

CITY OF MERCED
Development Services

TO: Design Review Commission
FROM: Julie Nelson, Planner
DATE: February 15, 2012
SUBJECT: DR #12-01 - Final Review for the demolition of an existing building and the construction of a new car showroom for KIA Motors at 1575 W 16th Street and Categorical Exemption #12-05.

RECOMMENDATION:

Adopt Categorical Exemption #12-05 and Approve DR #12-01 - subject to staff recommended Conditions 1 through 17.

POSSIBLE COMMISSION ACTIONS:

1. Adopt the staff recommendation;
2. Modify the recommendation;
3. Refer back to staff for other action; or,
4. Deny the proposal.

PROJECT DESCRIPTION

The project site is located on the north side of 16th Street, west of V Street at 1575 W. 16th Street (Attachment A). The existing restaurant building will be demolished to make way for a new 2,000-square-foot showroom for KIA Motors.

The building will be situated on the northern end of the site, approximately 12 feet from the rear property line (Attachment B). The site plan shows five parking spaces located directly in front of the building allowing the remainder of the site to be used to display cars for sale. The building will be finished with a three-coat stucco finish and the south and east elevations will have large grid-style windows (Attachment C and D). New and used car sales are considered permitted uses within a General Commercial (C-G) zone.

Surrounding uses are noted at Attachment A.

Surrounding Land	Existing Use of Land	Zoning Designation	City General Plan Land Use Designation
North	Merced Neon/EGS (across the alley)	C-G	CG
South	Car Sales/Auto Repair (across 16 th Street)	C-G	CG
East	Merced VW	C-G	CG
West	Vacant Building - Previously Taylor Restoration	C-G	CG

BACKGROUND

The project is located at 1575 W. 16th Street between the Merced Volkswagen Dealership and the former Taylor Restorations (Don Jean) Building (Attachment A). The existing building on the site has been there for many years and has been operated as a restaurant. City records indicate the most recent restaurant was the La Cabana Restaurant which closed in August 2011.

Building permit records indicate alterations made to the building dating back to 1957. Although the building dates back to at least the 1950's, staff found no historic value associated with the building or site.

PROPOSAL:

Building Design

The single story building will be 50 feet wide by 40 feet deep for a total of 2,000 square feet (Attachment B). The front of the building (southern elevation) will have grid-style windows approximately 10 feet wide by 13 feet tall on either side of the front door (Attachment C and D). The east elevation will also have one set of these windows.

The building will have a stucco finish with visible joints approximately every 8 to 10 feet to add some visual interest. The building has a flat roof with a soffit-type feature at the top of the building wrapping around all four sides. The building color will be a light gray or white with the "soffit" feature a darker gray color.

Site Design

The project site is located on the north side of West 16th Street. This section of West 16th Street is under Caltrans authority. Therefore, any work done in the right-of-way must be approved by Caltrans.

The site is accessed by two existing driveways. The eastern most driveway is located completely on this site. However, the driveway on the western edge of the site is shared with the property to the west.

There are five parking spaces proposed in front of the building and two parallel spaces along the eastern side of the building. This meets the minimum parking requirements for this use (1 space for every 400 s.f. of building area).

There are no parking lot trees shown on the plans. As per City requirements, they will need to provide at least one parking lot tree in the parking area (1 tree for every 6 parking spaces). A two-foot-wide landscape strip is proposed in front of the building. Landscape details will be worked out at the building permit stage.

Because this site is located along 16th Street, the 16th Street Design Guidelines apply.

16th Street Design Guideline Requirements:

The 16th Street Design Guidelines set forth the standards for all new developments. The relevant points are discussed below:

1. Streets and Sidewalks (and other Public Improvements):

“Sidewalks shall be continuously adjacent to the curb with landscaping and street trees filling out the remainder of the right-of-way width. This will result in approximately 5-foot-wide sidewalks with 3 feet of landscaping.”

There is sidewalk existing along the property frontage. If it is determined at the building permit stage that repairs or replacement of the sidewalk is needed, the developer shall obtain all necessary permits from Caltrans.

2. Landscaping:

“Landscaping shall consist of ground cover, shrubs, and trees sufficient to soften building lines and break up large expanses of pavement. Berming and art shall be used wherever practical.”

As previously described, the proposal includes a small landscape area adjacent to the front of the building. In addition to this landscape area, the developer shall provide one parking lot tree in the parking area. Additional landscaping is needed along the southern property line to comply with the 16th Street Design Guidelines. Staff is recommending the landscape design on the Volkswagen dealership to the west be continued on this site. This landscape area would provide a meandering curb with ground cover. This should be installed in all areas along the southern property line where there is no curb cut.

3. Architectural Theme / Building Materials / Colors

“Buildings should be simple and reflect geometric forms and horizontal lines. Roofs shall be a variety of shapes which have simple geometric shapes, such as hips, shed, gables, or flat. Relief or accent features (overhangs, columns, window trim, offsets, entryways) are strongly encouraged;” and...

“Suggested Building Materials: Textured Concrete, slumpstone, brick, stucco, or lap siding;

“Suggested Roof Materials: Tile, shakes/shingles, ribbed metal, architectural grade composition shingles;

“Unacceptable Materials: Corrugated metal, visible metal, plywood, unfinished concrete, T-1-11;” and...

“The general color scheme shall emphasize earth tones, greys and pastels that represent a “light Mediterranean” palette. Accent color may include blues, greens, rusts, and golds.”

The building design is in keeping with the 16th Street Design Guidelines. The flat roof and geometric design fit in well with the area. The color scheme is also in keeping with the Design Guidelines using grays and whites.

Circulation

The site is accessed via one of two driveways on 16th Street. The site could also be accessed via the alleyway to the north of the site. Due to the number of cars expected to be displayed on the site, there will be very little room for internal circulation. However, the driveways and alleyway provide sufficient access and egress points to serve the site. The owner will have to insure sufficient room is available on the site to allow customers to have the required 25 feet of backing space to allow for safe maneuvering.

Parking & Handicapped Accessibility

The project is proposing seven parking spaces. Five of these spaces are in the front of the building and two are on the eastern side of the building. One handicap space is required and is provided in front of the building. Because this project involves new construction, the site shall provide a minimum of one two-bike-capacity rack (“inverted-u” style).

Lighting

The applicant has not provided any details on proposed lighting. Any lighting installed on the site shall comply with all requirements of the California Energy Code.

Signage

In a General Commercial Zone, zone standards state that the total signage shall not exceed more than 500 square-feet on a lot for any permitted use. The maximum allowable *building* signage, based on the Redevelopment Area Sign Ordinance, is calculated using the primary building frontage in the standard formula of one-square-foot of signing for each linear foot of frontage. Therefore, the building is allowed a total of 50 square feet of signing.

The project site is located within the Vehicle Sales District. In addition to other allowed signs, vehicle dealers within this district may be allowed one freestanding sign not to exceed two hundred square feet with a maximum height of twenty-five feet.

Environmental Clearance

The Planning staff has conducted an environmental review (Initial Study # 12-05) of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption is being recommended (Attachment E).

ANALYSIS:

The proposed project complies with the General Plan designation of General Commercial (CG) and the zoning designation of General Commercial (C-G).

Staff supports this project and feels the proposal will provide a needed improvement to the appearance of the project site. The building design is in keeping with the dealership to the east and with the general area. Although staff typically would encourage more landscaping on the site, given the use and the size of the site, staff feels the addition of a landscape strip along the southern property line and at least one parking lot tree along with the proposed landscape strip around the building will provide enough landscaping to give the site a pleasing appearance while still being functional as a car lot.

RECOMMENDATION:

Staff recommends Adoption of a Categorical Exemption (Attachment E) and Approval of DR #12-01 subject to the following conditions:

1. The proposed project shall be constructed/designed as shown on Exhibits 1 through 3 -- Attachments B, C, and D of Staff Report DR#12-01.
2. The project shall comply with all applicable State laws and local codes and regulations of the current Editions of the California Building and Fire Codes, Plumbing and Mechanical Codes, National Electrical Codes, and State Accessibility (ADA) requirements, including but not limited to, bathrooms, parking, and site accessibility. A building permit is required prior to construction.
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
4. 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.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any

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

6. A soils report shall be submitted with the building permit application to address any issues associated with this area's expansive soils (details to be worked out with Inspection Services staff).
7. A joint access agreement shall be obtained with the property to the west (1595 W. 16th Street) in order to have a shared driveway on 16th Street. If this agreement currently exists, a copy shall be provided to the City Planning Department.
8. Public improvements may be required prior to issuance of the Certificate of Occupancy. These include, but are not limited to, street trees, driveway approaches, street lights, alley repair/replacement, sidewalk repair/replacement, and curb and gutter repair/replacement, where needed. These improvements will be determined at the building permit stage. All work done along the 16th Street frontage will require approval and permits from Caltrans.
9. A final landscape and sprinkler plan is required at the building permit stage to include new landscaping in all planter areas, with details to be reviewed by staff. All landscaping shall be installed prior to occupancy and shall thereafter be maintained in a healthy and aesthetic manner. Parking lot trees are required at a minimum of one tree per each six parking spaces.
10. In accordance with the bicycle parking guidelines set forth in the 2008 Merced Bicycle Plan for commercial developments, the site plan shall provide a minimum of one bicycle parking space for public use (minimum 5% of all vehicle spaces), plus one space for each ten estimated employees on the largest working shift. The applicant shall install the bike rack(s) in an area that 1) has sufficient space to accommodate the placement and removal of bicycles (including tandem bicycles or bicycles with trailers); and 2) that is closely

located to the entrance(s) of the building; and 3) provides proper ADA-accessible pedestrian clearances around the rack when it is at full capacity. The bike parking area shall be shaded/sheltered from sun and rain, if possible, and the rack itself shall be designed with at least two, preferably three, contact points on at least one wheel and the bicycle frame to provide stability to the parked bicycle, such as the "inverted-U" rack design.

11. Parking lot lighting will be required, with light oriented downward to prevent light spillage onto adjacent properties. All lighting shall comply with the California Energy Code.
12. Any signage shall comply with the requirements of the City's Redevelopment Area Sign Ordinance. Temporary banners shall be properly approved by Planning staff for increments not longer than thirty days, whereby re-application is required. However, in no event shall temporary banners be displayed for more than 120 days per calendar year. Prohibited signs, including moving, moveable, flashing, or other such signs, shall not be permitted at any time and shall be subject to immediate removal by the City of Merced Development Services Director or his designee.
13. Construction and site location of the refuse enclosure shall comply with City Standards and receive the final approval of the Refuse Department.
14. All required permits and approvals shall be obtained from the San Joaquin Valley Air Pollution Control District and the City of Merced Inspection Services Department prior to demolition of the existing building.
15. The applicant shall maintain a clean and respectable appearance of the building at all times, and any graffiti or other vandalism done to any building or accessory structure shall be rectified or repaired within a reasonable amount of time.
16. The site shall be maintained free of trash, weeds, and other debris.
17. This approval is in effect for one year. The applicant shall apply for a building permit within one year of this approval, with all work to be completed within eighteen (18) months.

Attachments:

- A. Location Map
- B. Site Plan
- C. Elevations
- D. Color Elevations
- E. Notice of Exemption #12-05

Location Map
1575 W. 16th Street
DR#12-01

Merced Neorn/EGS

Merced
Volkswagen

Subject
Site

Formerly Taylor
Restoration

Western Motors

Express Auto Center

16TH

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

GOLDEN VALLEY
 ENGINEERING & SURVEYING
 405 W. 196th Street • P.O. Box 348 • Merced, CA 95340
 Phone (209) 722-2200 • Fax (209) 722-2254

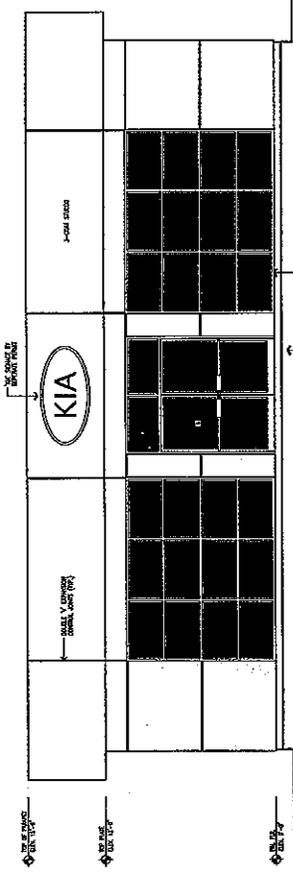
MERCED KIA
 NEW SHOWROOM FOR
 A.P.N. 031-351-034
 1575 N. 18th Street, Merced, CA 95340
 CALIFORNIA

RECEIVED
 JAN 30 2012
 CITY OF MERCED
 PLANNING DEPT.

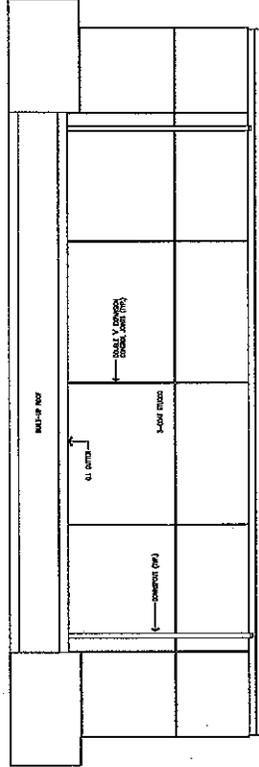
PROJECT NO.
 1503 W. 18th Street
 Merced, CA 95340
 PROJECT NO. 1503
 PHONE: 209-722-2200
 email: lisa@mercedvw.com

DESIGNER: G.V.E.S.
 DRAWN BY: RCH
 CHECKED: JLI
 DATE: JANUARY 2012
 JOB NO.: 11-110

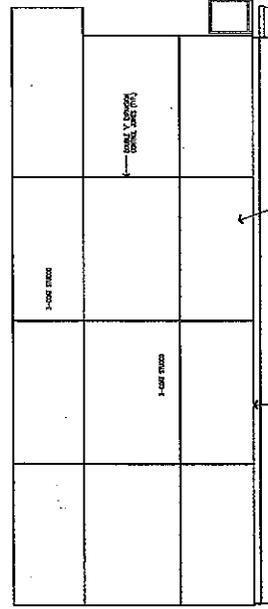
A2
 SHEET



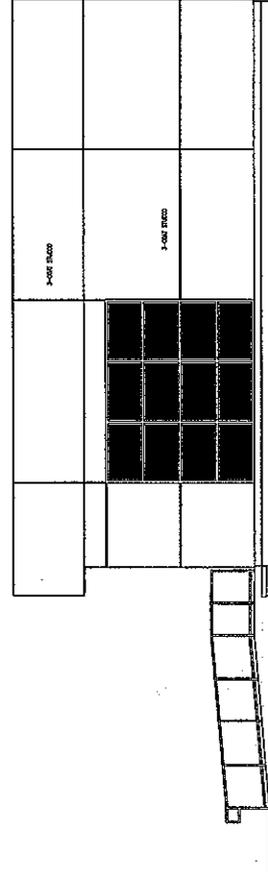
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



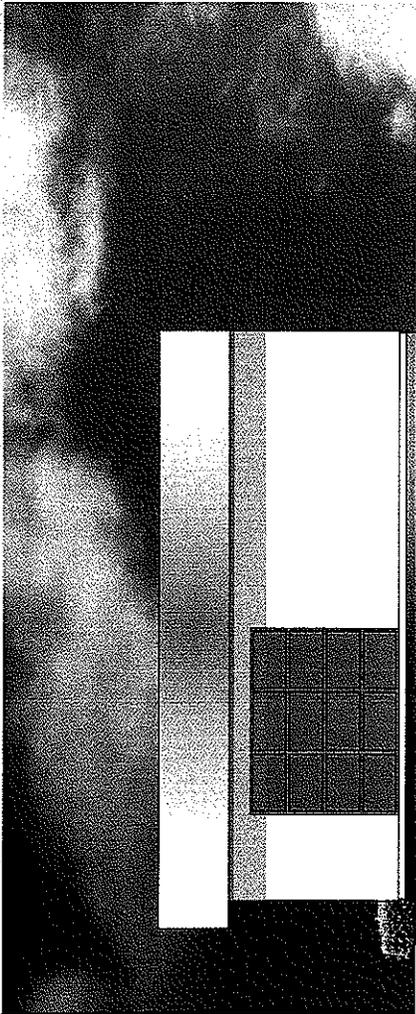
NORTH ELEVATION
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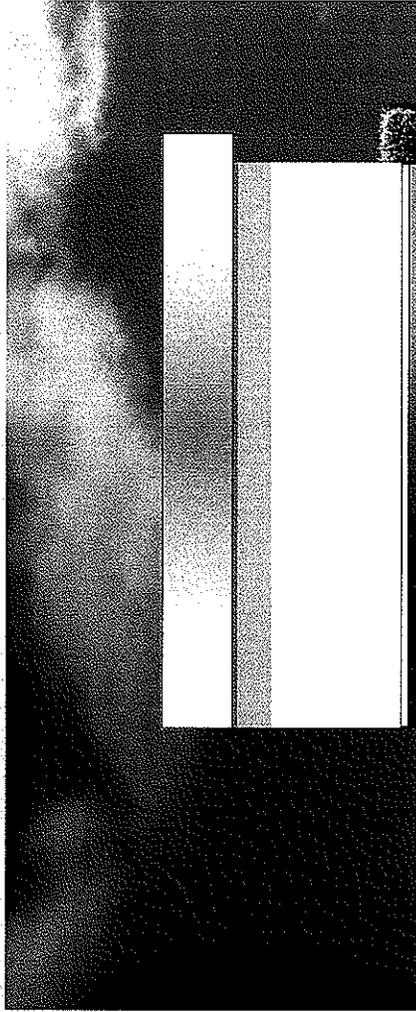
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



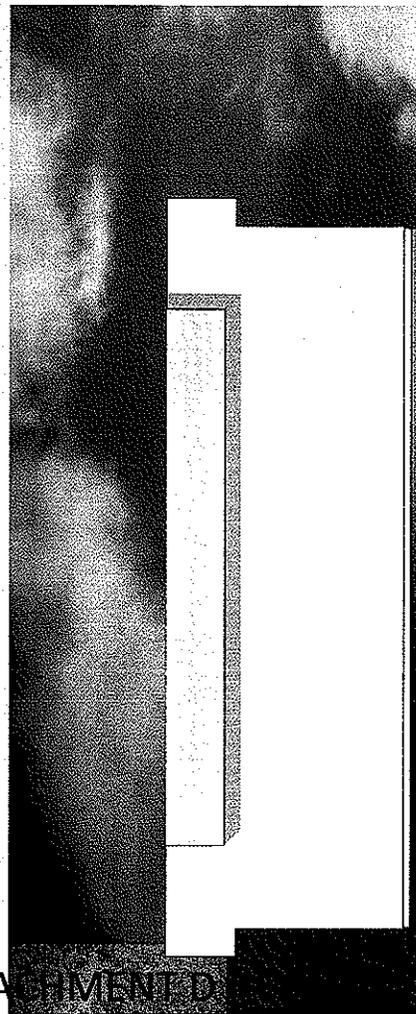
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



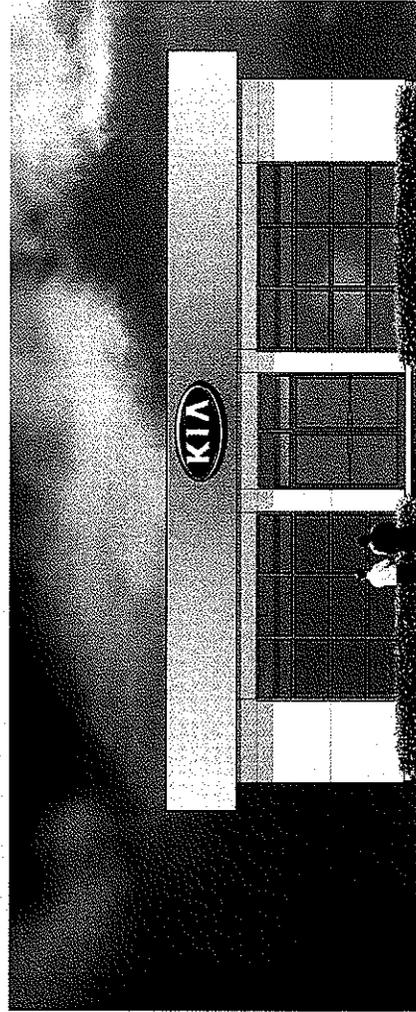
East Elevation



West Elevation



North Elevation



South Elevation

ATTACHMENT D

KIA OF MERCED MERCED, CA

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: DRC #12-01

Project Applicant: Isaac Sargiz

Project Location (Specific): 1575 W. 16th St. APN: 031-351-034

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

Description of Nature, Purpose, and Beneficiaries of Project:

The project involves the demolition of an existing building and the construction of a new 2,000 s.f. building for a car sales/showroom.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Isaac Sargiz for Irene Migliazzo, Trustee

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. State Type and Section Number: Section 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 project is considered an in-fill development project. The project location is within the City limits on a an approximately 13,000-square-foot parcel surrounded by urban uses. The site 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 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: Julie Nelson, Planner

Area Code/Telephone:(209) 385-6858

Signature:  Date: 2-2-12 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