

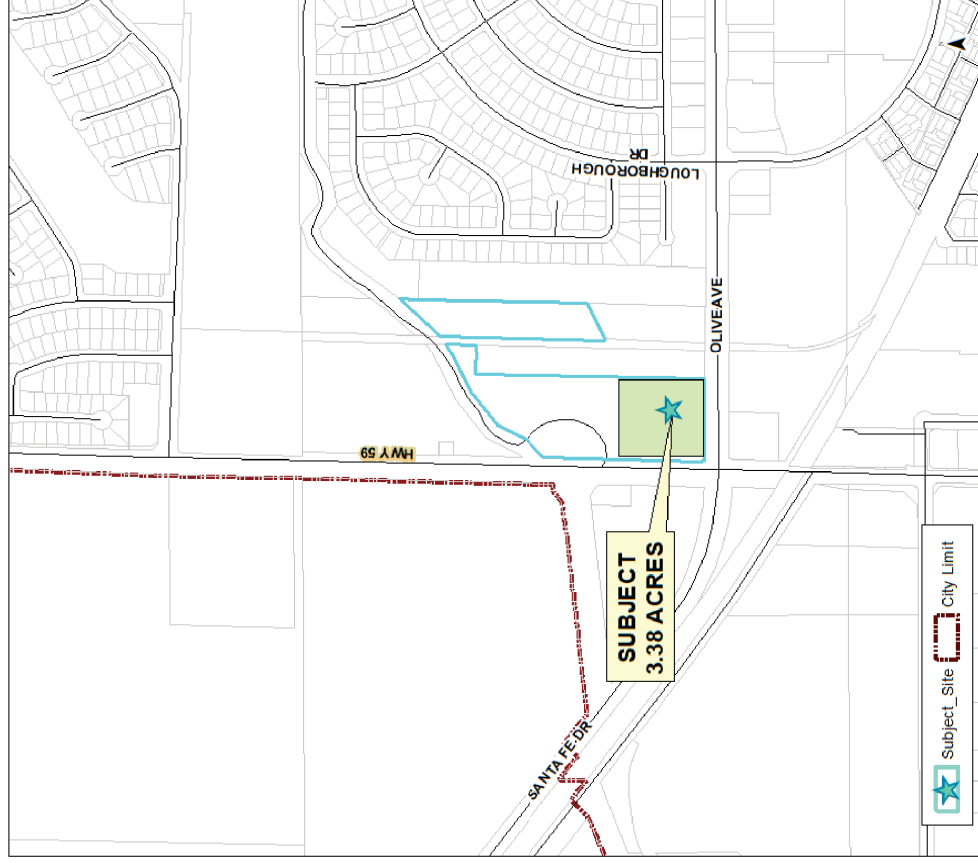
GPA #20-02 / SUP Revision #1 to
PD #12 / ERC #20-36

Public Hearing- 05/03/2021

NEC of Olive Avenue and State
Highway 59

Northeast Corner of Olive Avenue and Highway 59

The applicants propose the creation of a commercial development on the project site, including a gas station with convenience mart, a drive-through business, and an office/retail building.



PROXIMITY MAP

Disclaimer: This document was prepared for general inquiries only. The City of Merced is not liable for errors or omissions that might occur. Official information should be obtained from recorded or adopted City documents.



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Surrounding Uses

North- Open Space

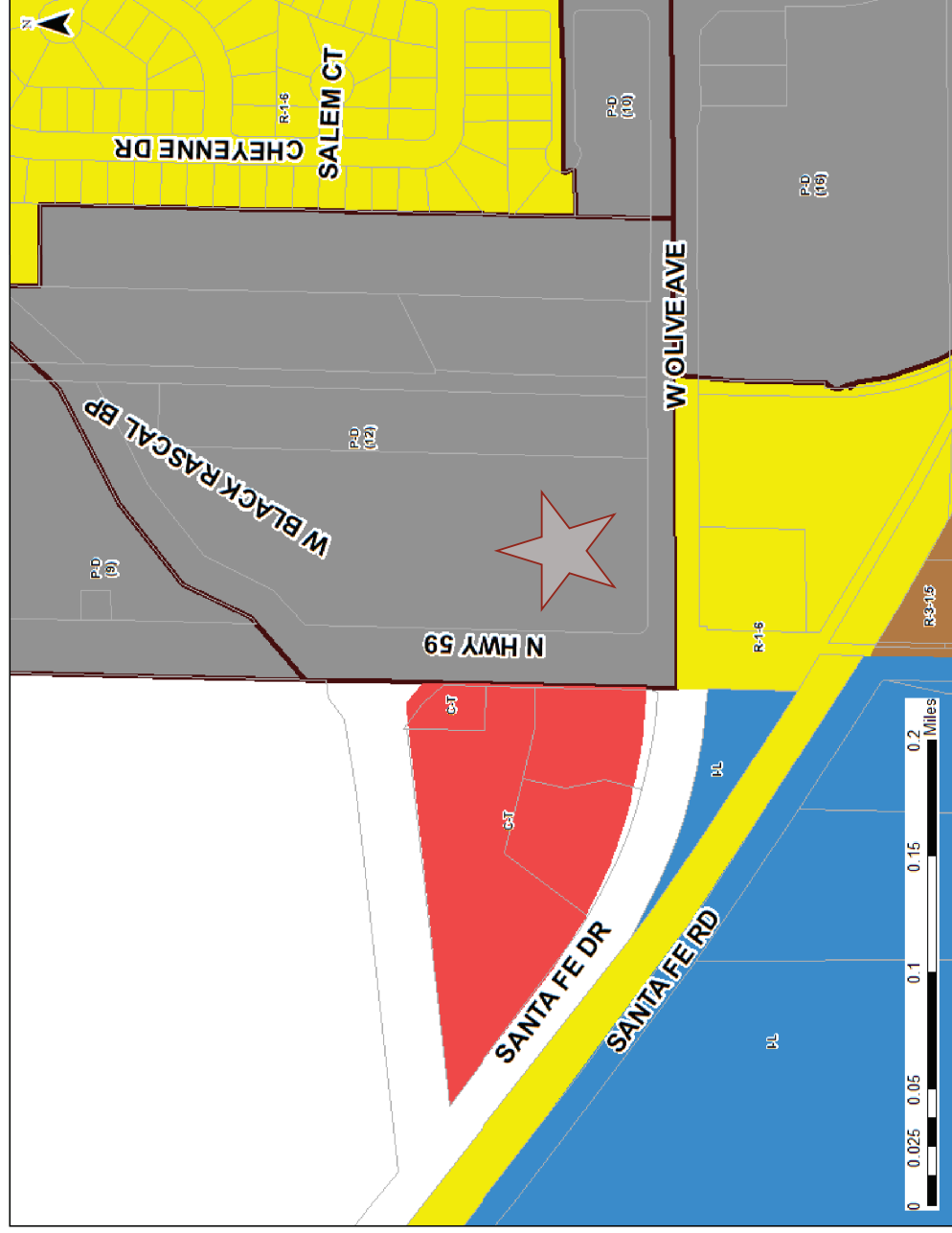
South- Merced County Food Bank and Wal-Mart (across Olive Avenue)

East- Cannabis Dispensary, Approved Site of Cannabis Manufacturing/Cultivation Facilities

West- Vacant Lot and Approved Site of Commercial Development (across Highway 59)

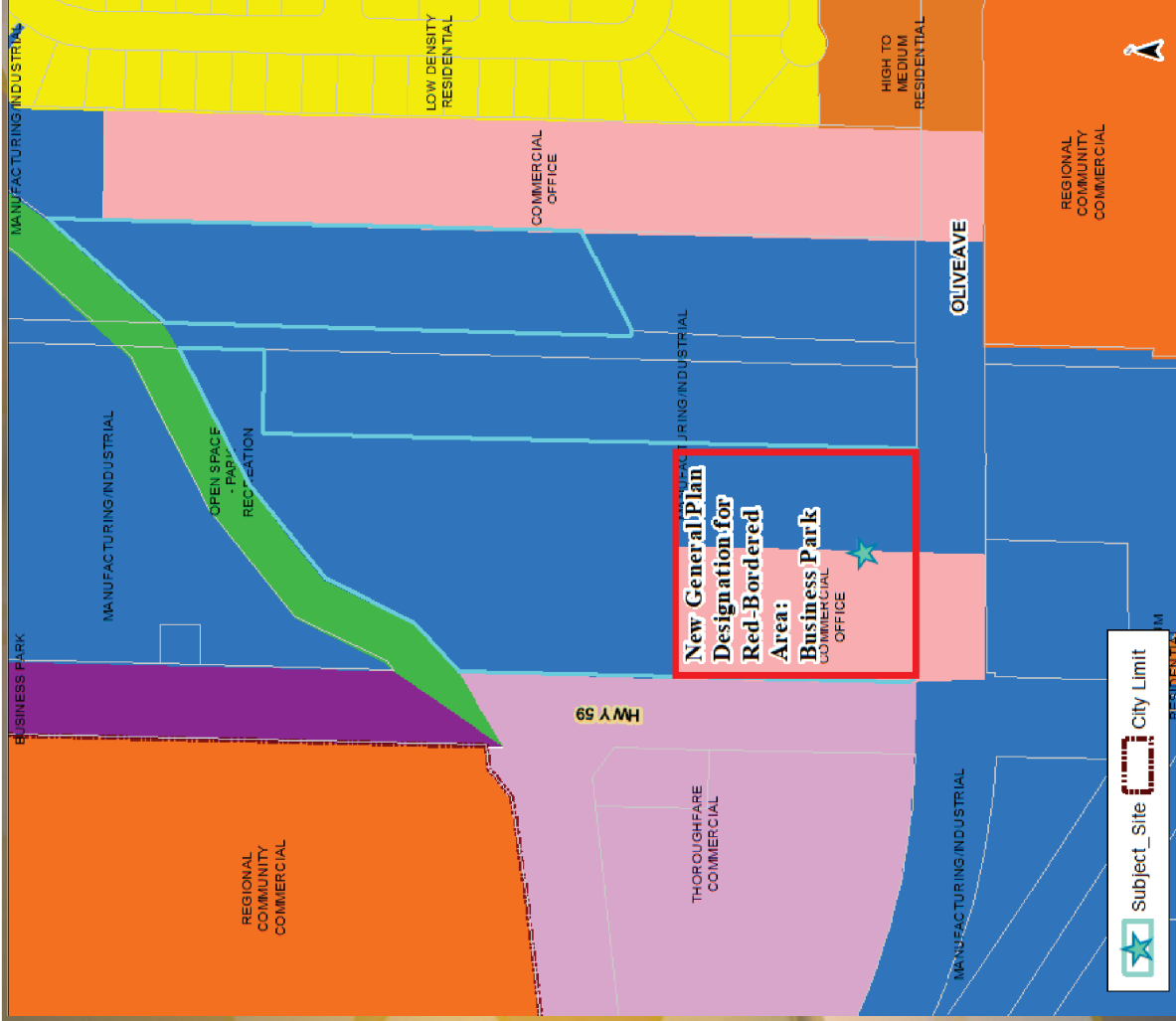
Zoning

The current zoning of the site is Planned Development (#12). A Site Utilization Plan (SUP) Revision is proposed to accomplish the project.



General Plan

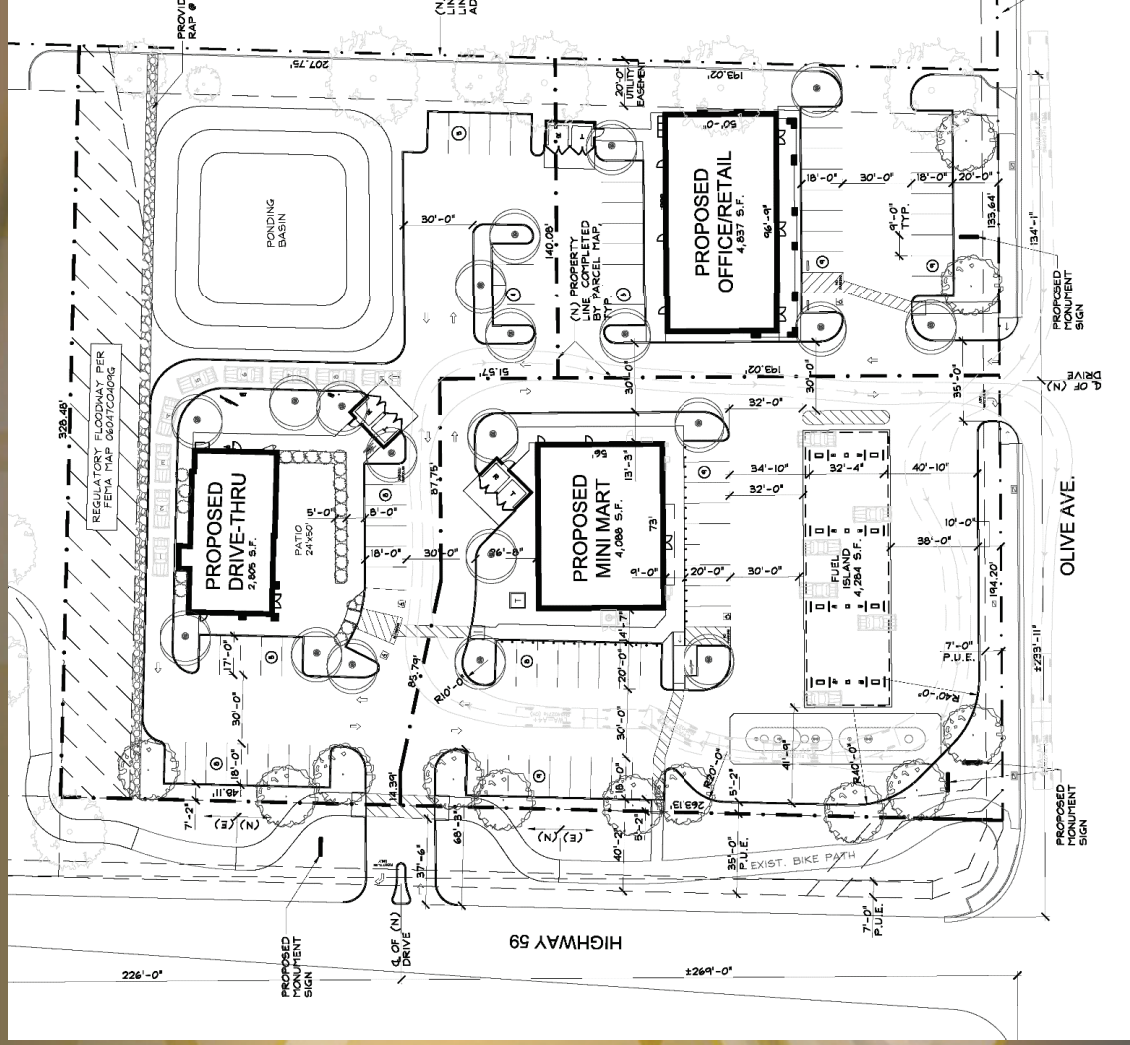
The current designation of the site is split between Commercial Office (CO) and Manufacturing/ Industrial (IND). A General Plan Amendment (GPA) to Business Park (BP) is proposed.



Site Plan

The site will include a gas station with convenience mart, a drive-through business, and an office/retail building. A detention basin is proposed on-site in the northeast.

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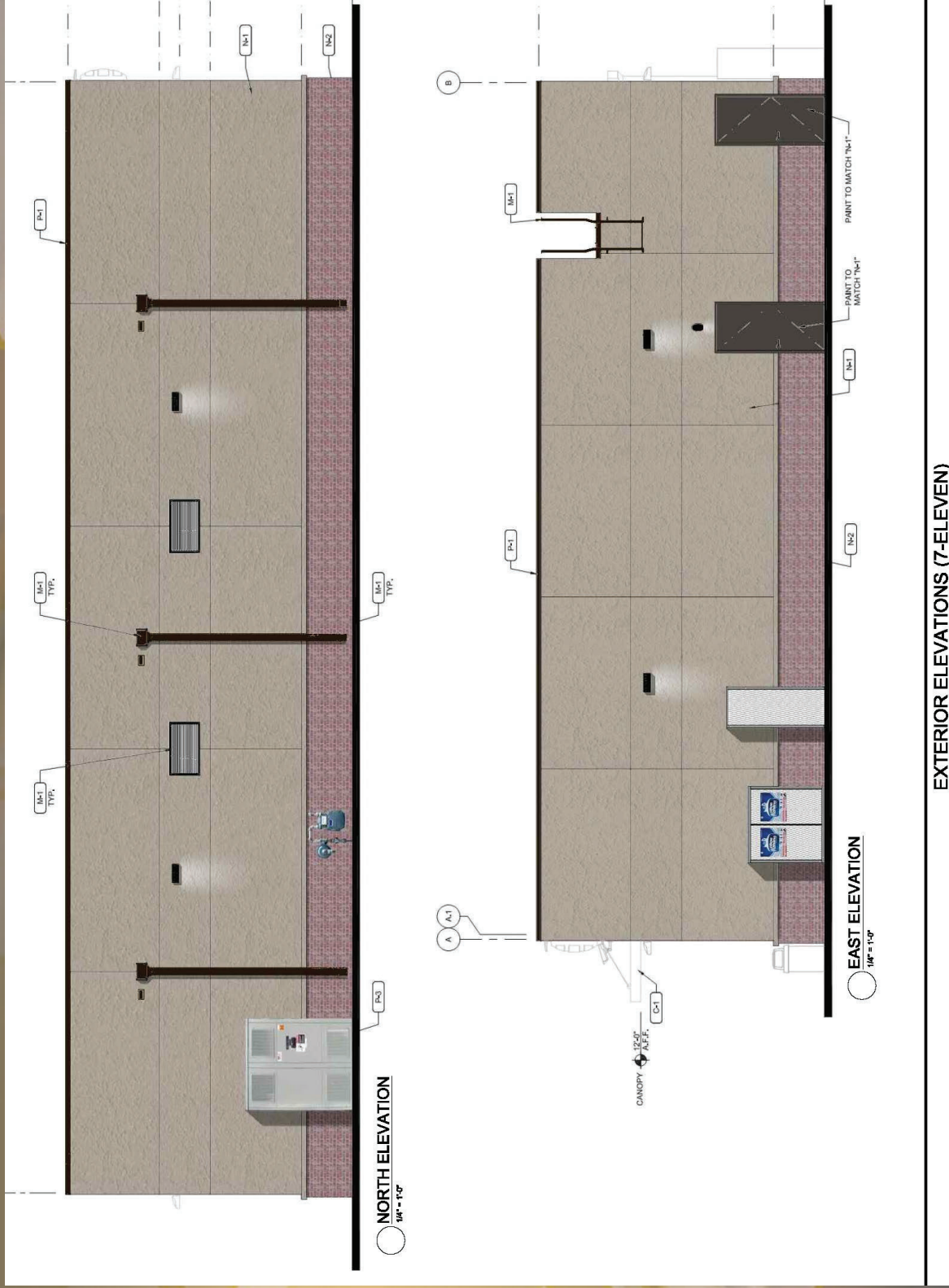


Exterior Elevations



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

Exterior Elevations



EXTERIOR ELEVATIONS (7-ELEVEN)

Exterior Elevations

9



EXTERIOR ELEVATIONS (DRIVE-THRU)

SCALE: 1/4"

Exterior Elevations

10



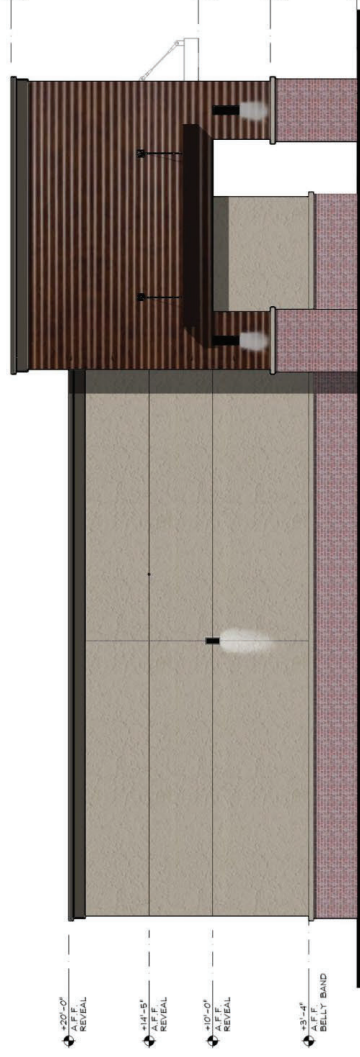
EXTERIOR ELEVATIONS (DRIVE-THRU)

SCALE: 1/4"=1'

Exterior Elevations



SOUTH ELEVATION
1/4\" = 1'-0"



WEST ELEVATION
1/4\" = 1'-0"

EXTERIOR ELEVATIONS (OFFICE/RETAIL)

SCALE 1/4\" = 1'-0"

Exterior Elevations



ENVIRONMENTAL CLEARANCE

Initial Study #20-36

Planning Staff conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act, and a Draft Mitigated Negative Declaration (i.e., no significant effects in this case because of the mitigation measures and/or modifications described in Initial Study #20-36) is being recommended.

Since the Planning Commission meeting, staff has received comments on the project's environmental review (Attachment 7) from the San Joaquin Valley Air Pollution Control District (SJVAPCD). In response to the Air Pollution Control District's comments, staff is recommending an additional Condition of the Resolution to read as follows:

34. Prior to issuance of the first building permit, the applicant shall demonstrate compliance with San Joaquin Air Pollution Control District Rule 9510.

CITY COUNCIL ACTION

Approve/Disapprove/Modify:

*Environmental Review
#20-36
(Mitigated Negative
Declaration)*

*General Plan
Amendment
#20-02*

*Site Utilization Plan Revision #1
to Planned Development #12*