENGINEER IF THERE ARE ANY DISCREPANCIES
3. INSTALL 3/4" FEBCO LF825Y LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY OR APPROVED EQUAL WITH BACKFLOW PREVENTER CAGE ANCHORED WITH TAMPER PROOF CORROSION RESISTANT BOLTS
4. INSTALL 3/4" PVC WATER LINE AS NEEDED. TRENCH & PATCH AS NECESSARY & AS PER LOCAL MUNICIPAL STANDARDS
5. NEW 4" PARKING LOT PAINT STRIPPING w/ WHITE TRAFFIC PAINT
6. LOCATION OF NEW ICE MACHINE SHOWN SHADED - DASHED LINE DENOTES ROOF ABOVE - SMALL SHADED CIRCLE DENOTE NEW ANCHOR SCREW LOCATIONS - SEE MFR DRAWINGS FOR ADDITIONAL INFORMATION.
7. NEW WATER METER TO BE INSTALLED BY CITY
8. EXISTING 6" HIGH CONC. CURB TO REMAIN (TYP.)
9. EXISTING CONC. SIDEWALK TO REMAIN (TYP.)
10. EXISTING PLANTER TO REMAIN (TYP.)
11. EXISTING C.L. FENCE TO REMAIN (TYP.)
12. EXISTING PARKING STRIPING TO BE REMOVED (PAINT BLACK W/ TRAFFIC PAINT)
13. EXISTING ROOF PROJECTION LINE (TYP.)
14. EXISTING CONC. PAVING TO REMAIN AS IS
15. EXISTING A.C. PAVING TO REMAIN AS IS
16. EXISTING 31'-0" CONC. APPROACH
17. EXISTING BOLLARDS TO REMAIN (TYP.)
18. EXISTING BOLLARDS TO BE REMOVED AND RELOCATED. SEE DETAIL 1/A1.1 (TYP.)
19. SAWCUT & REMOVE 6" HIGH CONC. CURB AND PLANTER FOR NEW IMPROVEMENTS (SHOWN DASHED)
20. NEW TRAFFIC DIRECTIONAL ARROWS PAINTED WHITE w/ TRAFFIC PAINT (TYP.)
21. ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2" ALONG THE ENTIRE PATH OF THE TRAVEL FROM THE PUBLIC WAY / ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS. GENERAL CONTRACTOR TO VERIFY/RESTORE PATH OF TRAVEL AS REQUIRED.
22. NEW VAN ACCESSIBLE SIGNAGE MOUNTED ON MTL. POLE. SEE DETAIL 2/A1.1
23. NEW 4" WIDE BLUE PAINTED BORDER (SHOWN SHADED)
24. NEW 4" WIDE WHITE PAINT LOADING ZONE STRIPING @ 36"o.c.
25. NEW PAVEMENT SYMBOL OF ACCESSIBILITY. SEE DETAIL 3/A1.1
26. PAINT "NO PARKING" 12" HIGH LETTERING
27. NEW PATH WIDHT x 3'-0" DEEP TRUNCATED DOMES. SEE DETAIL 4/A1.1
28. EXISTING TREES TO REMAIN (TYP.)
29. EXISTING POWER POLE TO REMAIN
30. EXISTING PUBLIC TELEPHONE TO REMAIN (TYP.)
31. EXISTING BULLARD TO BE REMOVED (TYP. OF 3)
32. EXISTING TOW-AWAY SIGN TO REMAIN
33. EXISTING ON-SITE LIGHTING TO REMAIN
34. EXISTING WATER DISPENSER MACHINE
35. EXISTING MECHANICAL UNIT MOUNTED ON CONC. PAD TO REMAIN
36. EXISTING TRASH ENCLOSURE TO REMAIN
37. EXISTING MAIN SWITCHGEAR TO REMAIN
38. EXISTING GAS METER TO REMAIN
39. EXISTING OVER HEAD ELECTRICAL LINE TO REMAIN
40. UTILITY COMPANY WILL DETERMINE HOW TO HOOK UP POWER OVERHEAD / UNDER HEAD
41. 18" DIA. DRYWELL PER SHEET EQ-1
42. NEW BACK-FLOW PREVENTER DEVICE
43. EXISTING GREASE TRAP
44. EXISTING PARKING STRIPING TO REMAIN



FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

SITE PLAN GENERAL NOTES:

1. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE w/ ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORK STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT w/ THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT w/ THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE w/ THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2. NO LAND SHALL BE USED AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT, EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDINGS, AND STRUCTURES LISTED AS PROHIBITED IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.
3. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
4. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
5. A PERMIT GRANTED UNDER THIS CODE SHALL AUTOMATICALLY EXPIRE IF IT IS NOT EXERCISED OR EXTENDED WITHIN THREE YEARS OF ITS ISSUANCE. REFER TO SECTION 15-5015, EXPIRATION OF PLANING ENTITLEMENTS, FOR MORE INFORMATION ABOUT THE EXERCISE OF RIGHTS.
6. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
7. TREES SHALL BE MAINTAINED BY PROPERTY OWNERS TO BE FREE FROM PHYSICAL DAMAGE OR INJURIES ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, ACCIDENTS, VANDALISM, INSECTS AND DISEASE. ANY TREE SHOWING SUCH DAMAGE SHALL BE REPLACED FOR ANOTHER THREE.
8. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
9. NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND/OR THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
10. NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND/OR THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
11. FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
12. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
13. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
14. ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FMC SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS.
15. SIGNS, OTHER THAT DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
16. BANNERS, STREAMERS, MOVING SIGNS, AND INFLATABLES (INCLUDING AIR DANCERS, BALLOONS, AND SIMILAR OBJECTS) ARE ALLOWED SUBJECT TO TEMPORARY USE PERMIT APPROVAL FOR ESTABLISHMENTS WITHIN NON-RESIDENTIAL DISTRICTS. SIGNS OF THIS TYPE DO NOT COUNT TOWARD TOTAL MAXIMUM SIGN AREA. NO SIGN PER THIS SECTION SHALL BE DISPLAYED FOR MORE THAN 30 DAYS, AND A PERIOD OF 30 MUST LAPSE BEFORE DISPLAYING ANOTHER SIGN. SIGNS SHALL NOT BE DISPLAYED FOR MORE THAN 60 TOTAL DAYS DURING A CALENDAR YEAR.
17. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHT-OF-WAY
18. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
19. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
20. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
21. IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURE & PLANNING • PROJECT MANAGEMENT

CENTRAL VALLEY ENGINEERING & SURVEYING, INC.
CVEAS
2132 HIGH STREET
SELMA, CA 93662
WWW.CVEAS.COM
Tel. (559) 891-8811
Fax (559) 891-8815
Email: info@cveas.com

PROJECT
ICE HOUSE KIOSK
836 'T' STEET
MERCED, CA 95341

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

REVISIONS:	DATE:
△	

SITE PLAN

CVEAS JOB #:	16156
CURRENT RELEASE DATE:	11/14/16
PLANNING SUBMITTAL:	11/28/16
PLAN CHECK SUBMITTAL:	
DRAWN BY:	ARCO
CHECKED BY:	RL
SCALE:	NOTE ON PLAN

SHEET NUMBER:
A1.0

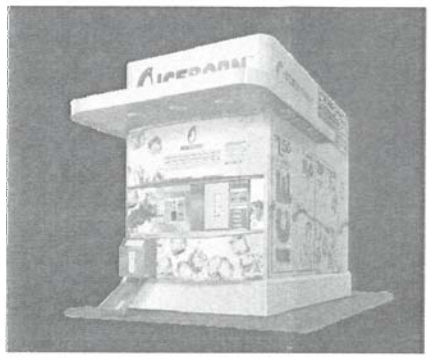
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CVEAS. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.

EXHIBIT B

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CVEAS. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.

KIOSK ICE MACHINE
ICE HOUSE AMERICA

836 T STREET
MERCED, CA 95341
APN: 032-121-002



Ice machine + Ex Bldg.

5069.86

GENERAL NOTES:

1. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
2. PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF TEN FEET.
3. PROVIDE A 12" HIGH ADDRESS POSTING (6" IF WITHIN 30 FEET OF THE STREET) WITH SUITE NUMBER 4" HIGH.
4. IF THE PLANS DO NOT ACCURATELY REFLECT THE JOB CONDITIONS OR THE CONSTRUCTION IS NOT PER PLANS, NO INSPECTIONS WILL OCCUR UNTIL AN ADDENDUM IS APPROVED BY THE CITY/COUNTY IS OBTAINED.
5. ANY CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
8. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
9. COMPLIES WITH 2016 CBC, CMC, CPC, CEC, CFC, CA ENERGY, AND CALGREEN BUILDING STANDARD CODES.
10. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE.
11. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
12. DEFERRED SEPARATE SUBMITTAL PERMIT, REVIEW, AND APPROVAL FOR THE FOLLOWING ITEMS:
    12.1. EXTERIOR BUILDING SIGNAGE
    12.2. SITE SIGNAGE
13. NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
14. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
15. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
16. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
17. NO USES OF LAND, BUILDING, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
18. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIALS ARE ENCOUNTERED DURING THE PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
19. IF THERE ARE SUSPECTED HUMAN REMAINS, THE COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL ARE POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY OTHER FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/RESERVATION.
20. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS, AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
21. ALL ACCESSIBLE PARKING STALL(S) SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
22. LIGHTING WHERE PROVIDED TO ILLUMINATED PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
23. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TO-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLE(S).
24. SIGN(S), OTHER THAN DIRECTIONAL SIGN(S), IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
25. OUTDOOR STORAGE OF MATERIAL(S), INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIAL(S) SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
26. ANY CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY AND STATE DIVISION OF HIGHWAY SPECIFICATIONS.

ABBREVIATIONS:

A.B.	ANCHOR BOLT
ADJ.	ADJUSTABLE
ABV.	ABOVE
A.C.I.	AMERICAN CONCRETE INSTITUTE
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
A.S.T.M	AMERICAN SOCIETY FOR TESTING & MATERIALS
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
ARCH.	ARCHITECTURAL
AWS	AMERICAN WELDING SOCIETY
BD.	BOARD
BF.	BRACED FRAME
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BLDG.	BUILDING
BM.	BEAM
B.N	BOUNDARY NAILING
C	CHANNEL
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
C.M.U.	CONCRETE MASONRY UNIT
C.J.	CONSTRUCTION JOINT
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DA	DOUBLE ANGLE
DEMO.	DEMOLISH
DET.	DETAIL
DIAG.	DIAGONAL
DIA.(ø)	DIAMETER
DIM.	DIMENSION
DBL.	DOUBLE
DWG.	DRAWING
EA.	EACH
E.N.	EDGE NAILING
ELEV.	ELEVATION
EOR	ENGINEER OF RECORD
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
ES	EDGE SCREW OR EACH SIDE
EXIST (E)	EXISTING
EXP.	EXPANSION
FIN.	FINISH
F.N.	FIELD NAILING
FM	FACE MOUNT
FLR.	FLOOR
FTF	FLOOR TO FLOOR
FTG.	FOOTING
FDN.	FOUNDATION
FRMG.	FRAMING
GA.	GAUGE
GALV.	GALVANIZED
GF	GOOD FOR
G.L.B.	GLUE LAM BEAM
GRD	GRADE
H.D.	HOLDOWN
HGR.	HANGER
HDR.	HEADER

HT.	HEIGHT
HORIZ.	HORIZONTAL
HSB	HIGH STRENGTH BOLT
H.S.	HIGH SIDE
IN.	INCH
I.D.	INSIDE DIAMETER
INT.	INTERIOR
JST.	JOIST
K OR KIPS	1000 lbs.
LAM.	LAMINATED
LB OR LBS	POUNDS
L.S.	LOW SIDE
LT. WT.	LIGHT WEIGHT
LLV	LONG LEG VERTICAL
M.B	MACHINE BOLT
MAS.	MASONRY
MAX.	MAXIMUM
MF.	MOMENT FRAME
MTL.	METAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO OR #	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.A.	OUTSIDE DIA.
PL	PLATE
PENNY (d)	NAILS
PLYWD.	PLYWOOD
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PRESS.	PRESSURE
R.	RADIUS
REINF.	REINFORCING
REQD.	REQUIRED
RM.	ROOM
SCHED.	SCHEDULE
SHTG.	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
SLV	SHORT LEG VERTICAL
SPEC.	SPECIFICATION
STGR.	STAGGER
STD.	STANDARD
STL.	STEEL
STIFF.	STIFFENER
STRUCT.	STRUCTURAL
SQ.	SQUARE
SYM.	SYMMETRICAL
TF	TOP FLANGE
THK.	THICK
TS	TUBE STEEL
U.B.C.	UNIFORM BUILDING CODE
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W.	WIDTH
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH
W.F.	WIDE FLANGE
W/	WITH
WS	WOOD SCREW

SITE COORDINATES:

LATITUDE	37.29708	
LONGITUDE	-120.30005	
SEISMIC ITEAM	VALUE	2016 CBC REFERENCE
SITE CLASS	D	
SOILS BEARING CAPACITY	1500 PSF	APPENDIX 106.1 & TABLE 1804.2
SEISMIC IMPORTANCE FACTOR	1.0	CBC 1603.1.5.1
SITE COEFFICENT, Fa	-	TABLE 1613.3.3 (1)
Ss	0.654	FIGURE 1613.3 (1)
Sms	0.834	SECTION 1613.3.3 EQN. 16-37
Sds	0.554	TABLE 1613.3.5 (1)
SITE COEFFICENT, Fv	-	TABLE 1613.3.3 (2)
S1	0.275	TABLE 1613.3.1 (2)
Sm1	0.504	SECTION 1613.3 EQN. 16-38
Sd1	0.334	TABLE 1613.3.5 (2)

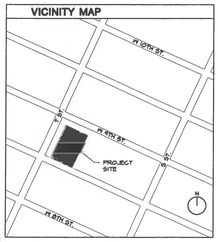
DESIGN SPECIFICATIONS:

OCCUPANCY TYPE:	F2
CONSTRUCTION TYPE:	VB NON-SPRINKLERED
GOVERNING CODE:	2016 CBC
SEISMIC DESIGN CATEGORY	D
DESIGN WIND LOAD:	115 MPH, EXPOSURE B
ALLOWABLE SOIL BEARING PRESSURE:	N/A
COMPRESSIVE STRENGTH OF CONC. @ 28 DAYS	N/A
LIVE LOADS:	
ROOF:	N/A --
FLOOR:	N/A
DEAD LOADS:	
ROOF: (T-BAR CEILINGS)	N/A
ROOF: (STUCCO CEILINGS)	N/A --
WALL:	N/A --

LEGEND

- STEEL
- MASONRY
- AGGREGATE
- DEDICATION
- TRUNCATED DOMES
- NATIVE SOIL
- ENGINEERED FILL
- A.C. PAVING
- CONCRETE
- LANDSCAPE

VICINITY MAP



OWNER DATA:

YAHYA HAMID
836 T ST.
MERCED, CA. 95341
PHONE:
CONTACT: YAHYA

TENANT OWNER:

PIMLICO PROPERTIES, INC.
2268 CAMINO RAMON
SAN RAMON, CA 94583
CONTACT: JUSTIN BOUCHARD OR DEBRA PERRY
PHONE: 925-719-2010 OR 973-534-3440

BUILDING DEPARTMENT:

CITY OF MERCED
678 WEST 18TH STREET
MERCED, CA 95340
CONTACT: DEVELOPMENT DEPARTMENT
PHONE: (209) 388-7000

HEALTH DEPARTMENT

MERCED COUNTY HEALTH DEPARTMENT
260 E. 15TH STREET
MERCED, CA 95341
CONTACT - HEALTH DEPARTMENT
PHONE - 209-381-1200

ENGINEER OF RECORD:

RICARDO LEAL, P.E.
CENTRAL VALLEY ENGINEERING AND SURVEYING, INC.
2132 HIGH STREET
SELMA, CA 93662
PHONE: 559-891-8811
EMAIL: rleal@cveas.com

PROJECT DATA:

EXISTING USE:	BUSINESS
APN.	032-121-002
SITE ADDRESS:	1616 W. OLIVE836 T STREET MERCED, CA 95341
ZONE:	-
CONSTRUCTION TYPE:	VB NON-SPRINKLERED - EXISTING
OCCUPANCY:	F-2
FIRE SPRINKLER SYSTEM:	N/A
FIRE ALARM SYSTEM:	N/A

SITE DATA:

SITE AREA:		13,000 SF	0.34 ACRES	
ALLOWABLE BUILDING AREA ANALYSIS	F-2	2 X 13,000	26,000	S.F.
	M	3 X 7,000	21,000	S.F.
			--	S.F.
NEW ICE MACHINE:			106.7	S.F.
EX. BLDG #1:		5065.86	~~4284~~	S.F.
TOTAL BLDG GROUND AREA:		5172.56	~~1206.7~~	S.F.
ACTUAL GROUND LOT COVERAGE:		0.34	43 %	
EXISTING PARKING STALL:			13	
EXISTING PARKING STALL TO BE REMOVED:			2	
EX. ADA PARKING STALL:			1	
NEW PARKING STALL:			0	
NEW ADA PARKING STALL NEAR MACHINE:			1	
TOTAL PARKING STALL:			13	

total site area

SHEET INDEX:

ARCHITECTURAL:
A1.0 ----- COVER SHEET, SITE AND PROJECT DATA, VICINITY MAP
A1.1 ----- OVERALL SITE PLAN
A1.2 ----- PROPOSED SITE PLAN
A1.3 ----- SITE DETAILS
A1.4 ----- CITY STANDARDS AND UTILITY DETAILS
A2.0 ----- KIOSK FLOOR PLAN AND ELEVATIONS
E0 ----- ELECTRICAL NOTES, SCHEDULES, AND DETAILS

ICE HOUSE SPECIFICATION PLANS:
IHS1 ----- ICE HOUSE SPECIFICATIONS - CIVIL
IHS2 ----- ICE HOUSE SPECIFICATIONS - FLOOR/STRUCTURAL/PLUMBING
IHS3 ----- ICE HOUSE SPECIFICATIONS - ELECTRICAL

SCOPE OF WORK:

1. INSTALL AN ICE HOUSE ON THE PREMISE ALONG WITH UTILITIES (WATER, SEWER, AND ELECTRIC) FOR THE UNIT.

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

CVEAS
CENTRAL VALLEY ENGINEERING & SURVEYING, INC.
2132 HIGH STREET Tel. (559) 891-8811
SELMA, CA 93662 Fax (559) 891-8815
WWW.CVEAS.COM Email: info@cveas.com

PROJECT
KIOSK ICE MACHINE
ICE HOUSE AMERICA
836 T STREET
MERCED, CA 95341
APN: 032-121-002

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. C 77926
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

Revisions	Date
△ --	--
△	
△	
△	
△	

PROJECT AND OWNER DATA, VICINITY MAP, AND SHEET INDEX

CVEAS JOB #:	16156
DATE:	10-19-2017
PLANNING SUBMITTAL #:	XX-XXXX
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	XX
CHECKED BY:	RL
SCALE:	AS NOTED

A1.0

EXHIBIT C

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: SP #415 (Environmental Review #17-17)

Project Applicant: Ice House America for Hamid Yahya (property owner)

Project Location (Specific): 836 T Street **APN:** 032-121-002

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: Ice House America for Hamid Yahya (property owner)

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: 15301 (a)
___ 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 consists of minor interior/exterior alterations, such as installing an outdoor ice kiosk within a developed commercial site, which are considered to be exempt under the CEQA Guidelines per Section 15301 (a).

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

Signature: _____ **Date:** 10-27-2017 **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 D