

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, December 5, 2019

Chairperson McBRIDE called the meeting to order at 1:30 p.m.

1. **ROLL CALL**

Committee Members Present: Chief Building Official Frazier, City Engineer Beltran, and Chairperson/Director of Development Services McBride

Committee Members Absent: None

Staff Present: Economic Development Director Quintero, Deputy Fire Chief Wilson, Lead Refuse Equipment Operator Kimbro, Public Works Water Manager Baptista, Associate Planner Nelson, Interim Deputy Public Works Director Angulo, Planning Manager Espinosa, and Development Services Technician II/Recording Secretary Davis

2. **MINUTES**

M/S FRAZIER-BELTRAN, and carried by unanimous voice vote, to approve the Minutes of November 14, 2019, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 Site Plan Application #446, submitted by Charles Hilsabeck, applicant for JWK Holdings, Inc., property owner, to construct a 35,280-square foot shell building at 150 Hawk Drive, within a Light Industrial (I-L) Zone.

Development Services Technician DAVIS reviewed the application. Refer to Draft Site Plan Resolution #446 for further information.

The applicant was not in attendance.

Economic Development Director QUINTERO noted that approval from the Airport Land Use Commission (ALUC) would not be necessary due to the height clearance of the project complying with the Commission's standards.

Planning Manager ESPINOSA noted that the applicant may still need approval from the Airport Land Use Commission; she added that the applicant may be able to go through a staff review process instead of a formal meeting. Ms. ESPINOSA added, in addition to the size of the building, the Commission would need to review how many people would be occupying the location (i.e. employees, customer traffic, etc.).

Chairperson McBRIDE suggested that Condition #28 be modified to reflect what Ms. ESPINOSA and Mr. QUINTERO discussed by removing "is" and replacing it with "may be."

Committee member FRAZIER suggested the modification of Condition #8.

Committee member BELTRAN suggested the modification of Conditions #20, #24, and #33.

M/S BELTRAN - FRAZIER, and carried by the following vote, to adopt Environmental Review #19-34 (Categorical Exemption), and approve Site Plan Application #446, subject to the Findings and thirty-six (36) conditions set forth in Draft Resolution #446 with modifications to Conditions #8, #20, #24, #28, and #33 as follows:

(Note: ~~Strikethrough~~ deleted language, underline added language.)

- “8. All plans and supporting documents submitted for Building Permits shall meet or exceed the building codes in effect at the time of building permit application submittal. The plans shall identify the flood zone for the property and address all requirements of the flood zone. Plans shall be drawn by a licensed design professional. The construction work shall be performed by an appropriately licensed Contractor (B-Contractor).
- “20. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the ~~sidewalk~~, curb, gutter, and street corner ramp(s) so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.
- “24. The developer shall work with the City’s Engineering Division to determine the requirements for storm drainage on the site. The developer shall provide all necessary documentation for the City’s Engineering Division to evaluate the storm drain system. All storm drain systems shall be installed to meet City Standards and State regulations including, but not limited to, post-construction standards.
- “28. Approval of this application is may be subject to approval and/or recommendation by the Airport Land Use Commission, or its staff designee, to determine that the project is consistent with the Airport Land Use Compatibility Plan.
- “33. The refuse enclosure shall be designed to meet the City’s Engineering Standards for refuse enclosures (R-4). The applicant shall not install any posts in front of the refuse enclosure. A side gate shall be provided with ADA compliant pedestrian access, as required by the City Engineering Division.”

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

- 4.2 Site Plan Application #447, submitted by Teresa Ortega, on behalf of Amador and Maria Garcia, property owners, to allow a hair and nail salon within an existing building (approximately 736 square feet) located at 2172 Yosemite Parkway, within a Thoroughfare Commercial (C-T) Zone.

Development Services Technician DAVIS reviewed the application. Refer to Draft Site Plan Resolution #447 for further information.

The applicant was not in attendance.

Committee member FRAZIER identified the project as being located within an A01 Flood zone and stated that the project would need to comply with ventilation requirements.

Ms. FRAZIER suggested the modification of Condition #5 to include Federal Emergency Management Agency (FEMA) requirements in the event that improvements are required and to remove “if needed.”

M/S BELTRAN - FRAZIER, and carried by the following vote, to adopt Environmental Review #19-35 (Categorical Exemption), and approve Site Plan Application #447, subject to the Findings and nine (9) conditions set forth in Draft Resolution #447 with a modification to Condition #5 as follows:

(Note: ~~Strikethrough~~ deleted language, underline added language.)

- “5. Tenant Improvement Plans shall be submitted by a design professional ~~if needed~~ prior to issuance of a building permit. Plans shall meet Federal Emergency Management Agency (FEMA) requirements if substantial improvements are required.”

AYES: Committee Members Beltran, Frazier, and Chairperson McBride
NOES: None
ABSENT: None

- 4.3 Site Plan Application #448, submitted by Fineline Industries, LLC, on behalf of Rick and Pamela Lee, property owners, to add an 11,270-square-foot warehouse for boat mold storage located at 485 Grogan Avenue, within a Light Industrial (I-L) Zone.

Associate Planner NELSON reviewed the application and noted the applicant has submitted Boundary Adjustment #19-03 to clear up property lines. Refer to Draft Site Plan Resolution #448 for further information.

The applicant's engineering team was present to answer questions.

Ms. NELSON noted that modifications will be applied to Conditions #8 in regards to flood zone requirements, #20 in regards to required improvements, and #26 in regards to Airport Commission review, to mirror the Committee's suggestions during the review of Site Plan Application #446.

Committee member FRAZIER addressed the applicant and suggested a modification to Condition #20 to include "trash enclosures must be ADA compliant."

The applicant responded that there would not be an enclosure for the receptacles.

The applicant addressed the Committee and suggested a modification to Condition #9 to allow for the recordation of the boundary adjustment to be done prior to final inspection.

M/S BELTRAN - FRAZIER, and carried by the following vote, to adopt Environmental Review #19-36 (Categorical Exemption), and approve Site Plan Application #448, subject to the Findings and twenty-nine (29) conditions set forth in Draft Resolution #448 with modifications to Conditions #8, #9, #20, and #26 as follows:

(Note: ~~Strikethrough~~ deleted language, underline added language.)

- “8. All plans and supporting documents submitted for Building Permits shall meet or exceed the building codes in effect at the time of building permit application submittal. The plans shall identify the flood zone for the property and address all requirements of the flood zone. Plans shall be drawn by a licensed design professional. The construction work shall be performed by an appropriately licensed Contractor (B-Contractor).
- “9. ~~Prior to issuance of a building permit~~ Final Inspection, a Boundary Adjustment shall be approved and recorded, moving the southeastern property line to avoid the proposed building crossing or straddling said property line.
- “20. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the ~~sidewalk~~, curb, gutter, and street corner ramp(s) so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations
- “26. Approval of this application is may be subject to approval and/or recommendation by the Airport Land Use Commission, or its staff designee, to determine that the project is consistent with the Airport Land Use Compatibility Plan.”

AYES: Committee Members Beltran, Frazier, and Chairperson McBride
NOES: None
ABSENT: None

5. INFORMATION ITEMS

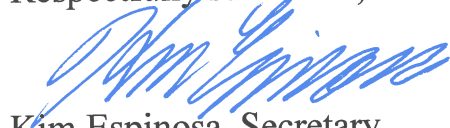
5.1 Calendar of Meetings/Events

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

6. **ADJOURNMENT**

There being no further business, Chairperson McBRIDE adjourned the meeting at 1:50 p.m.

Respectfully submitted,



Kim Espinosa, Secretary
Merced City Site Plan Review Committee

APPROVED:



Scott McBride, Chairperson/
Director of Development Services
Merced City Site Plan Review Committee

CITY OF MERCED
SITE PLAN APPLICATION
RESOLUTION #446

Charles Hilsabeck, JWK Holdings, Inc.	Construct a 35,280-s.f. additional shell building to be used as tenant space.
APPLICANT	PROJECT
4001 W. Indian School Rd.	150 Hawk Drive
ADDRESS	PROJECT SITE
Phoenix, AZ 85019	059-430-018
CITY/STATE/ZIP	APN
(602) 233-1191 ext. 1022	Light Industrial (I-L)
PHONE	ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Site Plan Review Committee reviewed and approved Site Plan Application #446 on December 5, 2019, submitted by Charles Hilsabeck, applicant for JWK Holdings, Inc., property owner, to construct a 35,280-square-foot shell building at 150 Hawk Drive, within a Light Industrial (I-L) Zone. Said property being more particularly described as Parcel 1 as shown on that certain map entitled "Amended Parcel Map for Norman J. Winsor," recorded in Volume 29, Page 31, of Merced County Records; also known as Assessor's Parcel Number (APN) 059-430-018.

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

WHEREAS, the Merced City Site Plan Review Committee makes the following Findings per Merced Municipal Code section 20.68.050(F):

- A) The proposed project is consistent with the General Plan, and any adopted area, specific, community, or neighborhood plan.
- B) The proposed project complies with all applicable provisions of the Zoning Ordinance and municipal Code.
- C) The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.
- D) The proposed architectural design makes use of appropriate materials, texture and color, and will remain aesthetically appealing and appropriately maintained.
- E) Any proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation,

maintenance, and protection landscaping elements, will complement structures and provide an attractive environment.

- F) The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.
- G) The parking requirement for a use of manufacturing and processing is 1 space per 1,000 square feet of floor area or 1 per 2 employees working the largest shift, whichever is greater. There is no tenant for this building at this time, therefore no employees; based on square footage, the new 35,280-square-foot-shell building would require a minimum of 36 parking spaces. This site meets the minimum requirements by providing 36 parking spaces along the southern and western portion of the parcel (Exhibit B).
- H) Approval of this use shall be subject to approval from the Airport Land Use Commission or its staff designee (see Condition #28). The City Council may override the Commission's determination.
- I) The proposed project complies with the General Plan designation of Industrial (IND) and the Zoning classification of Light Industrial (I-L).
- J) With the approval of the proposed project, the previous application (Site Plan Review #295) and all approved conditions will be considered null and void.
- K) Parking lot trees are not required, but are encouraged to be installed, in Industrial Zones. If parking lot trees are included in the landscaping, they shall be installed per the City's Parking Lot Landscape Standards. Trees should be a minimum of 15 gallons and be of a type that provides a 30-foot minimum canopy at maturity (trees should be selected from the City's approved tree list). Trees should be installed at a ratio of at least one tree for every six parking spaces. Street trees shall be planted as required by City Standards. 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.

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Application #446, subject to the following conditions:

1. All conditions contained in Site Plan Approval Resolution #79-1 ("Standard Conditions of Site Plan Approval") shall apply.
2. The proposed project shall be constructed as shown on Exhibit B (site plan), and Exhibit C (elevations).
3. 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.
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. This may include adding a hydrant, as required by the Fire Department.

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 establish a cross-access agreement with the proposed parcel and the adjacent parcel at APN 059-430-019 to accommodate for the driveway and freight vehicles encroaching on the parcel as shown in the site plan (Exhibit B).
8. All plans and supporting documents submitted for Building Permits shall meet or exceed the building codes in effect at the time of building permit application submittal. The plans shall identify the flood zone for the property and address all requirements of the flood zone. Plans shall be drawn by a licensed design professional. The construction work shall be performed by an appropriately licensed Contractor (B-Contractor).
9. Any damaged or missing curb and gutter shall be repaired.
10. An encroachment permit shall be obtained for all work in the public right-of-way and a building permit shall be obtained for all on-site work.

11. All property not occupied by paving or landscaping (i.e., the rear portion of the site) shall be maintained to acceptable standards for health, fire safety, and aesthetic reasons. Grasses and weeds shall be kept to a maximum of six inches in height or as otherwise required by the Fire Department and County Health Department.
12. Slats or other approved screening shall be provided in the chain-link fence along the western and southern property lines. Once a tenant moves in, any designated employee parking area shall not be used for storage purposes. All materials or landscaping used for screening shall be properly maintained and kept free of graffiti.
13. All signing for the site shall be approved and a building permit issued prior to installation. No free-standing "A-frame" or "sandwich board" signs shall be allowed.
14. The site shall be maintained free of graffiti. Any graffiti shall be removed immediately and painted over with a color that matches the existing surface color.
15. Appropriate turning radii shall be provided within the parking areas to allow for Fire Department and refuse truck access. This includes providing a minimum 22-foot-wide emergency vehicle access roadway around the structures.
16. All required Fire Permits shall be obtained from the City of Merced Fire Department. Some of these permits will depend on the operations or functions conducted inside the building, and may be required after obtaining the certificate of occupancy for this development.
17. If the site is to be gated, there must be a minimum 22-foot-wide clearance for emergency vehicles to pass through when the gate is opened. If the gate requires manual operation, the applicant shall provide a Knox padlock. If the gate requires electronic operation, the applicant shall provide a Knox override switch with "Click-to-Enter."
18. Both short-term and long-term bicycle racks shall be provided at a minimum ratio equal to 8% of the vehicular parking spaces, as required by Merced Municipal Code Table 20.38-4 Required Bicycle Parking Spaces.
19. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
20. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the curb, gutter, and street corner ramp(s) so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.
21. All mechanical equipment shall be screened from public view.

22. The applicant shall contact the City's Water Quality Control Division and comply with all requirements for this type of business and obtain all pertinent permits prior to issuance of certificate of occupancy. Said requirements may include, but may not be limited to, utilizing secondary containers and providing spill kits for leaks or spills.
23. A backflow prevention device shall be provided for all water services (i.e., domestic, irrigation, and fire) per Merced Municipal Code.
24. The developer shall work with the City's Engineering Division to determine the requirements for storm drainage on the site. The developer shall provide all necessary documentation for the City's Engineering Division to evaluate the storm drain system. All storm drain systems shall be installed to meet City Standards and State regulations including, but limited to, post-construction standards.
25. All landscaping shall be kept healthy and maintained; any damaged or missing landscaping shall be replaced immediately.
26. The applicant shall submit an Industrial User Survey to the City's Water Quality Control Division during the building permit stage.
27. The business owner and their successors-in-interest shall be fully responsible for any Project-related contamination that may be found on the site or away from the site and for any necessary clean-up of such contamination. This includes all types of hazardous materials. The site plan permit may be subject to review and revocation by the City of Merced per the procedures in the Merced Municipal Code.
28. Approval of this application may be subject to approval and/or recommendation by the Airport Land Use Commission, or its staff designee, to determine that the project is consistent with the Airport Land Use Compatibility Plan.
29. 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.
30. A change in use or increase in number of employees working during the largest shift may require additional parking in the future.
31. The Project shall have a separate Irrigation and Domestic water service line going from the water main to the property line.
32. During the building permit stage, the applicant shall provide a site plan with a note indicating who will be installing landscaping for this site.
33. The refuse enclosure shall be designed to meet the City's Engineering Standards for refuse enclosures (R-4). The applicant shall not install any posts in front of the refuse enclosure. A side gate shall be provided with ADA compliant pedestrian access, as required by the City Engineering Division.

December 5, 2019

34. The applicant shall work with the City's Refuse Department to determine the best location for the refuse enclosure and to determine if a recycling container would be required. This may include placing the refuse enclosure further from the street to allow the refuse truck to turn around within the subject site instead of out to the street.
35. Canopies shall be made out of permanent/weather tolerant materials, as determined appropriate by Planning Department staff during the building permit stage.
36. The Project shall comply with the City's Performance Standards for developments within Industrial Zones as outlined under Merced Municipal Code Section 20.12.030 (C) – Development Standards for Industrial Zoning Districts – Performance Standards (e.g. noise, air quality, odor, etc.)

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

12-5-2019

DATE



SIGNATURE

Development Services Technician II

TITLE

Exhibits

- A) Location Map
- B) Site Plan
- C) Elevations
- D) Site Plan #295 (previously approved review)
- E) Categorical Exemption

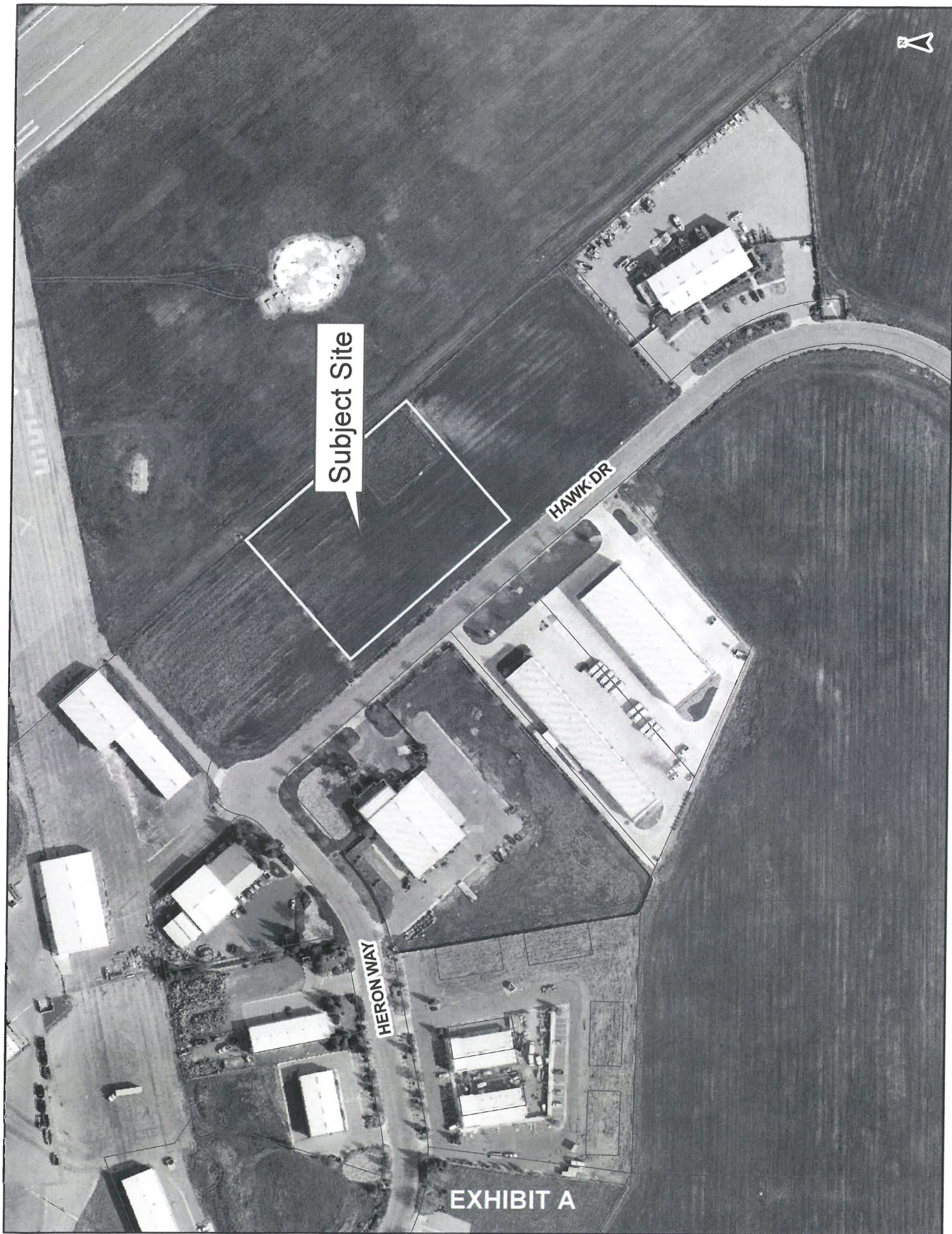


EXHIBIT A

[illegible]

GOLDEN VALLEY
ENGINEERING & ARCHITECTURE
405 West 18th Street, Suite 200
Marina del Rey, CA 90291
Tel: (310) 772-2244
Fax: (310) 772-2244

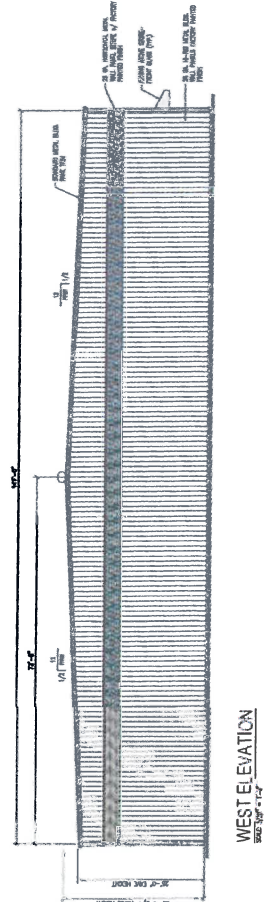
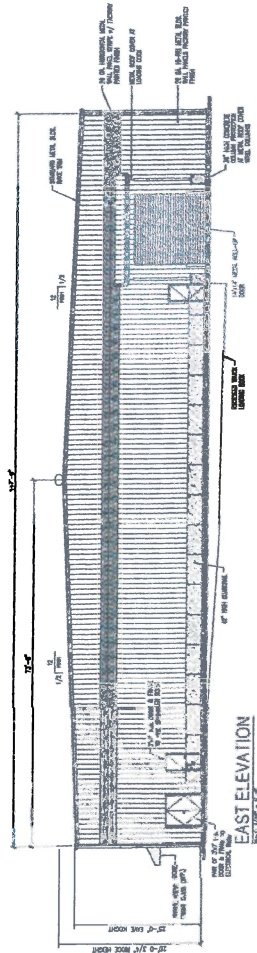
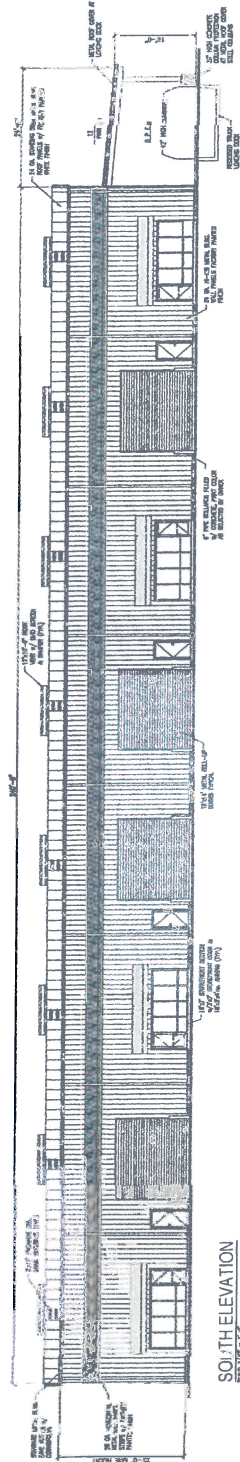
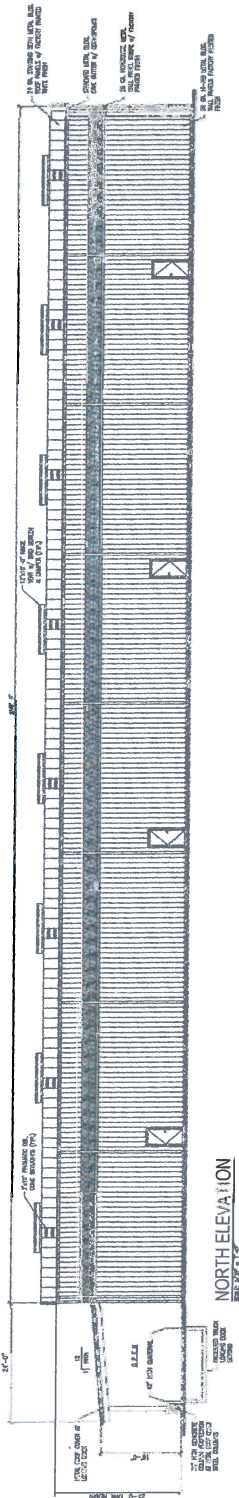
JWK HOLDINGS, INC.
HAWK DRIVE
A.P.N. 059-430-018
NEW DEVELOPMENT FOR

CITY OF MERCED

A2.0

JWK HOLDINGS, INC.
10000 N. 10th Street
Phoenix, AZ 85021
PH: (602) 333-1184

Project No. 10000
Drawn By: JAD
Checked By: JAD
Date: 10/1/2012
Scale: 1/8" = 1'-0"



CITY OF MERCED
SITE PLAN APPROVAL
RESOLUTION #295

<u>Charles Hilsabeck</u> APPLICANT	<u>Construction of a 7,200 sq. ft warehouse and ancillary office space on a 2-acre parcel</u> PROJECT
<u>4001 W. Indian School Road</u> ADDRESS	<u>150 Hawk Drive</u> PROJECT SITE
<u>Phoenix, AZ 85019</u> CITY/STATE/ZIP	<u>059-430-018</u> APN
<u>(602) 233-1191</u> PHONE	<u>I-L (Light Industrial)</u> ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Merced City Site Plan Review Committee considered and approved Site Plan Approval Application #295 on August 28, 2008, submitted by Charlie Hilsabeck, applicant and owner of Kenyon Plastering Products on behalf of JWK Holdings Inc, property owner. The approval allows for the construction of a new 7,200-square-foot warehouse and ancillary office building on a 2-acre parcel located at 150 Hawk Drive; said Lot 9 and being delineated on that certain map entitled "MAP OF THE MERCED AIRPORT INDUSTRIAL PARK" recorded on October 16, 1972 in Volume 20, at Pages 49-54, Merced County Records; also known as Assessor's Parcel Number's (APN's) 059-430-018.

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

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

1. The proposal complies with the City of Merced General Plan designation of Light Industrial (I-L) and the conditions of approval for I-L.
2. The proposal meets the requirements of Zoning Ordinance Section 20.34.020 (Light Industrial).
3. With the approval of the proposed project, the previous application (Site Plan Review #277) and all approved conditions will be considered null and void.

EXHIBIT D

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Approval Application #295, subject to the following conditions:

1. All applicable conditions contained in Site Plan Approval Committee Resolution #79-1 ("Standard Conditions for Site Plan Approval") shall apply.
2. 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 the Uniform Fire Code.
3. The site shall be constructed as shown on Exhibit B (site plan) and Exhibit C (elevations) and as modified by the conditions of approval within this resolution.
4. 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.
5. Any proposed signage (freestanding or wall-mounted) must receive City Staff approval through the submittal of a building permit.
6. Parking lot trees (one tree for each six spaces) may be installed at the applicant's discretion.
7. All portions of the property not occupied by paving or building shall be maintained to acceptable standards for health, fire safety, and aesthetic reasons. Grasses and weeds shall be kept to a maximum of six inches, or as otherwise required by the Fire Department and County Health Department. The outdoor storage area shown on the site plan (Exhibit B) shall also be paved.
8. There shall be a concrete or asphalt path of travel for employees from all exterior exit doors of the building to the parking areas. This path shall be a minimum of 5 feet in width and maintained in a clean and orderly manner. Details to be worked out with Inspection Services.
9. An on-site fire hydrant shall be required; the applicant will need to determine this in further review by the Fire Department at the building permit stage.
10. There shall be no additional outdoor storage permitted on the project site unless staff approves adequate screening.

August 28, 2008

11. There shall not be any Constantine or Razor Wire placed on top of the chain link fencing being proposed and the slats and vines proposed shall be maintained in good order.
12. All land uses/tenants must meet the requirements of the Light Industrial (I-L) zone – only limited office uses are allowed in association with a principally permitted industrial use. Details to be worked out with Planning Staff prior to leases being approved.
13. The refuse enclosure shall be reoriented at an angle and located near the eastern property line. Details to be approved by the Refuse Division at the building permit stage.
14. The eastern driveway entrance shall be relocated to the eastern property line and be considered a joint access drive entrance with the neighboring parcel (APN#059-430-019). The drive aisle shall be extended to the east and connected with the neighboring parcel.
15. No gravel or crushed granite areas shall be allowed. This type of surface will need to be replaced with either a non-permeable surface or hydro-seed.
16. It is recommend that the basin be rotated 180-degrees. This is to allow for the entrance to be next to and across from the neighboring parcel's (APN#059-430-019) basin entrance. The basin access must be accessible from a non-permeable surface material from Hawk Drive to the basin entrance point. Details to be worked out with staff.
17. The overhang shall be painted an accent color. There will need to be trim placed around all windows and doors. These design features shall be maintained at all times.

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

August 28, 2008

DATE



SIGNATURE

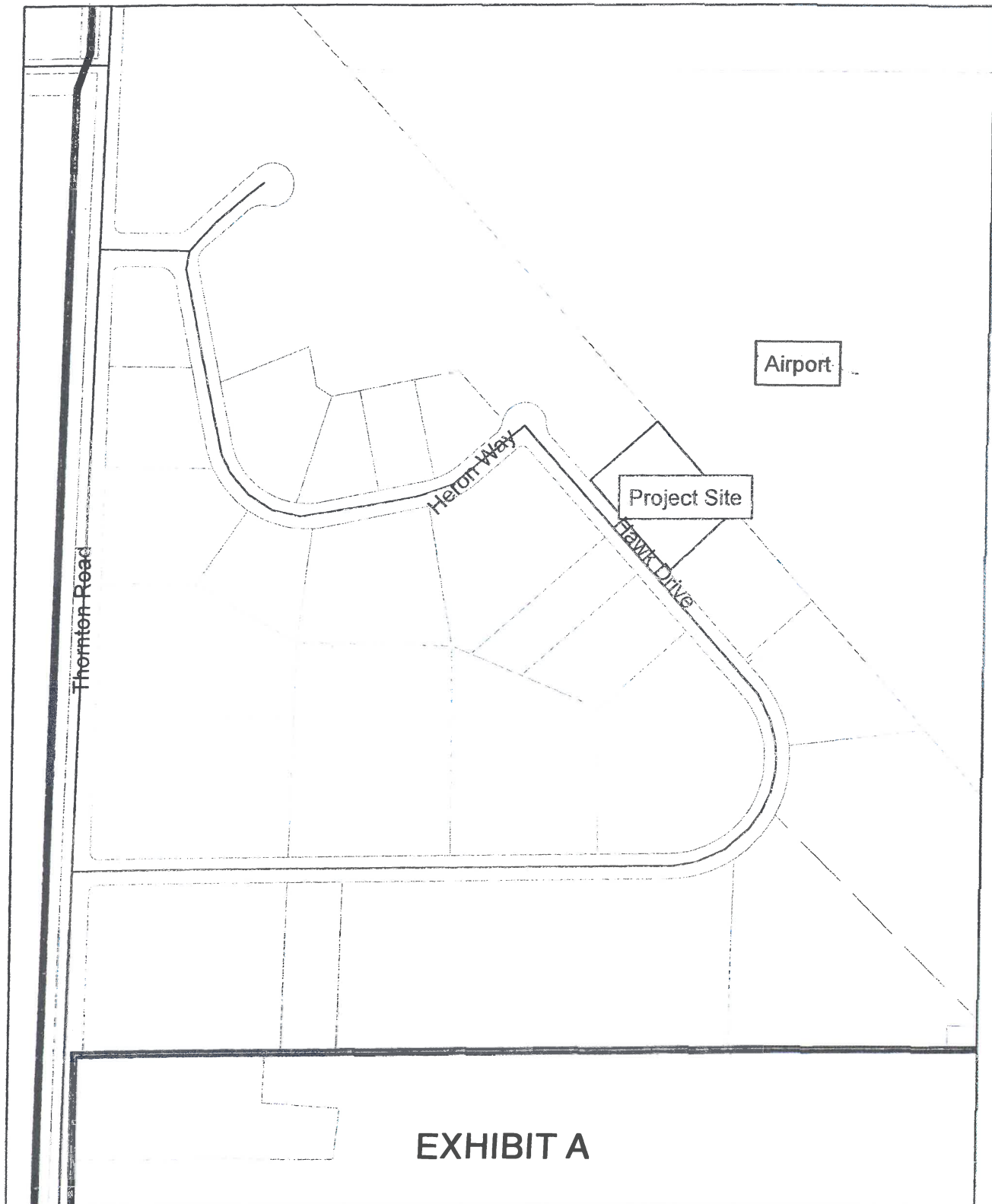
Planner

TITLE

Exhibits:

- A) Vicinity Map
- B) Site Plan
- C) Elevations
- D) Notice of Categorical Exemption

Site Plan Review #295

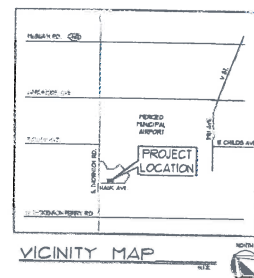


Disclaimer: This document was prepared for general inquiries only. The City of Merced makes no warranty, representation, or guarantee regarding the accuracy of this map. The City of Merced is not responsible for errors or omissions that might occur. Official information regarding specific parcels should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



PROJECT STATISTICS

ZONE:	71
TOTAL LOT AREA:	1773'50 FT. (7 ACRES)
LOT COVERAGE:	80% ALLOWED
TYPE OF OCCUPANCY:	AS PROVIDED
OFFICE AREA:	B
WAREHOUSE:	B-1
TYPE OF CONSTRUCTION:	1/2
LANDSCAPE AREA:	
AREA REQUIRED:	
AREA PROVIDED:	3,81'50 FT.
LOP B	
PARKING:	
STALLS REQUIRED:	SPACE FOR EACH EMPLOYEE AND SPACE FOR EACH VEHICLE USED IN CONDUCT OF BUSINESS
STALLS PROVIDED:	
LOP B	4)



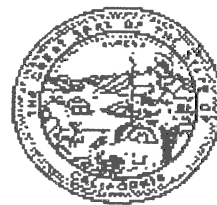
LEGAL DESCRIPTION
APN 895-430-000, LOT 9
NO HARBOR DRIVE
MERCED, CALIFORNIA

[illegible]

NOTICE OF EXEMPTION**Appendix I**

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Merced
678 West 18th St.
Merced, CA 95340



 X County Clerk
County of Merced

Project Title: Site Plan Application #295/Environmental Review #08-34 (APN 059-430-018)

Project Location: Located the east side of Hawk Drive, approximately 164 feet east of Heron Way, within a 2-acre site.

Project Location - City: Merced

Project Location - County: Merced

Description of Project: To construct one 7,200-square-foot Industrial building, which will have a combination of warehouse and general office space.

Name of Public Agency Approving Project: City of Merced

Name of Person Carrying Out Project: Charlie Hilsabeck, applicant.

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: Class 32, Section 15332(c)
- ☐ Statutory Exemptions.
- ☐ General Rule (Sec. 15061 (b)(3))

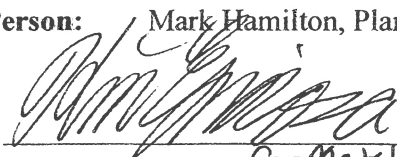
Reasons why Project is Exempt: Pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15332 Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

Lead Agency: City of Merced

Contact Person: Mark Hamilton, Planner

Area Code/Telephone: (209) 385-6858

Signature:


For Mark Hamilton

Date: August 25, 2008

 X Signed by Lead Agency

EXHIBIT D

NOTICE OF EXEMPTION

To: _____ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044
Merced, CA 95340

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

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

Project Title: Site Plan Review #446 (Environmental Review #19-34)

Project Applicant: Charles Hilsabeck for JWK Holdings, Inc. (property owner)

Project Location (Specific): 150 Hawk Drive **APN:** 059-430-018

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project: 35,280-s.f. shell building for tenant space

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Charles Hilsabeck for JWK Holdings, Inc. (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: 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 approximately 1.88 acres of land, surrounded by urban uses. The site can be served by all required utilities and public services, and the project site has no value as a 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: Stephani Davis **Area Code/Telephone:** (209) 385-6858

Signature: SOALIS **Date:** November 26, 2019

Title: Development Services Technician II

 X Signed by Lead Agency

Date Received for Filing at OPR: n/a
(If applicable)

CITY OF MERCED
SITE PLAN REVIEW COMMITTEE
RESOLUTION #447

<u>Teresa Ortega</u> APPLICANT	<u>Locate a hair and nail salon inside an existing building.</u> PROJECT
<u>2499 E. Gerard Ave. #128</u> ADDRESS	<u>2172 Yosemite Parkway</u> PROJECT SITE
<u>Merced, CA 95341</u> CITY/STATE/ZIP	<u>061-390-007</u> APN
<u>(209) 737-4179</u> PHONE	<u>Thoroughfare Commercial (C-T)</u> ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Merced City Site Plan Review Committee considered and approved Site Plan Review Application #447 on December 5, 2019, submitted by Teresa Ortega, on behalf of Amador and Maria Garcia, property owners, to allow a hair and nail salon within an existing building (approximately 736 square feet) located at 2172 Yosemite Parkway, within a Thoroughfare Commercial (C-T) Zone. Said property being more particularly described as Lot 14 on that Map entitled "Merced Colony," recorded in Volume 4, Page 24, of Merced County Records; also known as Assessor's Parcel Number (APN) 061-390-007.

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 proposed project is consistent with the General Plan, and any adopted area, specific, community, or neighborhood plan.
- B) The proposed project complies with all applicable provisions of the Zoning Ordinance and Municipal Code.
- C) The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.
- D) The proposed architectural design makes use of appropriate materials, texture and color, and will remain aesthetically appealing and appropriately maintained.
- E) Any proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection landscaping elements, will complement structures and provide an attractive environment.

- F) The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.
- G) There are no changes proposed to the exterior of the building or the parking lot.
- H) The proposed project complies with the zoning classification of Thoroughfare Commercial (C-T) with this approval of site plan review.
- I) This business includes 3 hair stations, 1 manicure and 2 pedicure stations, and an esthetician room (Exhibits B and C).
- J) The parking requirement for a personal service use is 1 space per 250 square feet of floor area or 1 space per employee, whichever is greater. Based on square footage of the site, the approximately 736-square-foot site would require a minimum of 3 parking spaces; based on the current number of employees, per the applicant, a total of 3, a minimum of 3 parking spaces would be required. The subject site has adequate parking for this use, and the radio station that shares the building, with a total of 6 spaces on this parcel.

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Review Application #447, subject to the following conditions:

1. All applicable conditions contained in Site Plan Approval Resolution #79-1-Amended ("Standard Conditions for Site Plan Application") shall apply.
2. 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.
3. The site shall be constructed as shown on Exhibit B (floor plan), as modified by the conditions of approval within this resolution.
4. 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, including installing a ventilation system for nail polishing services, as required by the California Mechanical Code.
5. Tenant Improvement Plans shall be submitted by a design professional prior to issuance of a building permit. Plans shall meet Federal Emergency Management Agency (FEMA) requirements if substantial improvements are required.
6. This approval allows a total of 6 operators (i.e., stylists, manicurists, estheticians, etc.) to operate within this tenant space. Any increase in the number of operators at this location shall be subject to review by the Director of Development Services, or if deemed necessary, the Site Plan Review Committee.
7. All signing shall comply with the City's Sign Ordinance. Sign permits shall be obtained prior to installing any permanent signing. A Temporary Sign Permit shall be obtained

December 5, 2019

prior to installing any temporary signs or banners. Temporary freestanding or A-frame signs are not allowed.

8. All existing landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be replaced immediately.
9. The premises shall remain clean and free of debris and graffiti at all times.

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

December 5, 2019

DATE



SIGNATURE

Development Services Technician II

TITLE

Exhibits:

- A) Location Map
- B) Floor Plan
- C) Images of Interior of Building
- D) Categorical Exemption



EXHIBIT A

26 ft

←



Waiting
Room

Pedicure Chair

24"

dining
room

Shampoo
bowl

Shampoo
bowl

Wait
station

Bathrooms

6"

Room
for
Facial

112"

14 1/2"

dining room

32 ft

1
2
3

EXHIBIT B

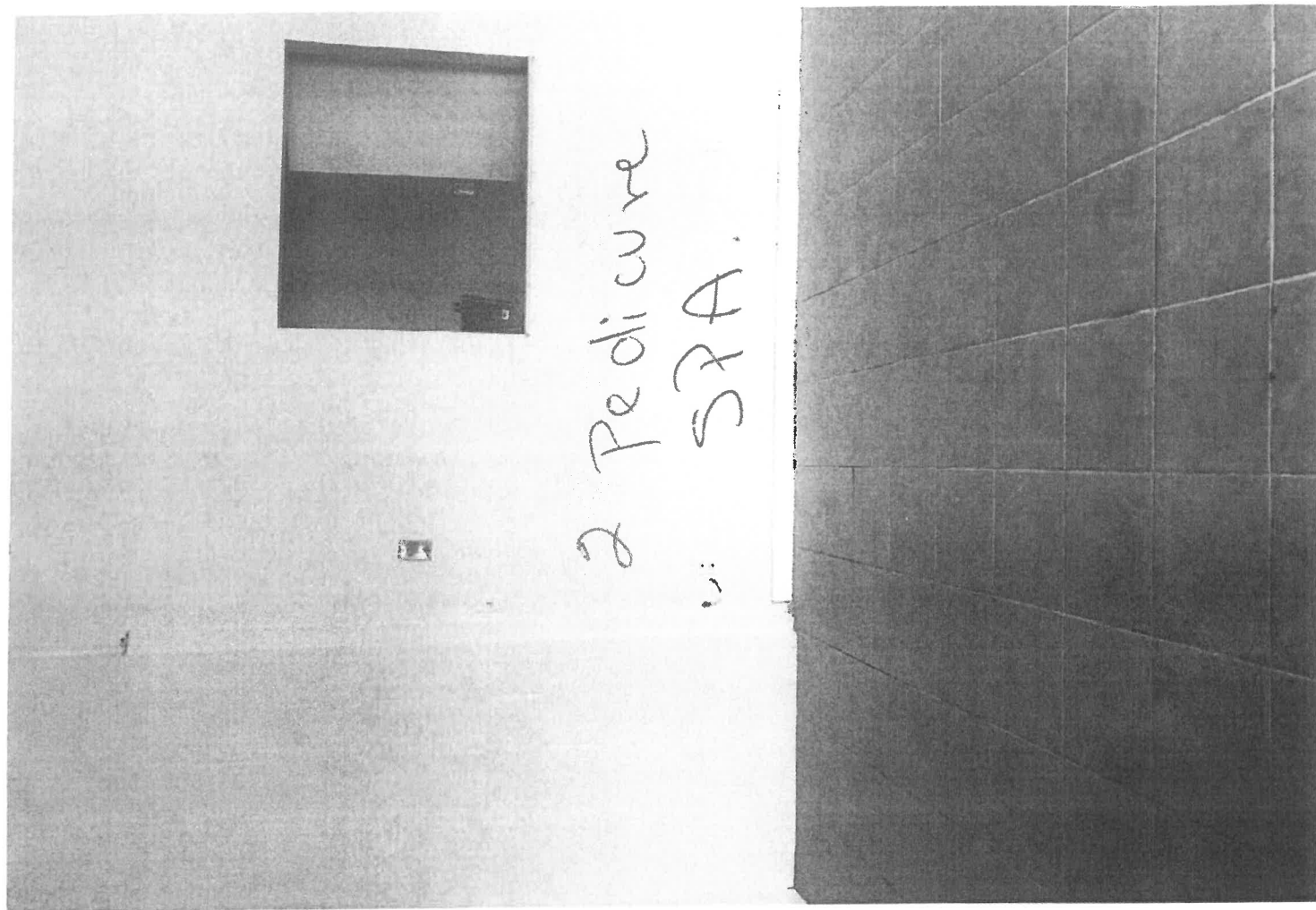


EXHIBIT C

Fashion Room

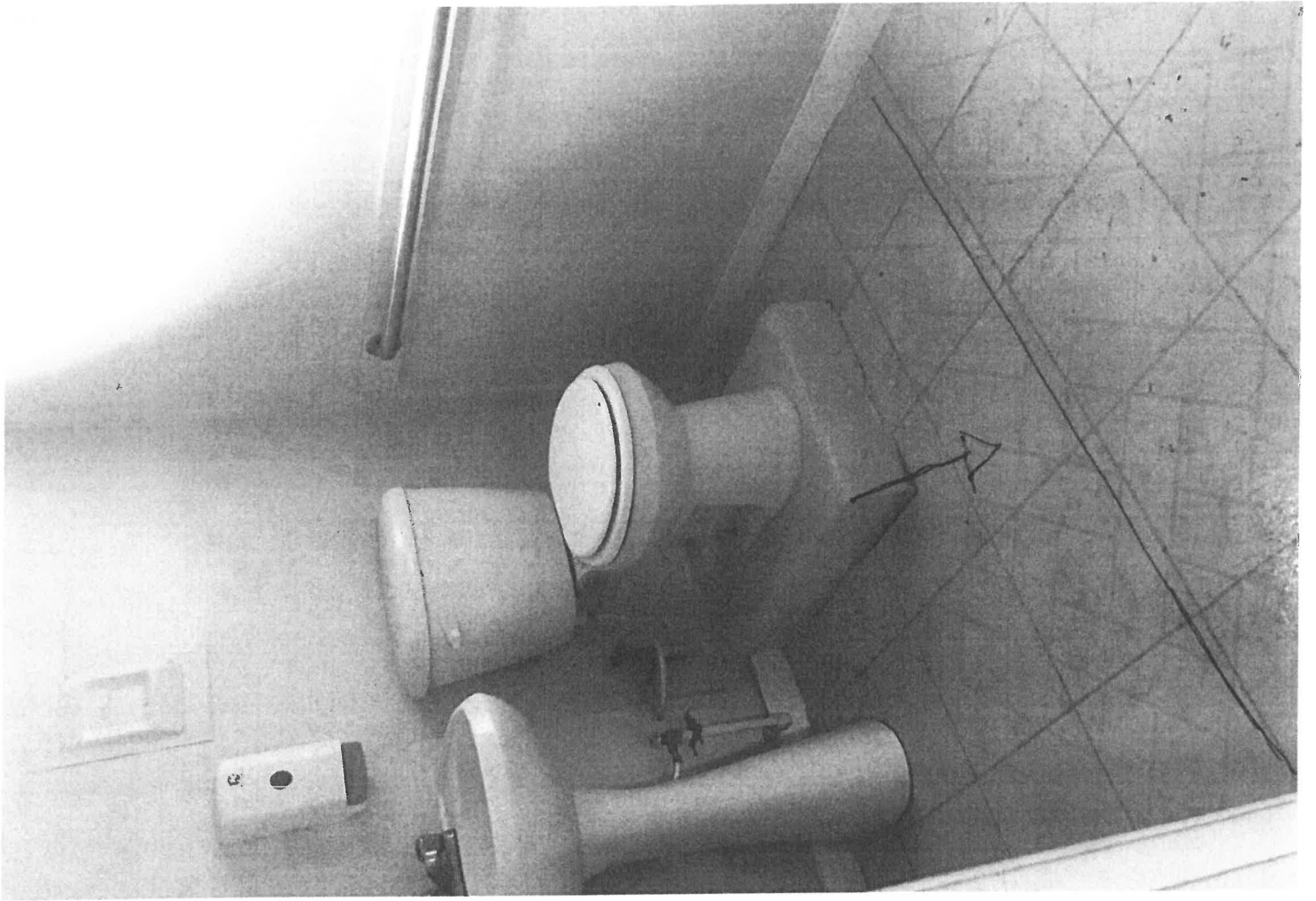






Cancel this window
and 2 more station.

Room
and Dining
Room
Shampoo



Let us know if we
Need to fix the toilet

NOTICE OF EXEMPTION

To: _____ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044
Merced, CA 95340

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

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

Project Title: Site Plan Review #447 (Environmental Review #19-35)

Project Applicant: Teresa Ortega, for Amador and Maria Garcia (property owner)

Project Location (Specific): 2172 Yosemite Parkway APN: 061-390-007

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project: Locate a hair and nail salon within an existing building

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Teresa Ortega, for Amador and Maria Garcia (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 with a land use request to operate a hair and nail salon, which are considered to be exempt under the CEQA Guidelines per section 15301 (a).

Lead Agency: City of Merced

Contact Person: Stephani Davis **Area Code/Telephone:** (209) 385-6858

Signature:  **Date:** November 26, 2019

Title: Development Services Technician II

 X Signed by Lead Agency **Date Received for Filing at OPR:** n/a
(If applicable)

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

EXHIBIT D

CITY OF MERCED
SITE PLAN APPLICATION
RESOLUTION #448

<u>Fineline Industries, LLC on behalf of Rick and Pamela Lee, Property Owners</u> APPLICANT	<u>Addition of an 11,270-square-foot warehouse area for boat mold storage</u> PROJECT
<u>2047 Grogan Ave</u> ADDRESS	<u>485 Grogan Avenue</u> PROJECT SITE
<u>Merced, CA 95341</u> CITY/STATE/ZIP	<u>059-410-001</u> APN
<u>209-384-0255</u> PHONE	<u>Light Industrial (I-L)</u> ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Site Plan Review Committee reviewed and approved Site Plan Application #448 on December 5, 2019, submitted by Fineline Industries, LLC, on behalf of Rick and Pamela Lee, property owners, to add an 11,270-square-foot warehouse for boat mold storage located at 485 Grogan Avenue, within a Light Industrial (I-L) Zone. Said property being more particularly described as Lot 67 as shown on that certain map entitled "Map of Airport Industrial Park" recorded in Volume 20, Page 49 of Merced County Records; also known as Assessor's Parcel Number (APN) 059-410-001.

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

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

- A) The proposal complies with the General Plan designation of Industrial (IND) and the Zoning classification of Light Industrial (I-L).
- B) The subject site is currently occupied by Fineline Industries, LLC, a boat manufacturing facility. The existing facility includes approximately 20,500 square feet of building area and associated parking. The applicant is proposing to remove 2 existing structures and add an 11,270-square-foot warehouse adjacent to the 12,000-square-foot fabrication building and 4,800-square-foot molding prep building.
- C) The proposed building crosses the property line between the project site and the adjacent parcel to the southeast (APN: 059-410-023). Both parcels are owned by Richard and Pamela Lee. A Boundary Adjustment (BA #19-03) has been submitted to move the property line so that the new structure would not cross the property line. This Boundary Adjustment shall be approved and recorded prior to the issuance of a building permit (Condition #9).

- D) The parking requirement for a warehouse is 1 parking space per 2,000 square feet of floor area or 1 per 2 employees working during the largest shift, whichever is greater. If parking is based on the floor area of the building, 15 parking spaces would be required (17,988 s.f. existing buildings, plus 11,270 s.f. addition). However, the number of employees working during the largest shift would be 42, which would require 21 parking stalls. According to Site Plan Review #371, Fineline Industries provides parking at 455 and 485 Grogan Avenue (APN: 059-410-001 and -023). Site Plan Review #371 indicates that 35 spaces are provided between these two parcels. Additionally, Fineline Industries has a 10-year lease on the property located at 405 Grogan Avenue to provide additional parking if needed. Therefore, parking requirements for the existing buildings and the proposed building would be met.
- E) Parking lot trees are not required, but are encouraged to be installed per the City's Parking Lot Landscape Standards. Trees should be a minimum of 15 gallons and be of a type that provides a 30-foot minimum canopy at maturity (trees should be selected from the City's approved tree list). Trees should be installed at a ratio of at least one tree for every six parking spaces. Street trees shall be planted as required by City Standards. 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.
- F) This site is located within the area covered by the Merced County Airport Land Use Compatibility Plan (Adopted June 21, 2012). As such, this site is identified as being within a B1 zone. This zone applies a factor of 0.40 to the Maximum Site-wide Average Intensity (people/acre) of 50 people per acre. Therefore, the maximum number of people per acre within the B1 zone is 20 people. Once the Boundary Adjustment is approved, the site would increase to 2.14 acres which would yield a Maximum Site-Wide Average Intensity of 20 people/acre. Therefore, this project would comply with the Airport Land Use Compatibility Plan.
- G) Per Merced Municipal Code Section 20.68.050 – Site Plan Review Permit, the Site Plan Review Committee may approve an application for a Site Plan Review Permit only if all the following findings can be made:
1. *The proposed project is consistent with the General Plan and any adopted area, specific, community, or neighborhood plan.*

As shown under Finding A above, the proposed project is consistent with the General Plan designation and Zoning classification for this site.
 2. *The proposed project complies with all applicable provisions of the zoning ordinance and Municipal Code.*

With approval of the conditions found within this resolution, the proposal would comply with all applicable provisions of the Zoning Ordinance and Municipal Code.

3. *The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.*

The site is surrounded by Industrial uses. With the approval of the conditions found within this resolution, the proposed project would not interfere with the use and enjoyment of existing and future neighboring properties and structures.

4. *The proposed architectural design makes use of appropriate materials, texture and color, and will remain aesthetically appealing and appropriately maintained.*

The proposed structure would be consistent with the existing buildings on the site and the surrounding uses.

5. *Any proposed landscaping design, including color, location, size, texture, type, and coverage of plan materials, as well as provisions for irrigation, maintenance, and protection landscaping elements, will complement structures and provide an attractive environment.*

The proposed building will be behind a screened fence and setback from the public way by approximately 200 feet. All areas visible from the public right-of-way are currently landscaped and well-maintained.

6. *The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.*

The proposal meets City standards with approval of this permit and the conditions found within this resolution. The proposed project would not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Application #448, subject to the following conditions:

1. The proposed project shall be constructed as shown on Exhibit B (site plan) and Exhibit C (elevations).
2. All conditions contained in Site Plan Approval Resolution #79-1 ("Standard Conditions of Site Plan Approval") shall apply.
3. The Project shall comply with all relevant conditions set forth for Site Plan Resolution #371, 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. 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. This may include adding a hydrant, as required by the Fire Department.
8. All plans and supporting documents submitted for building permits shall meet or exceed the Building Codes in effect at the time of building permit application submittal. The plans shall identify the flood zone for the property and address all requirements of the flood zone. Plans shall be drawn by a licensed design professional. The construction work shall be performed by an appropriately licensed Contractor (B-Contractor).

9. Prior to Final Inspection, a Boundary Adjustment shall be approved and recorded, moving the southeastern property line to avoid the proposed building crossing or straddling said property line.
10. An encroachment permit shall be obtained for all work in the public right-of-way and a building permit shall be obtained for all on-site work.
11. All property not occupied by paving or landscaping (i.e., the rear portion of the site) shall be maintained to acceptable standards for health, fire safety, and aesthetic reasons. Grasses and weeds shall be kept to a maximum of six inches in height or as otherwise required by the Fire Department and County Health Department.
12. Outdoor storage shall be located in an area that is screened by the slats in the fence or in an area that is not visible from the public right-of-way. The employee parking area shall not be used for storage purposes. All materials or landscaping used for screening shall be properly maintained and kept free of graffiti.
13. All signing for the site shall be approved and a building permit issued prior to installation. No free-standing "A-frame" or "sandwich board" signs shall be allowed.
14. The site shall be maintained free of graffiti. Any graffiti shall be removed immediately and painted over with a color that matches the existing surface color.
15. To ensure Fire Department Access, the existing driveway located northeast of the proposed building, shall be marked as a fire lane. This fire lane shall have a minimum 22-foot width and shall extend to the new warehouse. This area shall remain clear at all times and shall not be used for parking or storage.
16. Appropriate turning radii shall be provided within the parking areas to allow for Fire Department and refuse truck access. This includes providing a minimum 22-foot-wide emergency vehicle access roadway around the structures or as otherwise required by the Fire Department.
17. All required Fire Permits shall be obtained from the City of Merced Fire Department. Some of these permits will depend on the operations or functions conducted inside the building, and may be required after obtaining the certificate of occupancy for this development.
18. If the site is to be gated, there must be a minimum 22-foot-wide clearance for emergency vehicles to pass through when the gate is opened. If the gate requires manual operation, the applicant shall provide a Knox padlock. If the gate requires electronic operation, the applicant shall provide a Knox override switch with "Click-to-Enter."
19. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.

20. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the curb, gutter, and street corner ramp(s) so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.
21. The project shall comply with all Post-Construction Standards for storm water. All required plans and documentation required by the Engineering Department shall be provided.
22. All mechanical equipment shall be screened from public view.
23. The applicant shall contact the City's Water Quality Control Division and comply with all requirements for this type of business and obtain all pertinent permits prior to issuance of certificate of occupancy. Said requirements may include, but may not be limited to, utilizing secondary containers and providing spill kits for leaks or spills.
24. All landscaping shall be kept healthy and maintained; any damaged or missing landscaping shall be replaced immediately.
25. The applicant shall submit an Industrial User Survey to the City's Water Quality Control Division during the building permit stage.
26. Approval of this application may be subject to approval and/or recommendation by the Airport Land Use Commission, or its staff designee, to determine that the project is consistent with the Airport Land Use Compatibility Plan.
27. Parking lot and building lighting shall be shielded or oriented in a way that does not allow "spillover" onto adjacent lots in compliance with the California Energy Code requirements.
28. A change in use or increase in number of employees working during the largest shift may require additional parking in the future. Details to be worked out with City staff in that instance.
29. The Project shall comply with the City's Performance Standards for developments within Industrial Zones as outlined under Merced Municipal Code Section 20.12.030 (C) – Development Standards for Industrial Zoning Districts – Performance Standards (e.g. noise, air quality, odor, etc.).

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

12-5-2019

DATE



SIGNATURE

Planner

TITLE

Site Plan Approval #448

Page 7

December 5, 2019

Exhibits

- A) Location Map
- B) Site Plan
- C) Elevations
- D) Resolution for SP #313
- E) Categorical Exemption

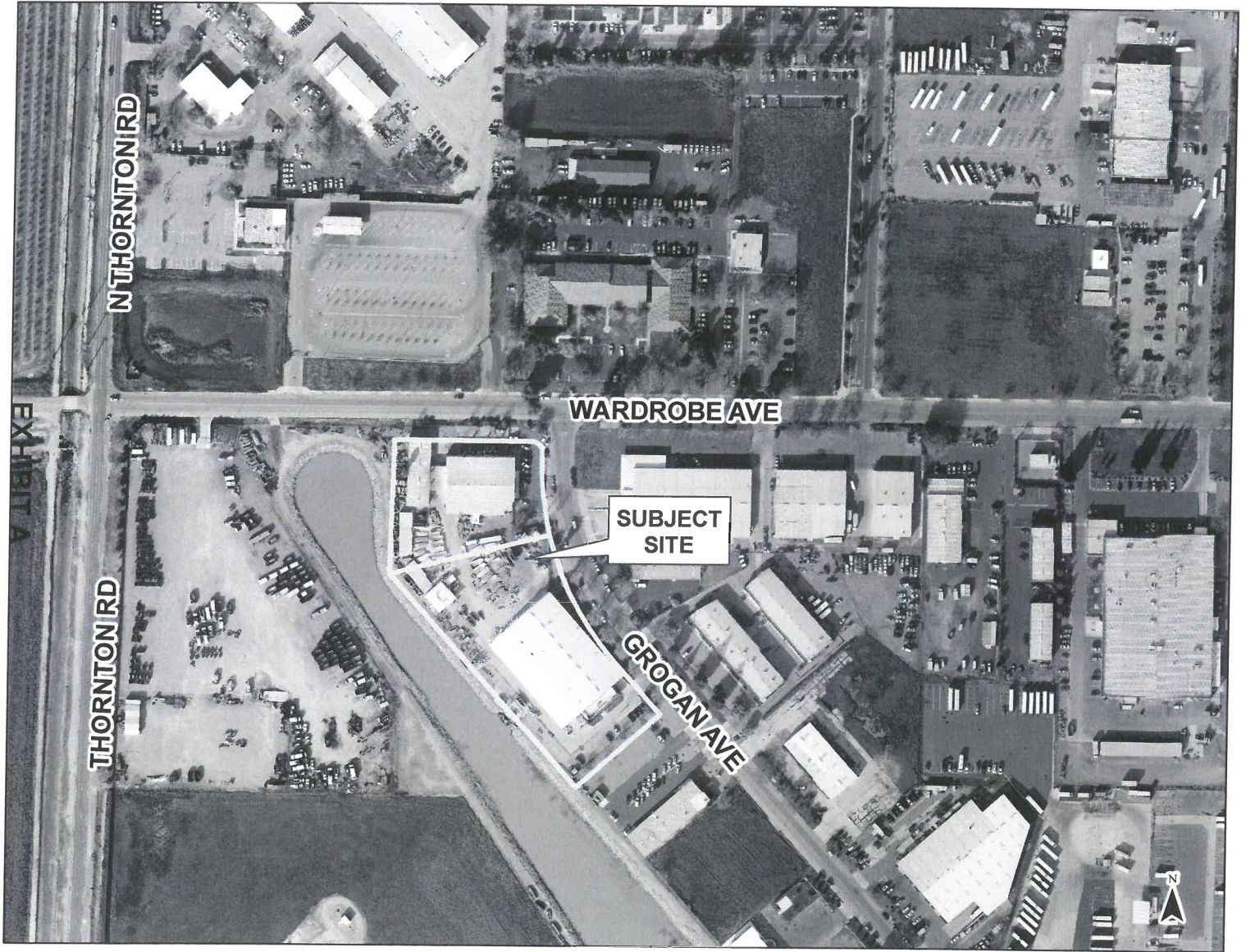


EXHIBIT A

GOLDEN VALLEY
ENGINEERING & SURVEYING
P.O. Box 140
Merced, CA 95341
Tel: (209) 732-2200
Fax: (209) 732-2204

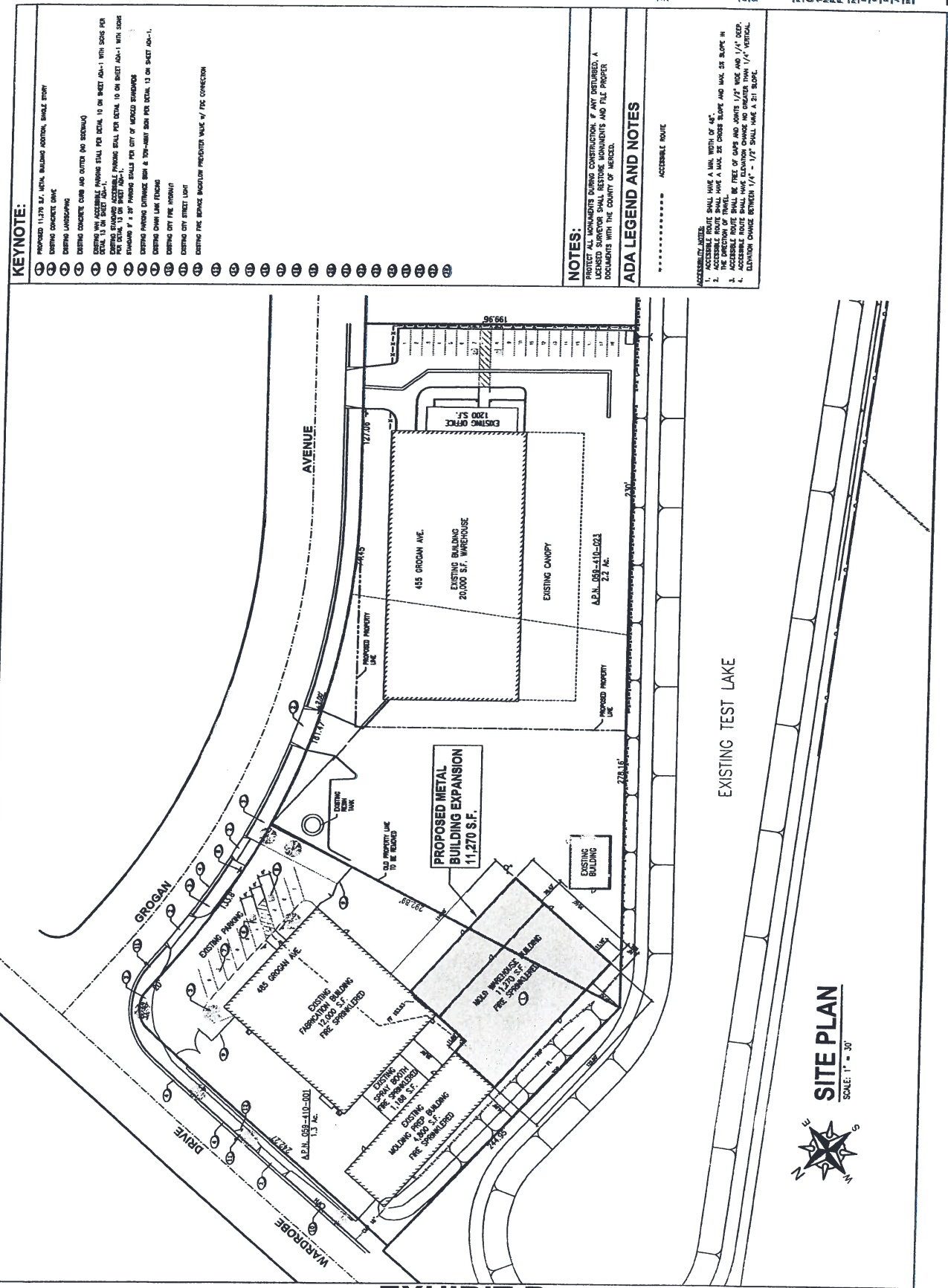
PROJECT NO. 19-140
DRAWN BY: JAD
DATE: 11-19-18
SHEET NAME: SITE PLAN

FINELINE INDUSTRIES, LLC
BOAT MOLD WAREHOUSE EXPANSION FOR:
485 GROGAN AVENUE, MERCED, CA 95341
A.P.N. 059-410-001

CITY OF MERCED

CLENDENIN BROS. INC.
1000 N. G Street
Merced, CA 95341
Tel: (209) 732-2200
Fax: (209) 732-2204

A0.1



KEYNOTE:

- PROPOSED 11,270 S.F. METAL BUILDING ADDITION, SINGLE STORY
- EXISTING CONCRETE DRIVE
- EXISTING LANDSCAPING
- EXISTING CONCRETE CURB AND GUTTER (NO SIDEWALK)
- EXISTING CONC. PAVING STALL PER DETAIL 10 ON SHEET A0-1 WITH SLOPE PER DETAIL 13 ON SHEET A0-1
- EXISTING EXISTING ACCESSIBLE PAVING STALL PER DETAIL 10 ON SHEET A0-1 WITH SLOPE PER DETAIL 13 ON SHEET A0-1
- EXISTING 8" x 24" PAVING STALL PER CITY OF MERCED STANDARD
- EXISTING PAVING DIFFERENCE 8" x 24" PAVING STALL PER DETAIL 13 ON SHEET A0-1
- EXISTING CONC. LANE PAVING
- EXISTING CITY FIRE HYDRANT
- EXISTING CITY STREET LIGHT
- EXISTING FIRE BRIDGE INSULATION PREVENTED VALUE W/ FIRE CONNECTION

NOTES:

PROTECT ALL MONUMENTS DURING CONSTRUCTION. IF ANY DISTURBED, A LICENSED SURVEYOR SHALL RESTORE MONUMENTS AND FILE PROPER DOCUMENTS WITH THE COUNTY OF MERCED.

ADA LEGEND AND NOTES

- ***** ACCESSIBLE ROUTE
- 1. ACCESSIBLE ROUTE SHALL HAVE A MIN. WIDTH OF 40"
- 2. ACCESSIBLE ROUTE SHALL HAVE A MAX. 2% CROSS SLOPE AND MAX. 2% SLOPE IN
- 3. ACCESSIBLE ROUTE SHALL BE FREE OF CURBS AND GROTES 1/4" HIGH AND 1/4" DEEP.
- 4. ACCESSIBLE ROUTE SHALL HAVE ELEVATION CHANGE NO GREATER THAN 1/4" VERTICAL.
- ELEVATION CHANGE BETWEEN 1/4" - 1/2" SHALL HAVE A 2:1 SLOPE.

EXHIBIT B

GOLDEN VALLEY
ENGINEERING & SURVEYING

15000 N. 15th St., Suite 100
P.O. Box 100, Fremont, CA 94534
Tel: (925) 772-0000
Fax: (925) 772-0001
E-Mail: gvalley@comcast.net
Website: www.gvalley.com

CLERKENBROS, INC.
15151 Sherman Ave., P.O. Box 1342
Marina, CA 94025
Tel: (415) 381-0007
Fax: (415) 381-0008
E-Mail: info@clerkenbros.com
Website: www.clerkenbros.com

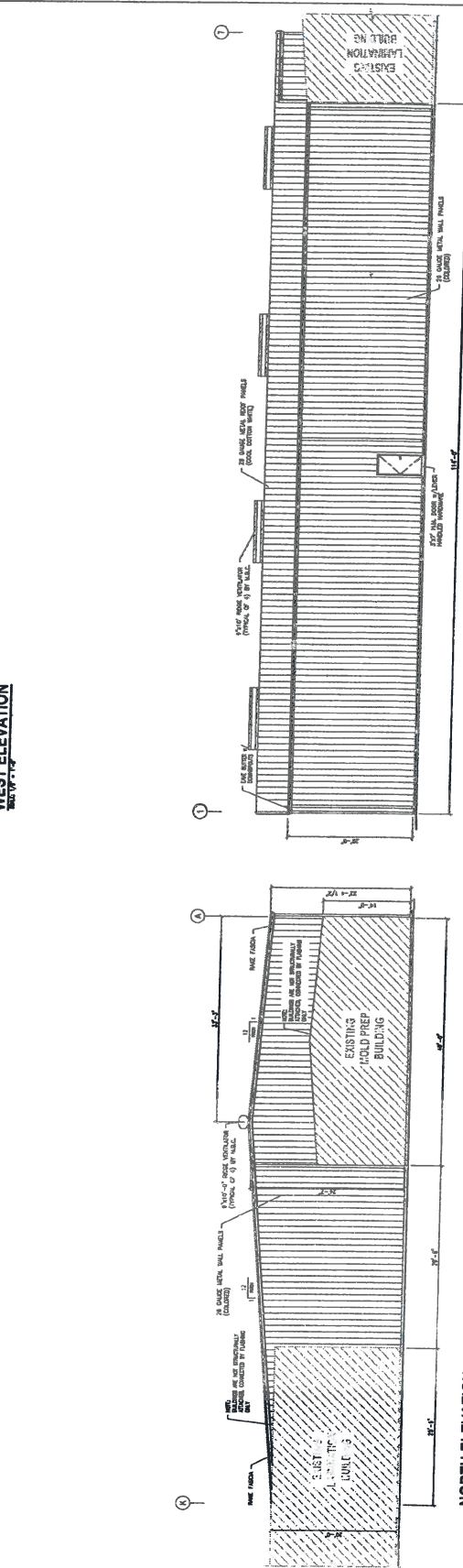
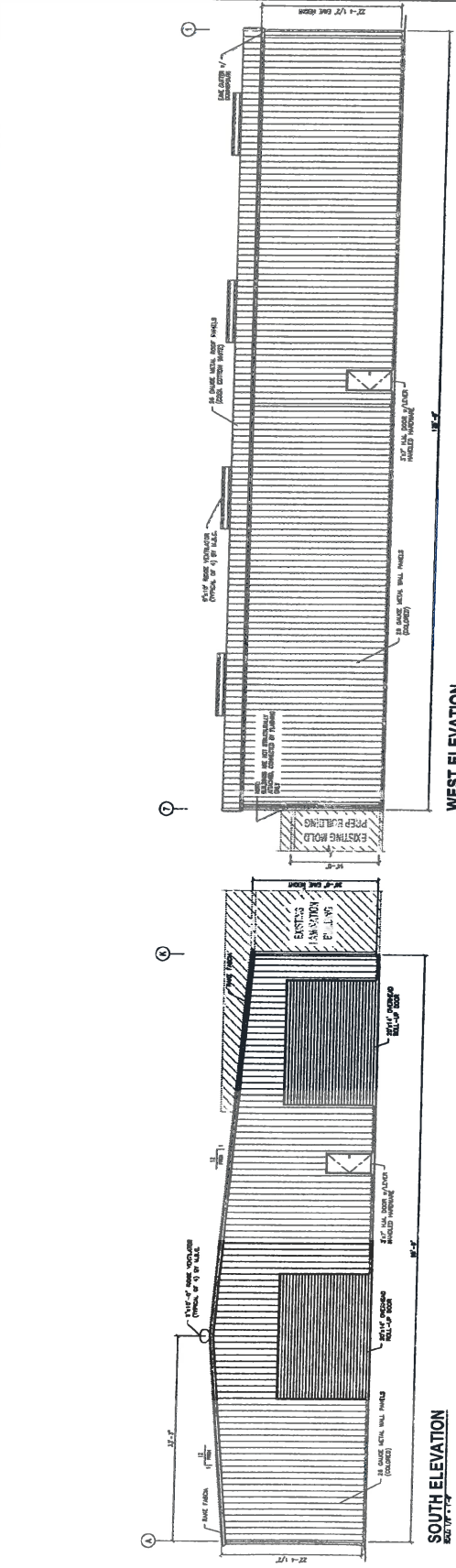
Job No: 15-148
Sheet No: A2.0

CITY OF MERCED

BOAT MOLD WAREHOUSE EXPANSION FOR:
FINELINE INDUSTRIES, LLC
485 GROGAN AVENUE, MERCED, CA 95341
A.P.N. 059-410-001

PROJECT	BOAT MOLD WAREHOUSE EXPANSION FOR FINELINE INDUSTRIES, LLC
CLIENT	FINELINE INDUSTRIES, LLC
DESIGNER	GOLDEN VALLEY ENGINEERING & SURVEYING
DATE	08/20/2015
BY	JLD
CHECKED BY	JLD
SCALE	AS SHOWN
PROJECT NO.	15-148
SHEET NO.	A2.0

A2.0



CITY OF MERCED
SITE PLAN REVIEW APPLICATION
RESOLUTION #371

Fineline Industries/Rick Lee	Construct a 6,000 gallon resin tank, 7,200-square-foot building, 9 on-site parking spaces, and an off-site parking lot (98 spaces).
APPLICANT	PROJECT
455 Grogan Avenue	485, 455, and 405 Grogan Avenue
ADDRESS	PROJECT SITE
Merced, CA 95341	059-410-001, 059-410-023, and 059-410-005
CITY/STATE/ZIP	APN
(209) 384-0255	Light Industrial (I-L)
PHONE	ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Merced City Site Plan Review Committee considered and approved Site Plan Review Application #371 on November 13, 2014, submitted by Fineline Industries/Rick Lee, for Richard D. & Pamela H Lee CO-TR, property owners of 485 and 455 Grogan Avenue and for CV Housing LLC, property owners of 405 Grogan Avenue, to allow the construction of a 6,000 gallon resin tank, a 7,200-square-foot building, 9 onsite parking spaces, and an off-site parking lot (98 parking spaces at 405 Grogan Avenue), within a Light Industrial (I-L) Zone, with a General Plan designation of Manufacturing/Industrial (IND). Said properties being more particularly described as Parcels 68, 67, and 65, as shown on that certain map entitled "Map of Merced Airport Industrial Park," recorded July 1972, in Volume 20, Page 54 of Parcel Maps, Merced County Records; also known as Assessor's Parcel Numbers (APN) 059-410-001, 059-410-023, and 059-410-005.

WHEREAS, the proposal is exempt from the California Environmental Quality Act (CEQA), and is in accordance with Section 15301 (a) (Exhibit E); 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 Manufacturing/Industrial (IND) and the Zoning designation of Light Industrial (I-L).
- B) The proposal complies with the Merced County Airport Land Use Compatibility Zone of "B-1."
- C) According to Merced Municipal Code Section 20.34.030, a parking lot is considered an "accessory use" in the Light Industrial (I-L) zone.
- D) The applicant is requesting the parking for the use of Fineline Industries located at 485 and 455 Grogan Avenue, APN: 059-410-001 and 059-410-023.

- E) The proposed parking lot is located within 400 feet of Fineline Industries and, thus, satisfies the minimum distance required between a parking lot and the building it serves, as outlined in Merced Municipal Code Section 20.58.370. C.
- F) The applicant, Fineline Industries, has a 10-year lease on the property at 405 Grogan Avenue. The parking provided by this site is not needed to satisfy the minimum parking requirements for Fineline Industries. Termination of said lease will not prevent Fineline Industries from meeting the minimum parking requirements unless the number of employees (during the largest work shift) is increased to a number that can no longer be served by the parking at 485 and 455 Grogan Avenue (can currently serve up to 68 employees and one business vehicle).
- G) 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, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations.

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Review Application #371, subject to the following conditions:

1. All applicable conditions contained in Site Plan Approval Resolution #79-1-Amended ("Standard Conditions for Site Plan Application") shall apply.
2. The Project shall comply with the conditions set forth in Site Plan Review Application Resolutions #178 and #180, previously approved for this business.
3. 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.
4. The site shall be constructed as shown on Exhibits B (Site Plan), C (Floor Plan), D (Elevations), and as modified by the conditions of approval within this resolution.
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. 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.
 7. A building permit is required for the construction of the proposed resin tank, 7,200-square-foot building, and parking lot. The permit shall be issued to an appropriately licensed contractor with an active City of Merced Business License.
 8. The proposed 7,200-square-foot building shall be sprinklered and shall have the appropriate fire ratings as required by the Building Code for proximity to property lines and other buildings.
 9. The applicant shall work with the Fire Department to ensure that the existing fire hydrant, currently located southeast of the building at 485 Grogan Avenue, is relocated to a more protected area that does not interfere with vehicular circulation and can be easily accessible to the Fire Department. This may also include installing bollards to protect the fire hydrant from vehicular impact.
 10. The parking lot layout shall comply with all applicable City Standards.
 11. Parking lot lighting shall be provided for safety/security purposes and 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.
 12. The applicant shall submit an application for a Minor Subdivision (either a Lot Merger or Lot Line Adjustment) so that the proposed 7,200-square-foot building is not located on two separate parcels. The Minor Subdivision application shall be submitted prior to the issuance of a Building Permit.
 13. The applicant shall work with the Engineering Department to ensure that storm drainage for the proposed parking lot at 405 Grogan Avenue is provided.
 14. If the parking area is to be gated, there must be a minimum 22-foot-wide clearance for emergency vehicles to pass through when the gate is opened. Any locking devices used on the gates shall be approved by the Fire Department prior to installation.
 15. Any missing or damaged public improvements (i.e., sidewalk, curb, and gutter) along the property frontage shall be repaired/replaced to meet City Standards (as deemed necessary by the Engineering Department).
 16. The premises shall remain clean and free of debris and graffiti at all times.

November 13, 2014

17. Outdoor storage shall be relocated indoors or located in a manner that is not visible from the street.

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

November 13, 2014

DATE



SIGNATURE

Planner

TITLE

Exhibits:

- A) Location Map
- B) Site Plan
- C) Floor Plan
- D) Elevations
- E) Notice of Categorical Exemption

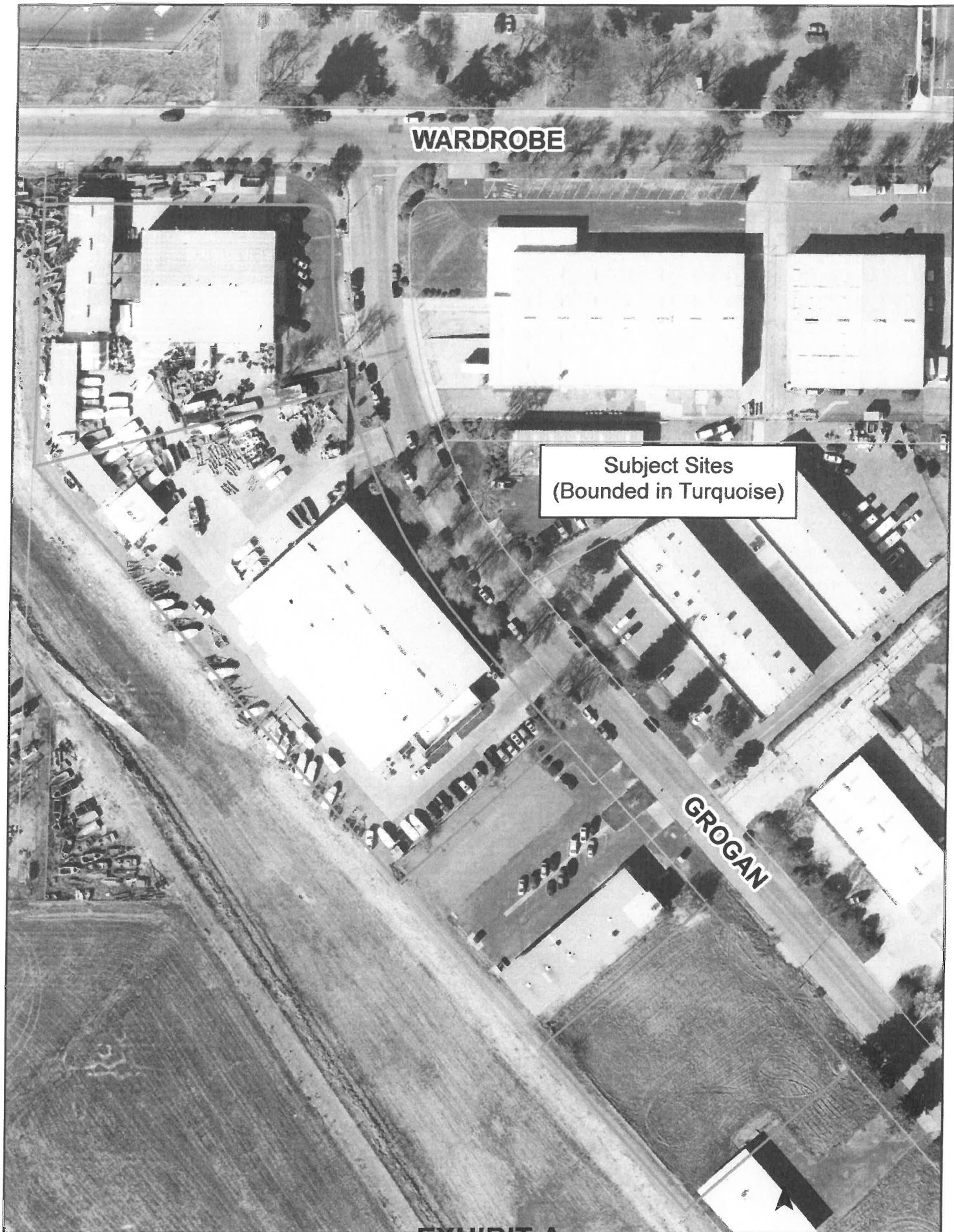


EXHIBIT A



[illegible]

NOTE:
THE DRAWING ON THIS SHEET IS NOT FOR THE METAL BUILDING CONSTRUCTION PURPOSES FOR METAL BUILDING INSTALLATION, REFER TO THE METAL BUILDING COMPANY'S ERECTION DRAWINGS.
BUILDING MATERIALS TO MATCH TYPE AND COLOR OF THE MATERIALS OF THE EXISTING BUILDING.
ABC = METAL BUILDING COMPANY



MERCEDES

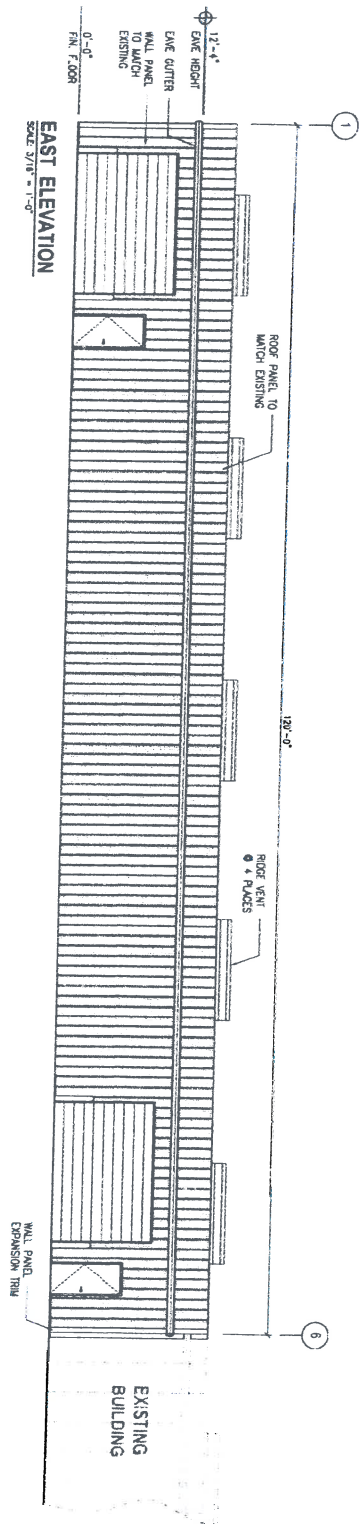


- Floor Plan
- General No.

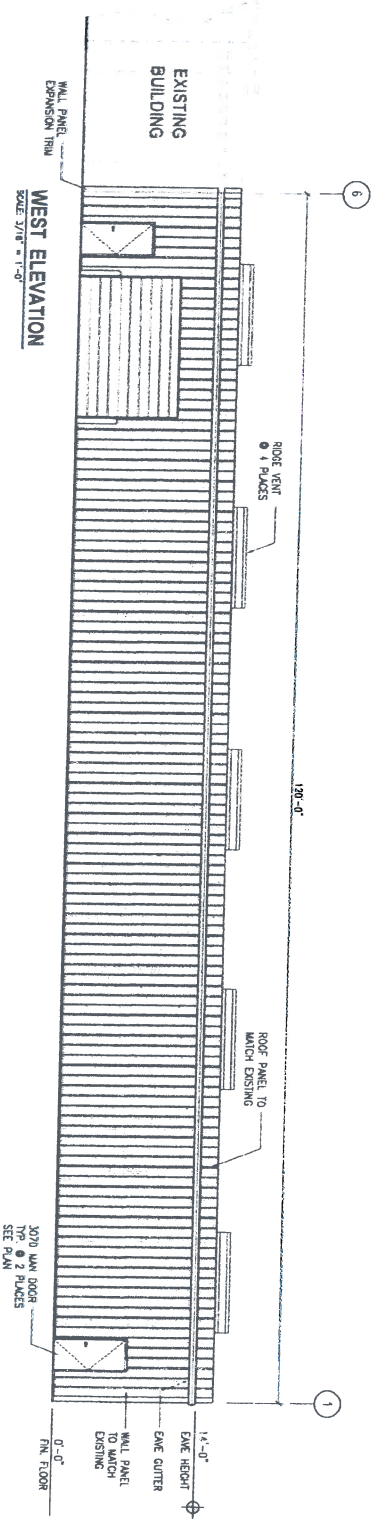
Finelino Industries, Inc.
455 Grogan Avenue
Merced, CA 95341
Ph.: (209) 384-0255

FAX: (209) _____
 PROJECT DATA
 DATE: JUNE 22, 1999
 TO: AS SHAW
 ENGINEER BY: DEE
 JOB NO.: 14-1
 SHEET NUMBER:

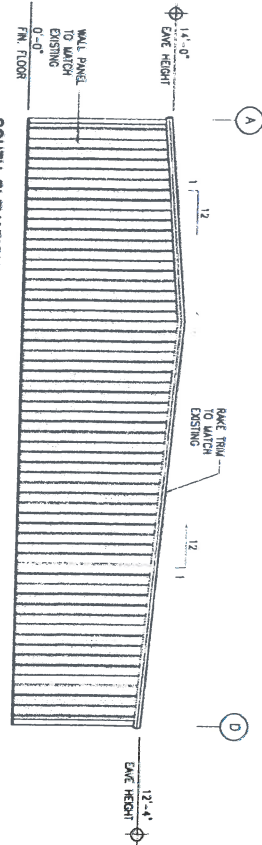
A1.0



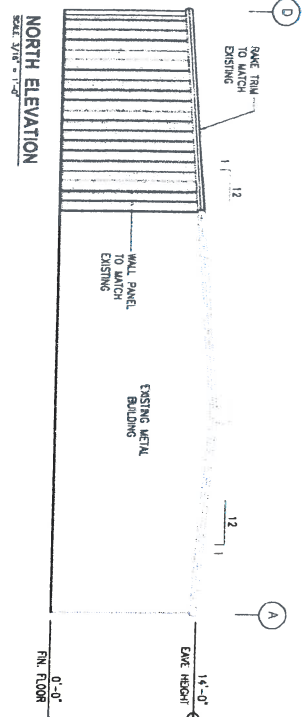
EAST ELEVATION
SCALE 3/8" = 1'-0"



WEST ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"



NORTH ELEVATION
SCALE 3/8" = 1'-0"

STORAGE BUILDING EXPANSION FOR
FINELINE INDUSTRIES, INC.
455 GROGAN AVENUE, MERCED, CA 95341

EXHIBIT D

CALIFORNIA

MERCED



Golden Valley Engineering, Inc.
455 Grogan Avenue
Merced, CA 95341
Tel: (209) 384-0780
Fax: (209) 384-0780
Date: June 2014
Drawn: A.S. Brown
Checked: D.E. Brown
Scale: 1/8" = 1'-0"

A20

GOLDEN VALLEY ENGINEERING, INC.
455 Grogan Avenue
Merced, CA 95341
Tel: (209) 384-0780
Fax: (209) 384-0780
Date: June 2014
Drawn: A.S. Brown
Checked: D.E. Brown
Scale: 1/8" = 1'-0"

NOTICE OF EXEMPTION

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

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

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

Project Title: Site Plan #371
Environmental Review #14-21

Project Applicant: Fineline Industries/Rick Lee

Project Location (Specific): 485, 455, and 405 Grogan Avenue

APN: 059-410-001, 059-410-023, and 059-410-005

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project:

The project involves allowing a resin tank, building, and parking lot on existing parcels.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Fineline Industries/Rick Lee

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: Section 15301 (a)
☐ Statutory Exemptions. State Code Number: _____
☐ General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt: Project is considered an in-fill development project. The project locations are within the City Limits, are all on parcels less than 5-acres in size, and are surrounded by urban uses. All the sites can be served by all required utilities and public services, and the project sites have 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 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, Planner

Area Code/Telephone: (209) 385-6858

Signature:  **Date:** 11-06-2014 **Title:** Planner

X Signed by Lead Agency Date Received for Filing at OPR: _____
(If applicable)

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

EXHIBIT E

NOTICE OF EXEMPTION

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

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

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

Project Title: Site Plan Review #448 (Environmental Review #19-37)

Project Applicant: Richard D. and Pamela H. Lee, property owners

Project Location (Specific): 485 Grogan Ave. **APN:** 059-410-001

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

Description of Nature, Purpose, and Beneficiaries of Project:

The project involves the construction of a new 11,270-square-foot warehouse building for boat molds on an existing site.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Mike Sater, Sater Oil International, LLC

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));
☒ **Categorical Exemption. Section Number:** Section 153032 (in-fill Development Projects)
☐ **Statutory Exemptions. State Code Number:** _____
☐ General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt: Project is considered an in-fill development project. The project location is within the City limits on a 1.6 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 subdivision of the lots. The project is consistent with the City of Merced General Plan and Zoning regulations.

Lead Agency: City of Merced

Contact Person: Julie Nelson, Planner

Area Code/Telephone: (209) 385-6858

Signature:  **Date:** 11/25/19 **Title:** Associate 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 E