

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #15-07

AGENDA ITEM: 4.1

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: Feb. 18, 2015

PREPARED BY: Julie Nelson,
Associate Planner

SUBJECT: **Design Review Application #15-01**, initiated by Galloway Planning, Architecture, Engineering, on behalf of KIF, LLC, property owner. This application involves a request to construct an approximately 10,140-square-foot tire store near the southeast corner of West 16th Street and Canal Street (420 W. 16th Street) within a Central Commercial (C-C) Zone. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #15-01 (Categorical Exemption)
- 2) Design Review Application #15-01

SUMMARY

The project site is located on the south side of West 16th Street approximately 100 feet east of Canal Street within a Central Commercial (C-C) zone (Attachment A). The project site is a portion of a larger parcel that is being divided into three parcels (Attachment B). The proposed project involves a request to construct an approximately 10,140-square-foot minor auto repair facility and tire store for Les Schwab (Attachment C).

The site provides two driveway entrances on West 16th Street (Attachment C). The proposed western-most driveway is approximately 100 feet west of Canal Street. The second driveway is aligned with K Street to the north. Staff is recommending a condition to limit turning movements for the western-most driveway to right-in/right-out only.

The building would provide six service bays along the front of the building and a truck canopy in the rear of the building (Attachment D). A small retail and office area are located on the eastern end of the building. A 2nd floor storage area is provided above the service bays. Landscaping is provided throughout the site with an assortment of trees shrubs and ground cover (Attachment E).

Minor auto repair is an allowed use within the Central Commercial (C-C) zone. Because the site is located with the City's Design Review Boundary, the Planning Commission is not taking action on the land use, but on the design of the site and building. Because the site is located within the 16th Street corridor, the project must comply with the 16th Street Design Guidelines.

Staff has reviewed the project and is recommending approval subject to the conditions listed below.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #15-01 (Categorical Exemption) and Design Review Application #15-01 (including the adoption of the Resolution at Attachment L), subject to the following conditions:

- *1) The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan), Exhibit 2 (elevations), and Exhibit 3 (landscape plans) -- Attachments C, D, and E except as modified by the conditions.
- *2) All conditions contained in Resolution #935 for Lot Split #14-01 shall apply.
- *3) The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
- *4) All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
- *5) The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, 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) 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 rate of one tree per each six parking spaces. The type of trees used for parking lot trees shall be selected from the City's approved tree list. Landscaping shall be installed as shown on Exhibit 3 (Attachment E of Staff Report #15-07), except as modified by these conditions.

- *8) All 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 parcels.
- *9) The applicant shall work with the City’s Refuse Department to determine if a recycling container is required to comply with AB 341. If it is required, the container shall be enclosed within a refuse enclosure built to City Standards.
- *10) The project shall comply with all applicable state and local requirements for tire storage and disposal and for any waste oil storage and disposal.
- *11) All auto repair shall be conducted within an enclosed building, with the exception of large trucks and RV’s which may be serviced under the canopy located on the south side of the building. All tools and equipment used under the canopy shall be removed immediately after the work has been complete and shall not be left out overnight.
- *12) No outdoor storage or display of tires or other merchandise is allowed.
- *13) Bicycle racks shall be provided at a minimum ratio equal to 5% of the vehicular parking spaces.
- *14) The developer shall work with the City Engineer to determine the requirements for storm drainage on the site. The developer shall provide all necessary documentation for the City Engineer to evaluate the storm drain system. All storm drain systems shall be installed to meet City Standards and state regulations.
- *15) Appropriate turning radii shall be provided within the parking areas to allow for Fire Department access.
- *16) The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
- *17) 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 \$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, installing street trees, and other relevant City of Merced/State/Federal standards and regulations.
- 18) The western-most driveway shall be right-in/right-out only. A concrete curb or median, or other device approved by the Engineering Department, shall be installed to direct traffic to the right and prohibit left turn movements. Details to be worked out at the building permit stage.
- 19) At time of building permit review, the developer shall provide documentation of all cross access and parking agreements for shared access and parking. In addition, documentation shall be provided confirming the joint use of the water, sewer, and storm drain lines on the property.
- 20) All signing shall comply with the City’s Sign Ordinance. The north elevation of the building is allowed 171 square feet of signing and the west elevation is allowed 33 s.f. of

signing for a total of 204 square feet of signing on the building. Any sign allowance not used on the elevation for which it was calculated may be used on another elevation. The signs for the north, east, and west elevations are approved as proposed for a total of 148 square feet of signing. The monument sign (50 square feet) is approved with the following conditions: a) the sign shall be located outside the 10-foot visual triangle at the driveway entrance; and, b) the address shall be added to the bottom of the monument structure. At the time of building permit review, the applicant shall demonstrate that the monument sign will be outside the visual triangle and will not block visibility of oncoming traffic or pedestrians.

- 21) All loading and unloading of delivery trucks shall be done entirely on the project site; all delivery trucks are strictly prohibited from parking/unloading on 16th Street.
- 22) All mechanical equipment shall be screened from public view.
- 23) The premises shall remain clean and free of debris and graffiti at all times.
- 24) It is recommended that the exterior building walls be treated with an anti-graffiti coating to make graffiti removal easier. In any case, graffiti removal shall take place within 24 hours of appearing and shall be painted over with a paint color that matches the existing color of the building wall.

(*) Denotes non-discretionary conditions.

PROJECT DESCRIPTION

The proposed project involves the construction of a 10,140-square-foot building and required parking (Attachment C) to be used for a Les Schwab Tire Center. The site is located on the South side of West 16th Street, west of Canal Street (Attachment A). The business provides retail sales of tires as well as installation and minor mechanical work on passenger cars, trucks, and RV's.

The building would have six service bays on the north side of the building. A canopy would be constructed on the south side of the building to provide an area to service large vehicles such as trucks and RV's. In addition to the service bays, the building would also have a small retail area and office space (Attachment D). There would also be a 2nd floor for storage above the service bays.

The site would have access from 16th Street. The western driveway would be right-in/right-out only (Condition #16) due to its proximity to the intersection of Canal Street and West 16th Street. The second driveway would allow all turning movements and is aligned with K Street to the north.

Surrounding Uses
(Attachment A)

Surrounding Land	Existing Use of Land	City Zoning Designation	City General Plan Land Use Designation
North	Bob's Foreign Auto/City Parking Lot (across 16 th Street)	C-C	Regional/Community Commercial (RC)
South	State Parole Office (across railroad tracks)	C-G	General Commercial (C-G)
East	Family Dollar	C-C	Regional/Community Commercial (RC)
West	Office/Restaurant (across Canal Street)	C-C	Regional/Community Commercial (RC)

BACKGROUND

This parcel was part of the BMC West business that was located at the southeast corner of 16th Street and Martin Luther King, Jr. Way. This particular area was used primarily for storage. There were no buildings on this portion of the parcel (Attachment F).

This site is part of a larger parcel (Attachment B) that is being divided into three individual parcels. Lot Split #14-01 has been approved (Attachment G), but staff is still working with the property owner to complete the Final Parcel Map process and record the map.

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) The proposed project complies with the General Plan designation of Regional/Community Commercial (RC) and the zoning designation of Central Commercial (C-C).

General Plan "Land Use" goals and policies that relate to this proposal include:

Land Use Policy L-2.1 - Encourage further development of appropriate commercial and industrial uses throughout the City.

Land Use Policy L-3.2 – Encourage Infill Development and a Compact Urban Form.

16th Street Design Guideline Requirements

- B) The 16th Street Design Guidelines were adopted by the Design Review Commission and subsequently by the City Council on February 1, 1988. Relevant guidelines to this proposed project include:

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."

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 \$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 (Condition #17). However, because the roadway design currently has the sidewalk behind the park strip and not adjacent to the curb, this project is not required to change this pattern. The result is the same as called for in the 16th Street Design Guidelines having an approximately 5-foot wide sidewalk and 3-foot wide park strip. This design provides for a separation between pedestrians and vehicles on the street.

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.”

The landscape plan (Attachment E) makes use of an extensive plant list and includes a mix of sod, shrubs, hedges, and an assortment of deciduous, evergreen and ornamental trees to create a well-landscaped site along all four sides of the parcel. Evergreen shrubs will line the southern property line to provide a buffer between the site and the railroad tracks. The landscaping provided along 16th Street would be a continuation of the landscaping installed on the Family Dollar site to the east of this site.

“Landscaping within parking lots shall conform to the Zoning Ordinance requirements.”

Parking lot trees are required at a ratio of one tree for every six parking spaces. The site design proposes 29 parking spaces, thus, 5 parking lot trees would be required. The applicant is exceeding the minimum requirement by providing 8 parking lot trees. Four trees are proposed along the northern property line and two on each side of the building. One additional evergreen tree is proposed on each side of the building and an ornamental tree would be located at the northeast corner of the building.

“Landscaping shall be provided at minimum of 15 percent of the gross site area to include a minimum width of 8 feet behind the property line along the street frontage.”

The proposed landscape area is equal to approximately 15 percent of the site. Landscaping would be provided along all four sides of the property and in planter areas within the parking lot. The landscape strip adjacent to the street frontage is proposed to have a width of 5 feet to match the width installed by the Family Dollar project. Due to the need to provide sufficient area within the parking lot for Family Dollar, the width of the landscape strip adjacent to the street frontage was reduced to 5 feet instead of 8 feet. This project would match that width to remain consistent within the block.

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 incorporates horizontal lines with a variety of finishes to provide interest and detail (Attachment D). The roof is flat with an approximately 6-foot tall parapet. The building wall would have a ground face CMU finish and the parapet would be constructed of a prefinished metal panel. The color scheme includes earth tone shades of tan/off-white, gray, and deep red (colored elevations and a material board will be provided at the meeting). The northeast corner of the building incorporates glass storefront windows to add another design element to the building. Glass is also used to enclose the vestibule entrance which extends from the building wall to provide depth to the design. The service bay doors would include glass panels to break up the expanse of the roll-up doors. A park bench would be provided on the east side of the vestibule to provide an additional feature to the design. All roof-mounted equipment would be screened from view by the parapet as required by Condition #22.

4. Setbacks

“Where possible, setbacks shall be a minimum of 10 feet for buildings having less than 55 feet of frontage parallel to street property lines and 20 feet for buildings having greater than 55 feet of frontage parallel to street property lines. However, in any case, setbacks sufficient to accommodate parking in front of buildings is preferred. Two-story buildings or buildings over 18 feet high may require larger setbacks.”

The site has approximately 380 feet of street frontage. Therefore, the minimum setback would be 20 feet. The proposed setback for the building is approximately 51 feet to the nearest point of the building (the vestibule). The building height varies from 24 feet tall to 25 feet 4 inches at the highest point. Even though the building height exceeds 18 feet tall, the proposed setback is more than twice that required by the 16th Street Design Guidelines.

Parking

- C) The parking requirements for this type of use is one parking space for every 400-square-foot of floor area. The tire store would be 10,140 square feet thus requiring 25 parking spaces. As shown on the site plan (Attachment C), the project would satisfy this requirement by providing a total of 29 parking spaces, including one space for a clean air vehicle. In addition to the required vehicle parking spaces provided, the project would also comply with the requirements of the California Green Code by providing bicycle parking at the front of the building (Condition #13).

Signage

- D) The project site is located within the City's Design Review area and is subject to the sign regulations for Downtown (MMC Section 17.36, Article IV). As such, the allowable sign area for a building is calculated based on the length of the primary and secondary frontages. Any allowable sign area not used on the elevation from which it was calculated is considered to be "tertiary signing" and may be placed on another elevation as long as it doesn't exceed ½ square foot of signing for each lineal foot of building frontage. For this project, the primary frontage (the north elevation) would be allowed 171 square feet of signing and the secondary frontage (the west elevation) would be allowed 33 square feet of signing. The project includes a sign proposal to allow signs on the north, east, and west building elevations for a total of 148 square feet (90 square feet on the north elevation and 29 square feet on the east and west elevations), which is within the allowable sign area (Attachment H).

The Sign Regulations for Downtown allows for a monument sign not exceeding 6 feet in height or exceeding 30 square feet of sign area per face/side. The proposed monument sign is 6 feet tall and has a sign area of 25 square feet per face (Attachment I). Therefore, it complies with the Sign Regulations for Downtown. Because the proposed location of the monument sign is near a driveway (Attachment J) entrance, the applicant would need to demonstrate that the sign is located outside the 10-foot visual triangle at the driveway entrance (Condition #20). If the sign is located within the 10-foot visual triangle, the height of the sign would be limited to 2 ½ feet tall. The sign may be relocated to another location on the site if the proposed location does not comply with the requirements of the visual triangle.

Environmental Clearance

- E) The Planning staff has conducted an environmental review (Environmental Review #15-01) of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption is being recommended (Attachment L).

Attachments:

- A) Location Map
- B) Parcel Map
- C) Site Plan

- D) Elevations
- E) Landscape Plan
- F) Aerial Photo – 2008
- G) Lot Split Resolution #935
- H) Wall Signs
- I) Monument Sign
- J) Site Plan for Signs
- K) 16th Street Design Guidelines
- L) Categorical Exemption
- M) Draft Planning Commission Resolution

DESIGN REVIEW #15-01
LES SCHWAB



CITY
PARKING
LOT

MAIN

BOB'S
FOREIGN
AUTO

16TH

SUBJECT
SITE

FAMILY
DOLLAR

STATE
PAROLE
OFFICE

IN-N-OUT
BURGER

15TH

MARTIN LUTHER KING JR

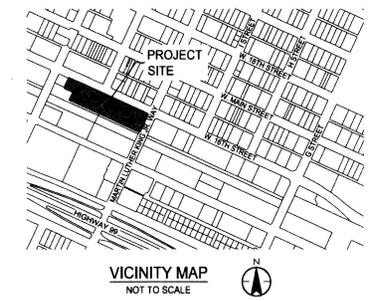
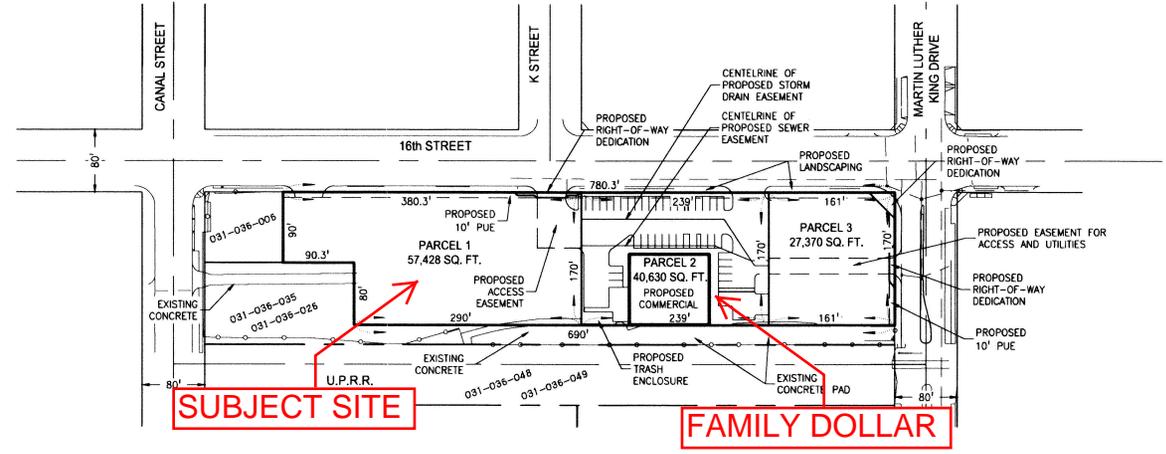
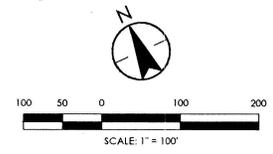


TENTATIVE PARCEL MAP

BEING A PORTION OF SECTION 30, TOWNSHIP 7
SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE
AND MERIDIAN
CITY OF MERCED,
MERCED COUNTY, CALIFORNIA



1016 12th STREET MODESTO, CALIFORNIA
MARCH, 2014



SUBJECT SITE

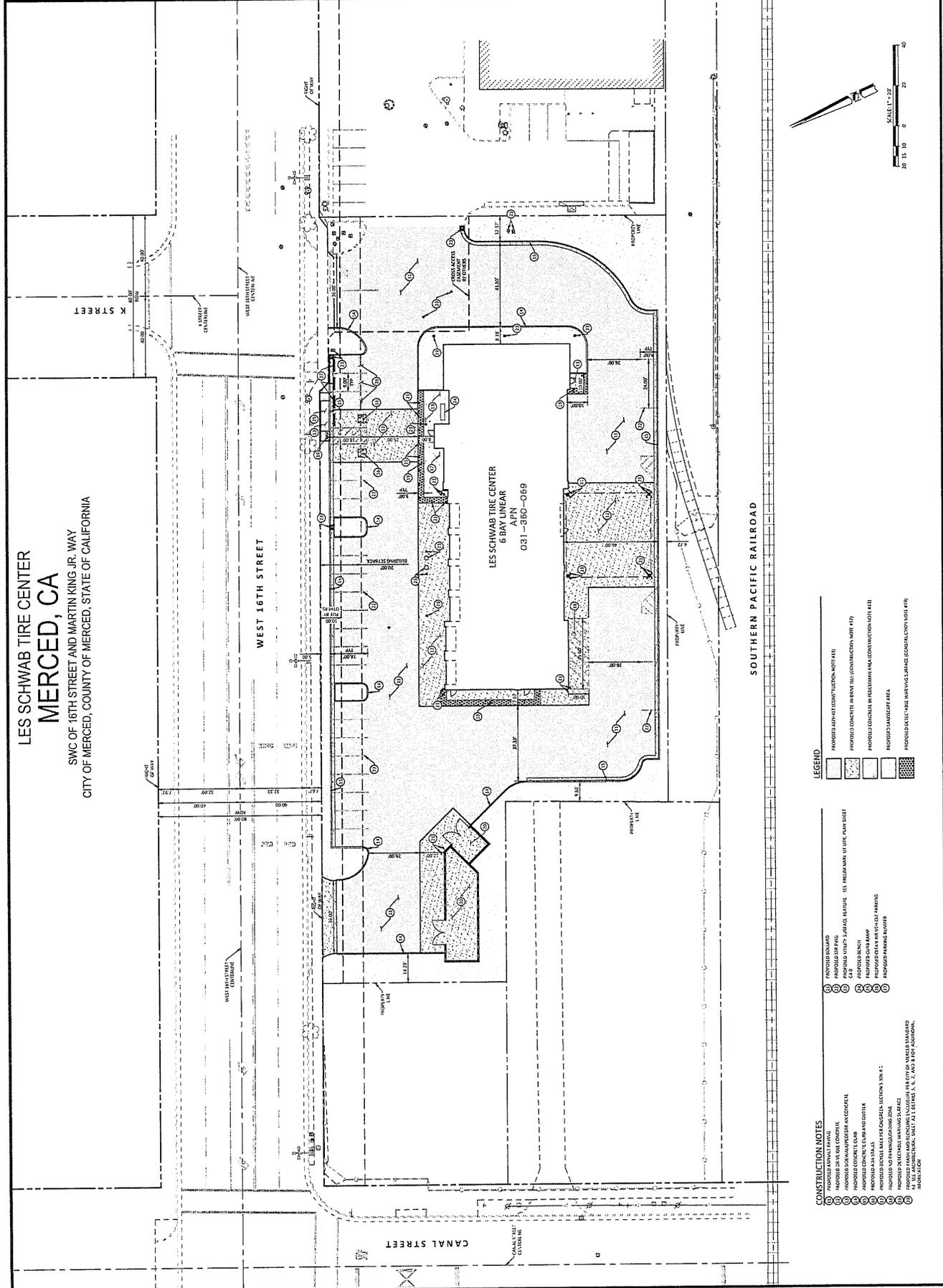
FAMILY DOLLAR

PROPERTY INFORMATION:
APN: 031-036-014 & 031-036-069
OWNER: K.I.F., LLC
ADDRESS: 1800 WESTWIND DRIVE #401
BAKERSFIELD, CA 93301

ADJACENT PROPERTY INFORMATION:
APN: 031-036-006 OWNER: U.P.R.R.
APN: 031-036-035 OWNER: U.P.R.R.
APN: 031-036-026 OWNER: U.P.R.R.
APN: 031-036-048 OWNER: U.P.R.R.
APN: 031-036-049 OWNER: U.P.R.R.

NOTES:
1. THE PROPOSED ACCESS EASEMENTS ARE TO BE RECIPROCAL ACCESS EASEMENTS FOR THE BENEFIT OF ALL PARCELS ON THIS MAP. ADDITIONAL RECIPROCAL ACCESS EASEMENTS, IF NECESSARY, WILL BE CREATED ON THE FINAL PARCEL MAP.
2. THE PROPOSED SEWER, STORM, AND UTILITY EASEMENTS ACROSS PARCELS 2 AND 3 ARE FOR THE BENEFIT OF ALL PARCELS AND WILL BE SHOWN ON THE FINAL PARCEL MAP.

PROPOSED USE OF PROPERTY:
PARCEL 2: COMMERCIAL RETAIL



MERCED, CA

SWC 16th & K Street
Merced, CA 95340



1 PLANNING PERSPECTIVE
SCALE

No.	Revision	Drawn By	Checked By	Date
-----	----------	----------	------------	------

Gateway
PLANNING & ARCHITECTURE
1612 S. MERCEDES ST. SUITE 202
MERCED, CA 95340
TEL: 209.776.3818
WWW.GATEWAYCA.COM



NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER
MERCED, CA

SWC 16th & K Street
Merced, CA 95340

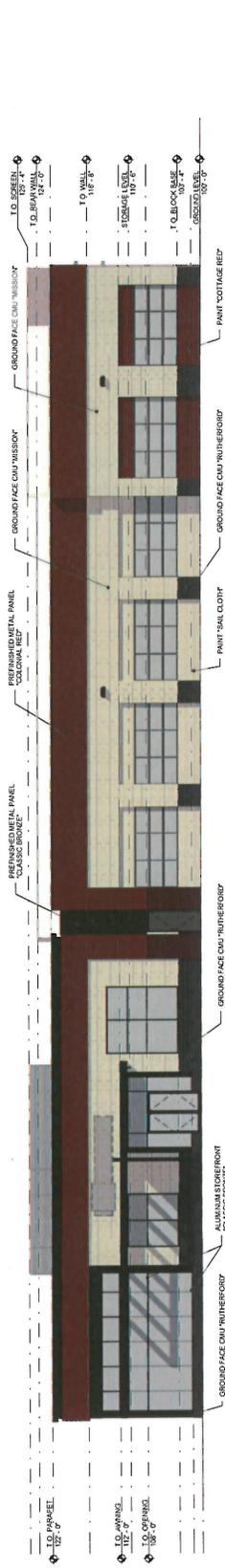
Project No.	1510001149
Drawn Date	
Drawn By	AM
Checked By	AM
Date	12/12/14

3D PERSPECTIVE

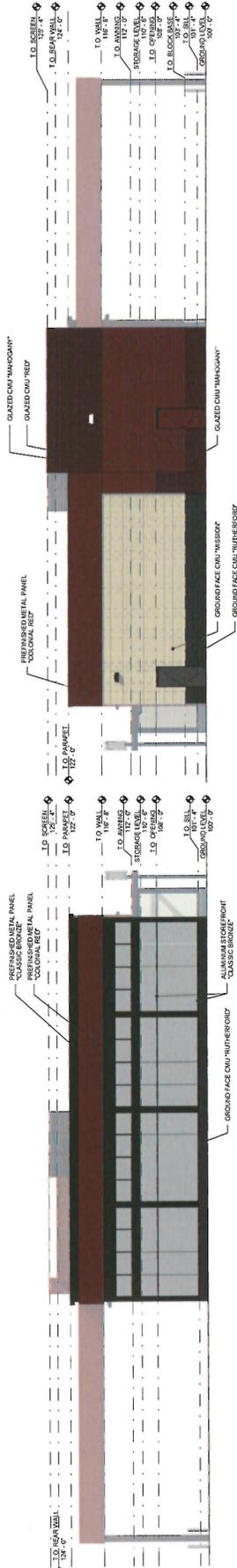
A3.1

MERCED, CA

SWC 16th & K Street
Merced, CA 95340

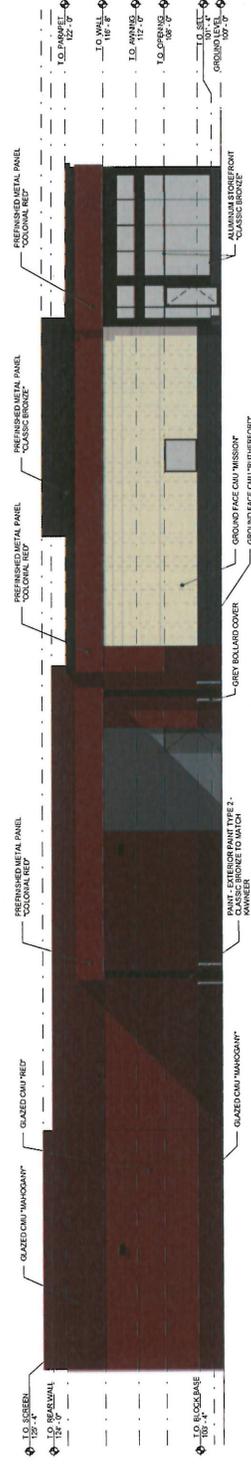


1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



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

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



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

NO.	REVISION	DATE

Drawn By Checked By Date
 Revision
 NOT SUBMITTAL



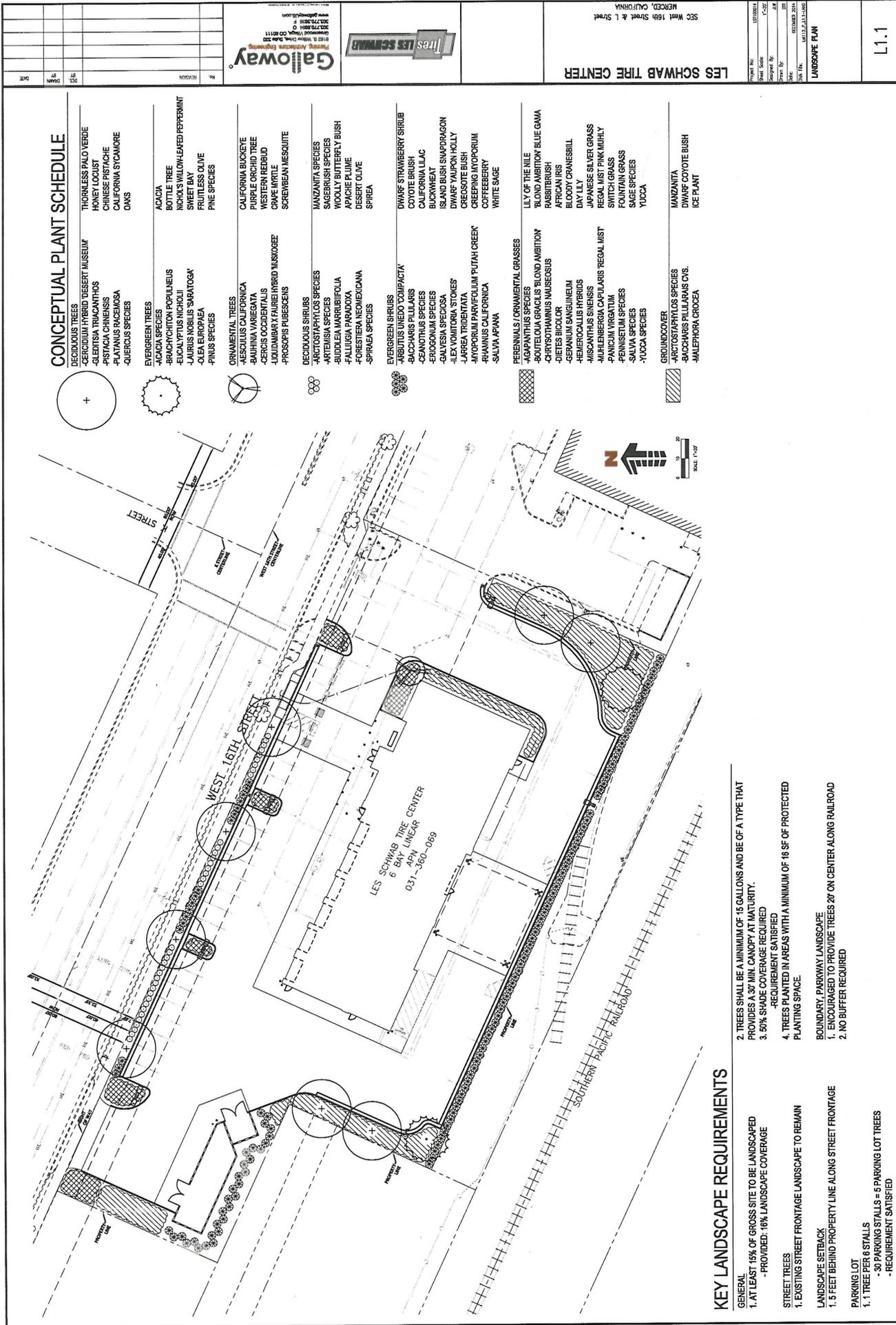
NOT FOR CONSTRUCTION
 LES SCHWAB TIRE CENTER
 MERCED, CA
 SMC 16th & K Street
 Merced, CA 95340

DATE:	12/15/14
DESIGNER:	LEWIS
DRAWN BY:	LEWIS
CHECKED BY:	LEWIS
DATE:	12/15/14

COLOR ARCHITECTURAL REFERENCE ONLY

A2.1

ATTACHMENT E



CONCEPTUAL PLANT SCHEDULE

DECIDUOUS TREES	-CERCIDIUM HYBRID TIEBERT MUSEUM -GLENTSIA TRACANTHOS -PLATANUS CHINENSIS -QUERCUS SPECIES	THORNLESS PALO VERDE HONEY LOCUST CHINESE PISTACHE CALIFORNIA SYCAMORE OAKS
EVERGREEN TREES	-ACACIA SPECIES -BRACHYCTON POPULNEUS -LIGULIFLUS NICHOLII -PLATANUS SWARTOGA -QUERCUS SPECIES	ACACIA BOTTLE TREE SICKLE WINDMILL-EARED PEPPERMINT FRUITLESS OLIVE PINE SPECIES
ORNAMENTAL TREES	-AESCHULIS CALIFORNICA -BAUHIA VAREGATA -CERCIS OCCIDENTALIS -LOUDBARK Y FAIRBIE HYBRID MUSKOGEE -PROSORPIS PUBESCENS	CALIFORNIA BUCKEYE PURPLE ORCHID TREE WESTERN REDBUD GRAPE HIRTLE SCREWBEECH MESQUITE
DECIDUOUS SHRUBS	-ARCTOSTAPHYLOS SPECIES -ARTEMISIA SPECIES -BUDDLEIA MARRUBIFOLIA -FALLUGIA PARADOXA -FORESTIERA NEOMEXICANA -SPIRAEA SPECIES	MANZANITA SPECIES SAGEBRUSH SPECIES WOOLLY BUTTERFLY BUSH APACHE PLUME DESERT OLIVE SPIRAEA
EVERGREEN SHRUBS	-ABUTILUS UNICO 'COMPACTA' -BACCHARIS PULCHRIS -CENOTRILUS SPECIES -GERONIUM SPECIES -GALYPS SPECIOSA -LEUCOPHYLLON -LUNARIA SPECIES -LUPINUM PARVIFLUM PUTAH CREEK -RHAMNUS CALIFORNICA -SALVIA APANA	DWARF STRAWBERRY SHRUB COYOTE BRUSH CALIFORNIA LILAC BUCKWHEAT ISLAND BUSH SANDRAGON CREOSOTE BUSH GREENING LACONORUM COFFEEBERRY WHITE SAGE
PERENNIALS / ORNAMENTAL GRASSES	-AGAPANTHUS SPECIES -BOUTELLOIA GRACILIS 'BLOND AMBITION' -CHRYSOTHAMNUS NAUSEOSUS -DIETES BICOLOR -GERANIUM SANGUINEUM -HEMEROCALLIS HYBRIDS -MULLEBERGIA CAPULARIS 'REGAL MIST' -PANICUM VIRGATUM -SALVIA SPECIES -YUCCA SPECIES	LILY OF THE LILE BLOND AMBITION BLUE GAMA RABBITBRUSH AFRICAN IRIS BLOODY CRANESBILL DAY LILY JAPANESE SILVER GRASS REGAL MIST PINK MUIHLY SWITCH GRASS FOUNTAIN GRASS SAGE SPECIES YUCCA
GROUNDCOVER	-ARCTOSTAPHYLOS SPECIES -BACCHARIS PULCHRIS CVS. -MALEPHORA GROECA	MANZANITA DWARF COYOTE BUSH ICE PLANT

KEY LANDSCAPE REQUIREMENTS

- GENERAL**
- AT LEAST 15% OF GROSS SITE TO BE LANDSCAPED
 - PROVIDED: 16% LANDSCAPE COVERAGE
 - TREES SHALL BE A MINIMUM OF 15 GALLONS AND BE OF A TYPE THAT PROVIDES A 30' MIN. CANOPY AT MATURITY.
 - REQUIREMENT SATISFIED
 3. 50% SHADE COVERAGE REQUIRED
 - REQUIREMENT SATISFIED
 - TREES PLANTED IN AREAS WITH A MINIMUM OF 18 SF OF PROTECTED PLANTING SPACE.
 - REQUIREMENT SATISFIED
- BOUNDARY, PARKWAY LANDSCAPE**
- ENCOURAGED TO PROVIDE TREES 20' ON CENTER ALONG RAILROAD
 - NO BUFFER REQUIRED
- LANDSCAPE SETBACK**
- 5 FEET BEHIND PROPERTY LINE ALONG STREET FRONTAGE
- PARKING LOT**
- 1 TREE PER 6 STALLS
 - 30 PARKING STALLS = 5 PARKING LOT TREES
 - REQUIREMENT SATISFIED

KEY LANDSCAPE REQUIREMENTS

- TREES SHALL BE A MINIMUM OF 15 GALLONS AND BE OF A TYPE THAT PROVIDES A 30' MIN. CANOPY AT MATURITY.
 - REQUIREMENT SATISFIED
 3. 50% SHADE COVERAGE REQUIRED
 - REQUIREMENT SATISFIED
 - TREES PLANTED IN AREAS WITH A MINIMUM OF 18 SF OF PROTECTED PLANTING SPACE.
 - REQUIREMENT SATISFIED
- BOUNDARY, PARKWAY LANDSCAPE**
- ENCOURAGED TO PROVIDE TREES 20' ON CENTER ALONG RAILROAD
 - NO BUFFER REQUIRED
- LANDSCAPE SETBACK**
- 5 FEET BEHIND PROPERTY LINE ALONG STREET FRONTAGE
- PARKING LOT**
- 1 TREE PER 6 STALLS
 - 30 PARKING STALLS = 5 PARKING LOT TREES
 - REQUIREMENT SATISFIED



LESS SCHWAB TIRE CENTER
SEC WEST 16TH STREET & 1 STREET
MERCED, CALIFORNIA

Project No.	15000001
Drawn By	AL
Checked By	AL
Date	04/23/2015
Scale	AS SHOWN

LANDSCAPE PLAN

L1.1

2008 Aerial Photo
Les Schwab Site

CANAL

16TH

BMC West
Storage

BMC West

MARTIN LUTHER KING JR

ATTACHMENT F

15TH

Legend 

 Subject Site

CITY OF MERCED
Minor Subdivision Committee
Lot Split Application #14-01

RESOLUTION # 935

WHEREAS, the Merced City Minor Subdivision Committee met on August 13, 2014, to consider Lot Split Application #14-01, which would provide for the re-subdivision of one 2.8-acre parcel into three individual parcels, generally described as being located at the southwest corner of Martin Luther King, Jr. Way and West 16th Street, Merced, California, APN's 031-360-014 and -069; and,

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

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

WHEREAS, said Lot Split #14-01 has been reviewed by the Merced Minor Subdivision Committee and found to comply with the provisions of the Subdivision Ordinance and Lot Split Procedures, and finds the following:

1. The proposed minor subdivision complies with the currently adopted City of Merced General Plan designation of Regional Community Commercial (RC) and the Zoning designation of Central Commercial (C-C).
2. The City of Merced has conducted an environmental review of the proposed minor subdivision in accordance with the California Environmental Quality Act (CEQA) and has concluded this is a categorically exempt Class 15 project.
3. The City's Director of Water Resources, Reclamation, and Aviation, City Engineer, and Development Services Director have reviewed the project and agreed to allow the three newly created parcels to be served from one connection to the City's main in 16th Street. Each parcel shall have an individual meter for domestic water service.

NOW, THEREFORE, BE IT RESOLVED that the Minor Subdivision Committee does approve Lot Split Application #14-01, submitted by Stantec Engineering on behalf of KIF, LLC, property owner, subject to the following conditions:

1. Survey monuments shall be set at all angle points and lot corners.
2. All construction and improvements, due as part of the building permit stage, shall be in accordance with zoning, building, and all other codes, ordinances, standards, and policies of the City of Merced.
3. Either prior to the sale of any parcel described herein, or within two years of the date of this resolution, whichever is sooner, an official parcel map shall be filed with the Merced County Recorder in accordance with Section 66410 et. seq. of

- the State of California Government Code (Subdivision Map Act). Any lawful extensions, if granted, would apply.
4. All construction improvements shall be installed per Planning Commission Resolution #3011 for Conditional Use Permit #3011 (Exhibit B).
 5. Owner shall dedicate 540 square feet of right-of-way at the northeast corner of the property as shown on Exhibit C. Additionally, owner shall dedicate a 10-foot wide Public Utility Easement (PUE) along the entire property frontage on both 16th Street and Martin Luther King, Jr. Way. All dedications shall be done by deed and referenced on the Final Map.
 6. Owner shall record all necessary easements related to joint access, parking, utilities, and maintenance, either concurrently or prior to recording the Final Parcel Map. Joint access and parking easements shall allow free vehicular access and parking between all parcels.
 7. All property taxes due for this property shall be paid and proof of payment provided to the City of Merced prior to recordation of the Parcel Map.
 8. The owner shall provide the City of Merced a "Parcel Map Guarantee Report" from a Title Company at least two weeks prior to recording the Parcel Map.
 9. The owner shall pay all recording fees with a separate check made payable to the "Merced County Recorder's Office."
 10. The property owner shall enter into a "Subdivision Drainage Agreement" with the Merced Irrigation District Improvement District No 1 (MIDDID No. 1), if applicable, and pay all fees as required by MID.
 11. Covenants, Conditions, and Restrictions (CC&R's) shall be recorded concurrently with the map and shall be cross-referenced on the map. CC&R's shall include all necessary easements related to joint access, parking, lighting, utilities, and maintenance. The maintenance of the sewer and water line shall be the responsibility of the property owners for all lines on the property and from the property line to the point at which the line connects to the City's main line. Joint access and parking easements shall allow free vehicular access and parking between all parcels.
 12. Location of the water meters and backflow devices shall be shown on the Final Map and approved by the City's Water Department. Landscaping shall be provided around the meters and back flow devices to camouflage the appearance of this equipment. Landscape plans shall be submitted to the Planning Department for approval prior to the recordation of the Final Map.

LOT SPLIT RESOLUTION #935

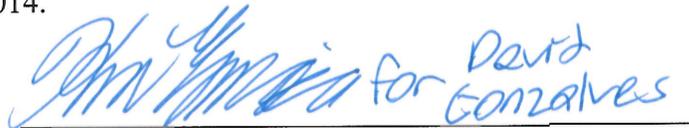
Page 3

August 13, 2014

14. All back flow devices shall be installed per City Standards. An enclosure for the back flow devices shall be provided and shall be consistent with City Standard W-37. The color of the enclosures shall be "Forrest Green."

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

Adopted this 13th day of August, 2014.



Kim Espinosa for David Gonzalves,
Director of Development Services/Chairman,
Minor Subdivision Committee of the City of
Merced, California

ATTEST:



Exhibits

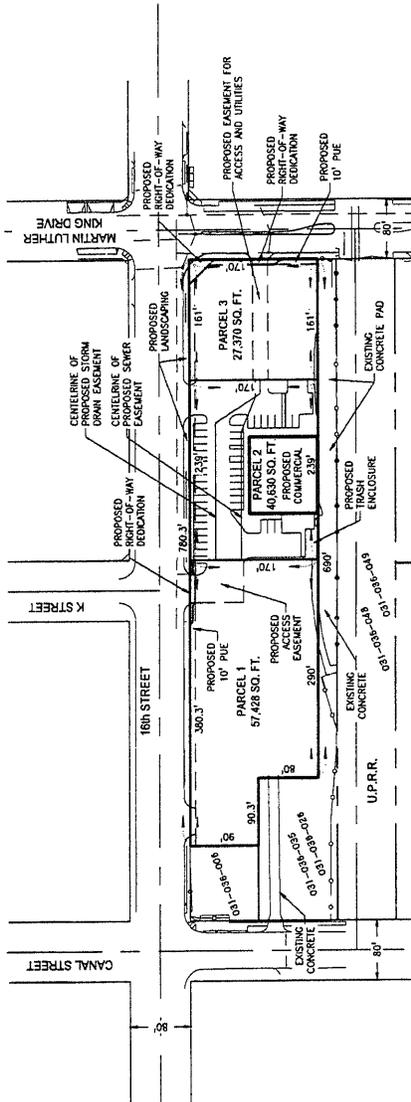
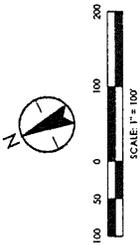
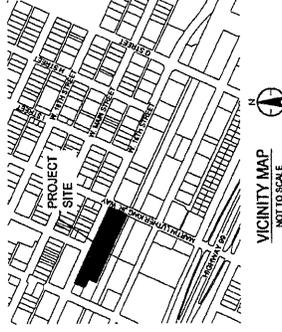
- A) Tentative Parcel Map
- B) PC Resolution #3011

TENTATIVE PARCEL MAP

BEING A PORTION OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 1 EAST, MOUNT Diablo BASE MAP, MERCEDES COUNTY, CALIFORNIA



1016 12th STREET
 MODESTO, CALIFORNIA
 MARCH, 2014



PROPERTY INFORMATION:

APN: 031-036-014 & 031-036-069
 OWNER: K.I.F., LLC
 ADDRESS: 1800 WESTWIND DRIVE, #401
 BUKERSFIELD, CA 93301

PROPOSED USE OF PROPERTY:
 PARCEL 2: COMMERCIAL RETAIL

ADJACENT PROPERTY INFORMATION:

APN: 031-036-006 OWNER: U.P.R.R.
 APN: 031-036-035 OWNER: U.P.R.R.
 APN: 031-036-026 OWNER: U.P.R.R.
 APN: 031-036-048 OWNER: U.P.R.R.
 APN: 031-036-049 OWNER: U.P.R.R.

NOTES:

1. THE PROPOSED ACCESS EASEMENTS ARE TO BE RECIPROCAL ACCESS EASEMENTS FOR THE BENEFIT OF ALL PARCELS ON THIS ADJACENT PROPERTY. ACCESS EASEMENTS, IF NECESSARY, WILL BE PROVIDED ON THE FINAL PARCEL MAP.
2. THE PROPOSED SEWER, STORM, AND UTILITY EASEMENTS ACROSS PARCELS 2 AND 3 ARE FOR THE BENEFIT OF ALL PARCELS AND WILL BE SHOWN ON THE FINAL PARCEL MAP.

CITY OF MERCED
Planning Commission

Resolution #3011

WHEREAS, the Merced City Planning Commission at its regular meeting of December 5, 2012, held a public hearing and considered **Conditional Use Permit #1173**, initiated by Halferty Development Company, LLC, applicant for the BMC West Corporation, property owner. This application involves a request to construct a mini-mart with a gas station (7-Eleven) and a free-standing retail store (Family Dollar Store) and to allow beer and wine to be sold for off-site consumption at both businesses. This site is located at the southwest corner of West 16th Street and Martin Luther King, Jr. Way, within a Central Commercial (C-C) zone; also known as Assessor's Parcel Numbers 031-360-014 and -069; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through O of Staff Report #12-22; and,

NOW THEREFORE, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Categorical Exemption regarding Environmental Review #12-28, and approve Conditional Use Permit #1173, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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

AYES: Commissioners McCoy, Williams, Madayag, Amey, and Chairperson Colby
NOES: None
ABSENT: None (two vacancies)
ABSTAIN: None

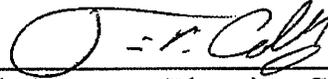
EXHIBIT B

PLANNING COMMISSION RESOLUTION # 3011

Page 2

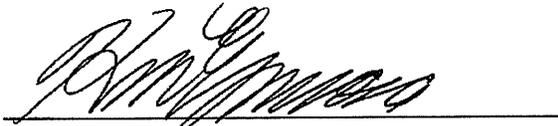
December 5, 2012

Adopted this 5th day of December 2012



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Attachment:

Exhibit A – Conditions of Approval

n:\shared\planning\PC Resolutions\CUP#1173 Halfety Dev mini mart & gas station

Conditions of Approval
Planning Commission Resolution #3011
Conditional Use Permit #1173

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan) and Exhibits 2, 3, and 4 (elevations) - Attachments B, C, D, and E of Staff Report #12-22, except as modified by the conditions.
2. All conditions contained in Resolution #1249-Amended “Standard Conditional Use Permit Conditions”—except for Condition #16 which has been superceded by Code shall apply.
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, 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. A raised concrete median shall be constructed in 16th Street between Martin Luther King, Jr. Way and K Street allowing a left-hand turn at the intersection of Martin Luther King, Jr. Way and 16th Street as well as a left-hand turn into the project site at the intersection of 16th Street and K Street. The median shall be constructed to meet all City Standards and requirements of the 16th Street Design Guidelines.
8. A raised concrete median shall also be constructed in Martin Luther King, Jr. Way south of the intersection with 16th Street extending to the Union Pacific Railroad right-of-way. This median shall allow a left-hand turn at the intersection of Martin Luther King, Jr. Way and 16th Street. This median shall be constructed to meet all City Standards and shall match the design of the existing median in Martin Luther King, Jr. Way south of the Union Pacific Railroad track.
9. The owner shall dedicate approximately 540 square feet of right-of-way at the northeast corner of the property as shown on Exhibit 1 - Site Plan (Attachment B of Staff Report #12-22). A 7-foot Public Utilities Easement (PUE) shall also be dedicated along the entire property frontage on both 16th Street and Martin Luther King, Jr. Way. All dedications shall be done by Deed and shall be recorded prior to the issuance of a certificate of occupancy for any building.
10. The developer is responsible for providing handicap accessibility throughout the site and around the perimeter of the site along the public sidewalks. If handicap accessibility cannot be obtained at the intersection of the driveways and the sidewalk area by providing accessibility within the public right-of-way, the property owner shall dedicate the necessary right-of-way needed to meet both federal and state handicap accessibility requirements. If dedication is required, it shall be recorded by deed prior to the issuance of a certificate of occupancy for any building.
11. The developer shall install a new traffic signal at the southwest corner of Martin Luther King, Jr. Way and 16th Street. The traffic signal shall be

installed per City Standards and may be eligible for up to 50% reimbursement through the City's Public Facilities Impact Fee Program.

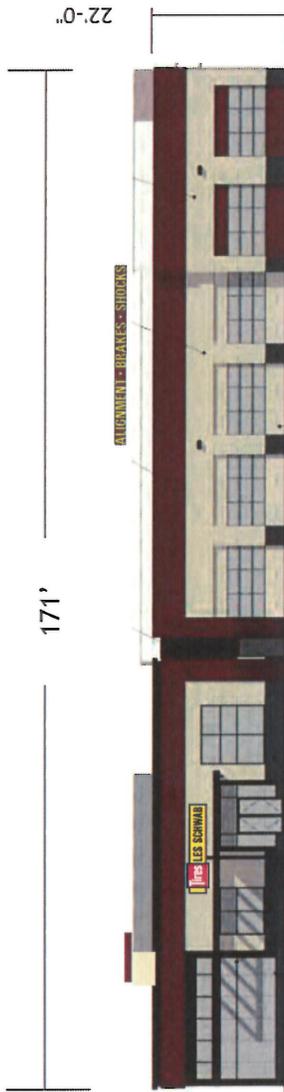
12. The developer shall reconstruct the sidewalk at the corner of 16th Street and Martin Luther King, Jr. Way to allow a wider turning radius and to provide a handicap accessible ramp at the corner. The developer shall also install any other missing public improvements, including, but not limited to, sidewalk, curb, and gutters. All public improvements shall be constructed per City Standards.
13. The developer shall work with the City Engineer to determine the requirements for storm drainage on the site. The developer shall provide all necessary documentation for the City Engineer to evaluate the storm drain system. If it is determined that a storm drain system with "interruptible discharge" is necessary, the storm drainage system shall be designed per City Standards for "Interruptible Discharge" (SD-15).
14. If separate parcels are created, a Lot Split shall be required. Cross access easements shall be required between all parcels in order to ensure adequate access to each building.
15. Appropriate turning radii shall be provided within the parking areas to allow for Fire Department access.
16. 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); 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.
17. No sales of alcoholic beverages shall be allowed between the hours of 2:00 a.m. and 6:00 a.m.
18. No beer or wine shall be displayed or stored outside of the cooler area and shall not be displayed within 5-feet of the cash register or front door.

19. The proprietor and/or successors in interest and management shall be prohibited from advertising or promoting beer & wine and/or distilled spirits on the motor fuel islands and no advertising, signs, or banners for beer or wine shall be located on the building, in the windows, or visible from any public right-of-way. No free-standing advertising signs (sandwich boards, A-frames, etc.) for beer and wine or distilled spirits are allowed on site.
20. No display or sale of beer or wine shall be made from an ice tub.
21. Any employee authorized to sell alcoholic beverages shall be at least 21 years of age or, if under the age of 21, the employee must be under the continuous supervision of an employee who is at least 21 years of age in compliance with the California Alcoholic Beverage Control (ABC) regulations.
22. The proprietor and/or successors in interest and management shall comply with all Municipal Codes relating to loitering, open container laws and other nuisance-related issues.
23. Prior to obtaining a license from the Alcoholic Beverage Control to sell alcohol, each business shall obtain approval for a Finding of Public Convenience or Necessity from the Merced City Council.
24. The project shall comply with the 16th Street Design Guidelines.
25. No single-serving containers shall be sold separately unless authorized by the City of Merced Police Department. All single-serving beer and wine containers shall be sold as part of a pack or carton.
26. “No Loitering” signs shall be placed on the building along the sides and the front of both the 7-Eleven and Family Dollar store.
27. This approval is subject to the business owner being in good standing with all laws of the State of California, including the Alcohol Beverage Control (ABC), City of Merced, and other regulatory agencies.
28. The City reserves the right to periodically review the area for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct result from the proposed land use, the conditional use permit may be subject to review and revocation by the City of Merced after a public hearing and following the procedures outlined in the Merced Municipal Code.

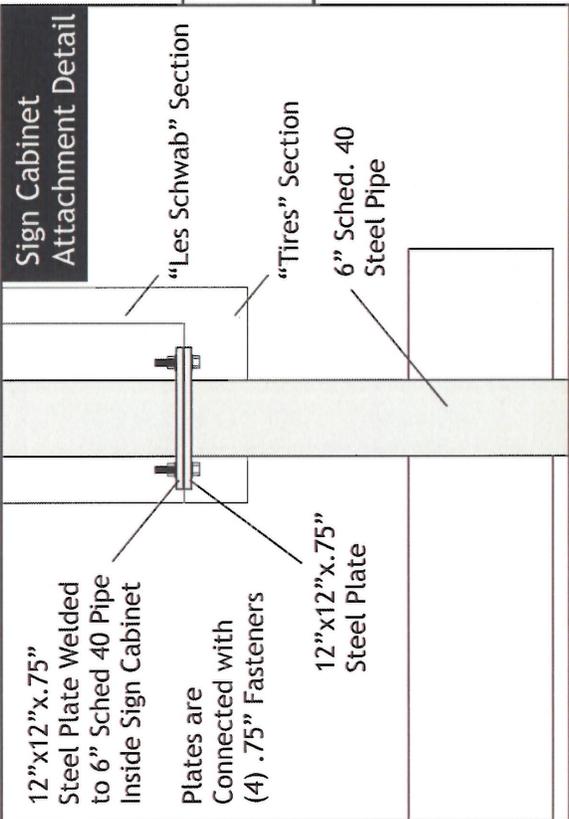
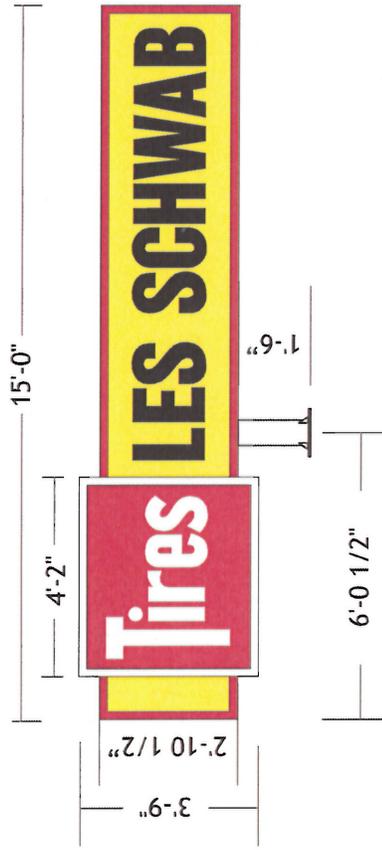
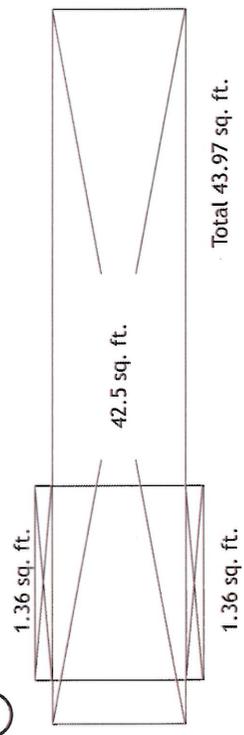
29. Any signage shall comply with the requirements of the City's Sign Ordinance. Temporary banners shall be properly approved by Planning staff for increments not longer than thirty days, whereby re-application is required. However, in no event shall temporary banners be displayed for more than 120 days 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.
30. Any business determined to be a drive-in or drive-through restaurant shall obtain Site Plan Review approval prior to opening.
31. Sufficient lighting shall be provided throughout the site to provide a safe environment for patrons of all businesses.
32. All existing or proposed landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be repaired immediately.
33. The premises shall remain clean and free of debris and graffiti at all times.

n:shared:planning:PC Resolutions:CUP#1173 Exhibit A

NORTH ELEVATION



NORTH ELEVATION - SCALE: 1/32" = 1'-0"



Location: Merced, Ca
 Proj Mgr: Galloway
 File Name: LSTC CA MercedElevs
 Scale: 1/4" = 1'
 Dwg By: Darryl Cox
 Date: 12/24/14
 Rev.
 Rev.

Calculations:
 Allowed Signage - 1 sf for frontage along 16th = 171 sf total
 Proposed Signage - 45.22sf

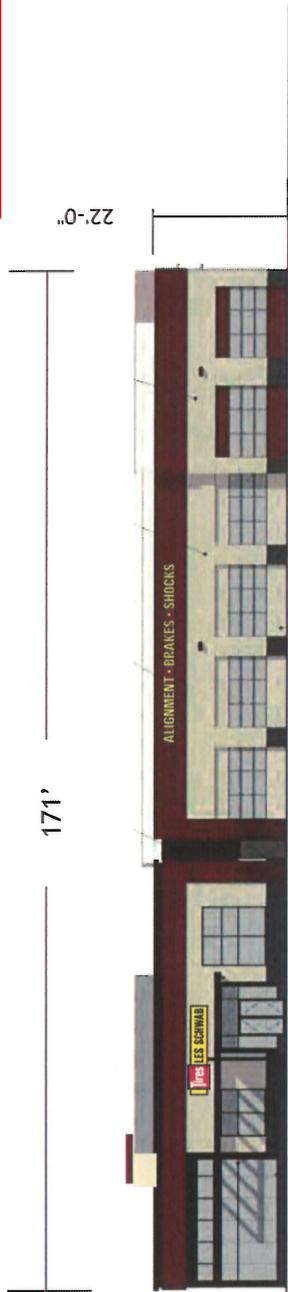
ELECTRICAL CABINET DETAIL	
ITEM	COLOR SPECIFICATION
Cabinet	LS Red
Faces	Acrylite 432 Yellow / White
Copy	3M High Performance Black
	3M Cardinal 230-53



1605 NE Forbes Rd.
 Bend, Oregon 97709

PH (541) 382-2182
 FAX (541) 382-2196

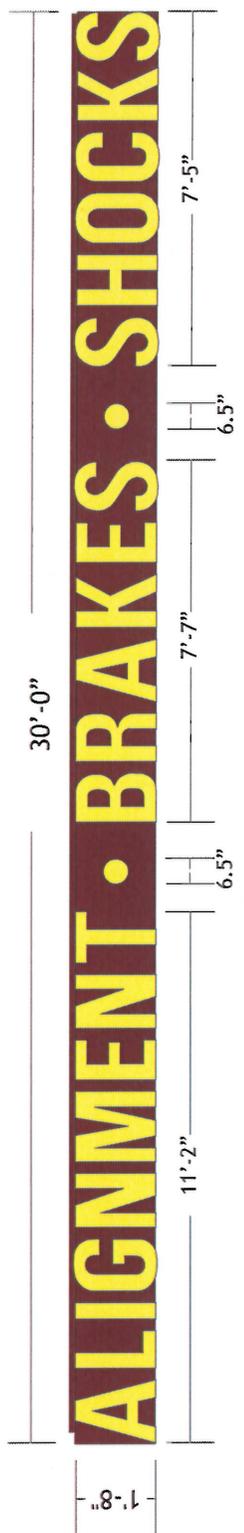
NORTH ELEVATION



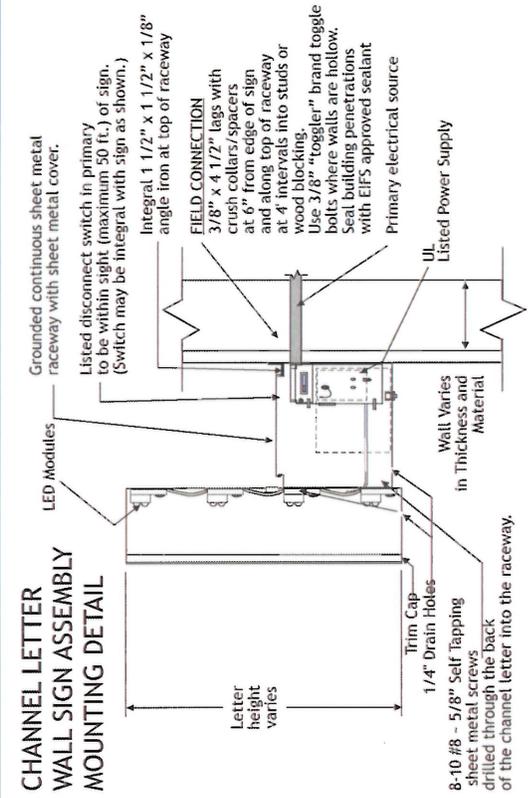
171'

22'-0"

NORTH ELEVATION - SCALE: 1/32" = 1'-0"



30'-0"



CHANNEL LETTER WALL SIGN ASSEMBLY MOUNTING DETAIL

ILLUMINATED CHANNEL LETTER SIGN ASSEMBLY (NOT TO SCALE)

ALIGNMENT - 18.61sf
 DOT - .29sf
 BRAKES - 12.64sf
 DOT - .29sf
 SHOCKS - 12.36sf
 Total = 44.19sf

20" High Raceway with 2" x 2" Angle Iron Mounting Bracket
 Painted to Match Building Color
 Scale 1/4" = 1'

Calculations:
 Allowed Signage - 1 sf for frontage along 16th = 171 sf total
 Proposed Signage - 44.19sf

20" INDIVIDUAL CHANNEL LETTERS	
ITEM	COLOR
Returns	Black
Trimcap	Black
Faces	Acrylite 432-2 Yellow
Illumination	White
Raceway	Colonial Red
	24 gauge galv. shtmtl.

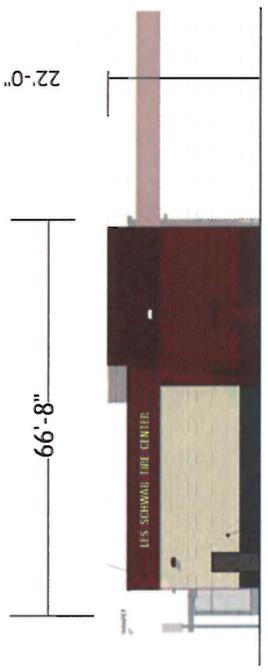
Location: Merced, Ca
 Proj Mgr: Galloway
 File Name: LSTC CA MercedElevs
 Scale: 1/4" = 1'
 Dwg By: Darryl Cox
 Date: 12/24/14
 Rev.
 Rev.

1605 NE Forbes Rd.
 Bend, Oregon 97709

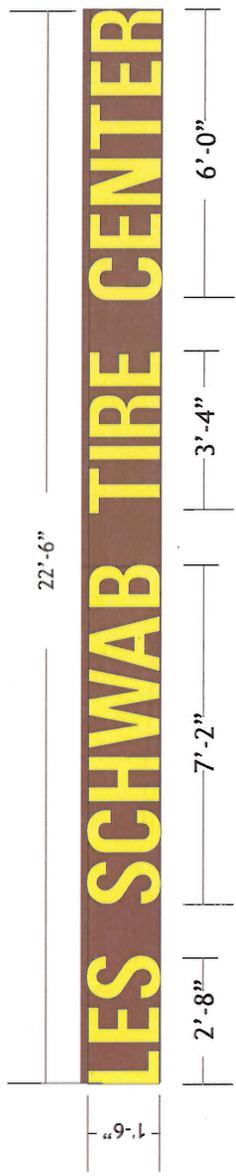


PH (541) 382-2182
 FAX (541) 382-2196

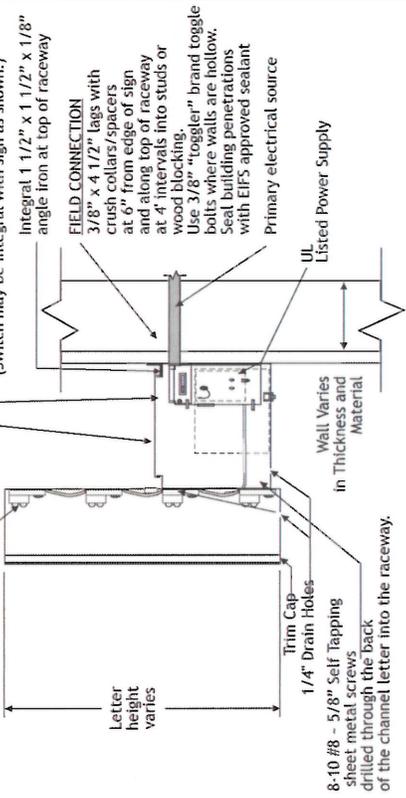
WEST ELEVATION



WEST ELEVATION - SCALE: 1/32" = 1'-0"



CHANNEL LETTER WALL SIGN ASSEMBLY MOUNTING DETAIL



ILLUMINATED CHANNEL LETTER SIGN ASSEMBLY (NOT TO SCALE)

LES - 4sf
SCHWAB - 10.75sf
TIRE - 5sf
CENTER - 9sf
Total = 28.75sf

18" High Raceway with 2" x 2" Angle Iron Mounting Bracket
Scale 1/4" = 1'

Calculations:
Allowed Signage - .5 sf for MLK St = 33.33 sf total
Proposed Signage - 28.75sf

18" INDIVIDUAL CHANNEL LETTERS	
ITEM	COLOR
Returns	Black
Trimcap	Black
Faces	Acrylite 432-2 Yellow
Illumination	White
Raceway	Colonial Red
	24 gauge galv. shtmtl.

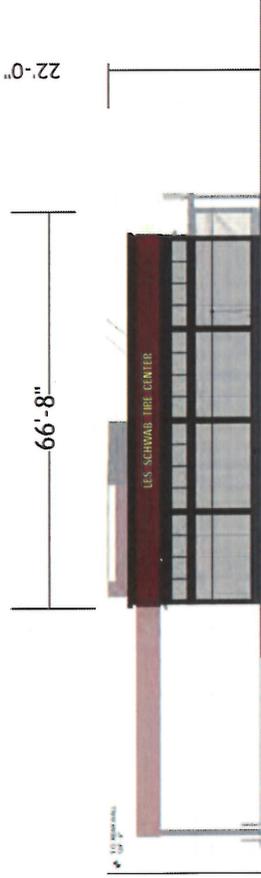
Location: Merced, Ca
Proj Mgr: Galloway
File Name: LSTC CA MercedElevs
Scale: 1/4" = 1'
Dwg By: Darryl Cox
Date: 12/24/14
Rev.
Rev.



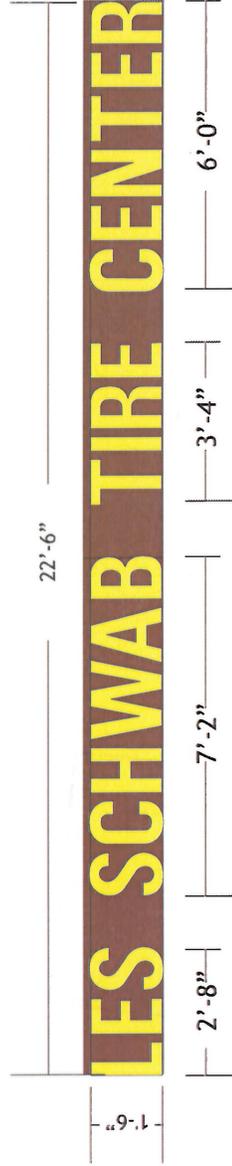
1605 NE Forbes Rd.
Bend, Oregon 97709

PH (541) 382-2182
FAX (541) 382-2196

EAST ELEVATION

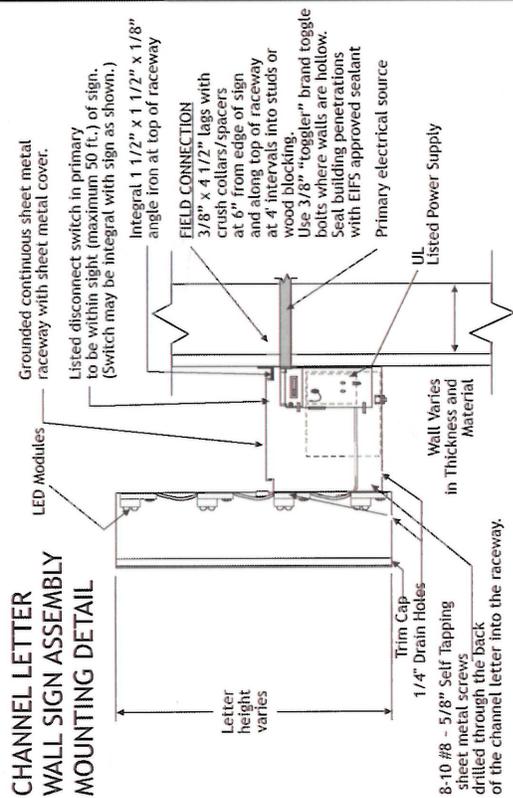


EAST ELEVATION - SCALE: 1/32" = 1'-0"



LES - 4sf
 SCHWAB - 10.75sf
 TIRE - 5sf
 CENTER - 9sf
 Total = 28.75sf

18" High Raceway with 2" x 2" Angle Iron Mounting Bracket



ILLUMINATED CHANNEL LETTER SIGN ASSEMBLY (NOT TO SCALE)

Calculations:

Allowed Signage - 81.6sf transferred from 16th St. Elevation
 Proposed Signage - 28.75sf

18" INDIVIDUAL CHANNEL LETTERS

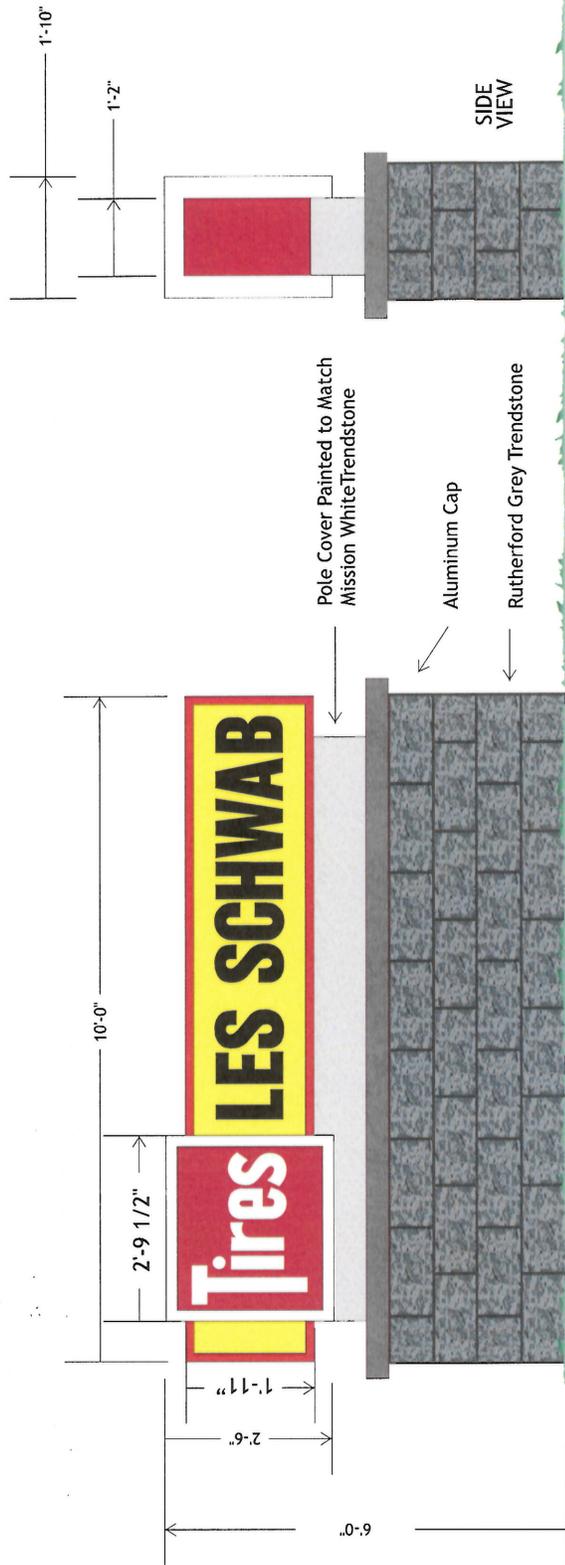
ITEM	SUBSTRATE	COLOR
Returns	.040 aluminum	Black
Trimcap	1"	Black
Faces	3/16" Acrylic	Acrylite 432-2 Yellow
Illumination	LED	White
Raceway	24 gauge galv. shtmtl.	Colonial Red

Location: Merced, Ca
 Proj Mgr: Galloway
 File Name: LSTC CA MercedElevs
 Scale: 1/4" = 1'
 Dwg By: Darryl Cox
 Date: 12/24/14
 Rev.
 Rev.



1605 NE Forbes Rd.
 Bend, Oregon 97709

PH (541) 382-2182
 FAX (541) 382-2196



.81 sq. ft.
19.16 sq. ft.
Total 20.78 sq. ft.
.81 sq. ft.

NOTE:
APPROVED FOOTING DETAIL,
FROM SIGN PERMIT, MUST BE POSTED
AND FOOTING INSPECTED BY
BLDG OFFICIAL BEFORE CONCRETE IS POURED

Location: Merced, CA
Proj Mgr: Galloway

File Name:
LSTC CA MercedMonu

Scale: 3/8" = 1'
Dwg By: Darryl Cox
Date: 12/24/14
Rev.
Rev.

Calculations:
Allowed Signage - 30 sq ft per side
Proposed Signage - 20.78 sq ft

MONUMENT SIGN SPECIFICATIONS		COLOR SPECIFICATION	
ITEM	SUBSTRATE		
Cabinet	Aluminum	Nason Red 70437	SP 202 White
Pole Cover	Aluminum	SP 202 White	
Cap	Aluminum	Nason Red 70437	
Faces	Lexan	White	
Base	Match Bldg	Nason Red 70437	
Copy	Vinyl	3M High Performance Black	
		3M Cardinal 230-53	
		3M Yellow 230-015	



1605 NE Forbes Rd.
Bend, Oregon 97709

PH (541) 382-2182
FAX (541) 382-2196

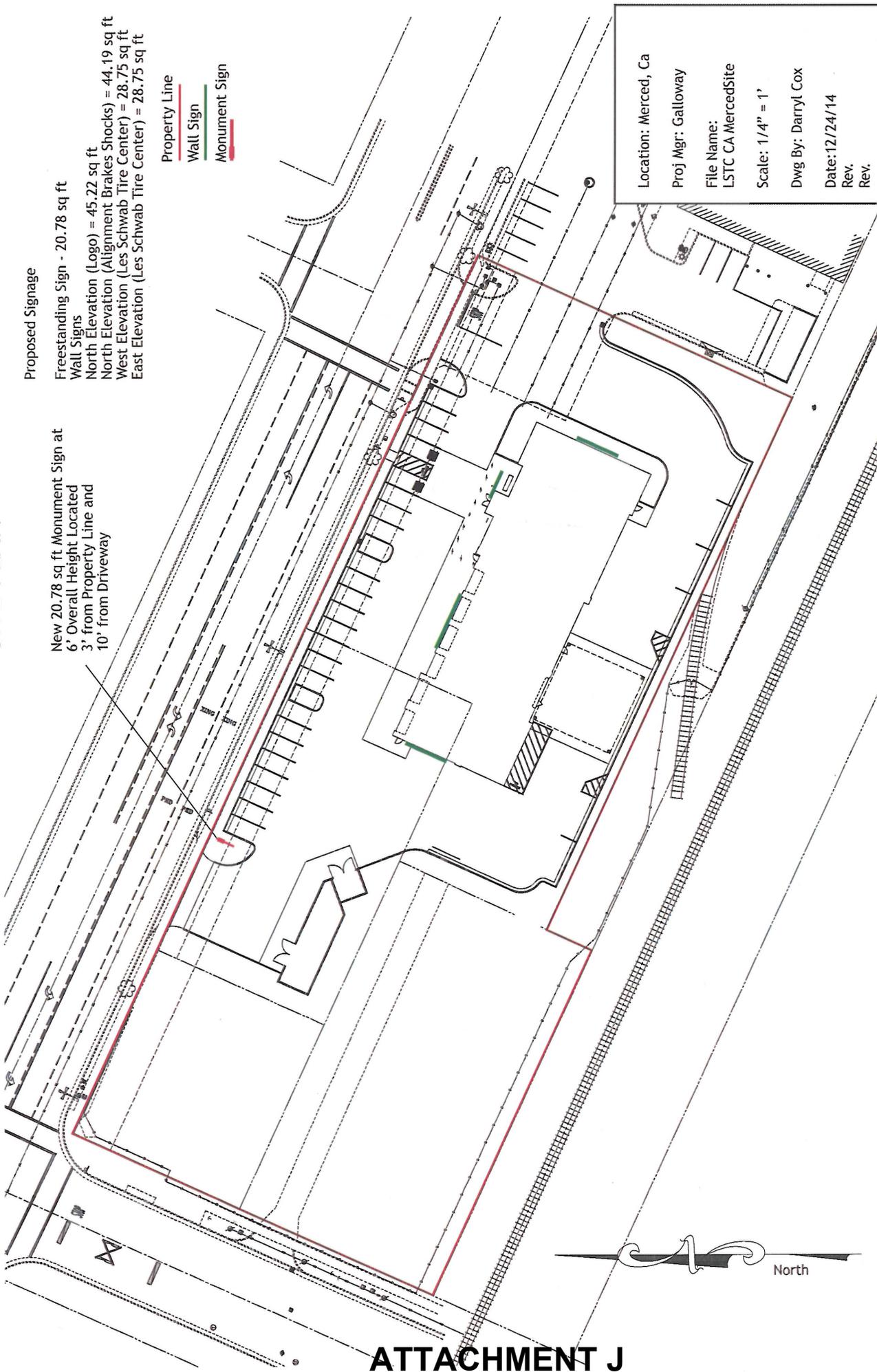
SITE PLAN

Proposed Signage

- Freestanding Sign - 20.78 sq ft
- Wall Signs
- North Elevation (Logo) = 45.22 sq ft
- North Elevation (Alignment Brakes Shocks) = 44.19 sq ft
- West Elevation (Les Schwab Tire Center) = 28.75 sq ft
- East Elevation (Les Schwab Tire Center) = 28.75 sq ft

New 20.78 sq. ft. Monument Sign at
6' Overall Height Located
3' from Property Line and
10' from Driveway

- Property Line
- Wall Sign
- Monument Sign



Location: Merced, Ca
 Proj Mgr: Galloway
 File Name: LSTC CA MercedSite
 Scale: 1/4" = 1'
 Dwg By: Darryl Cox
 Date: 12/24/14
 Rev.
 Rev.

PH (541) 382-2182
 FAX (541) 382-2196



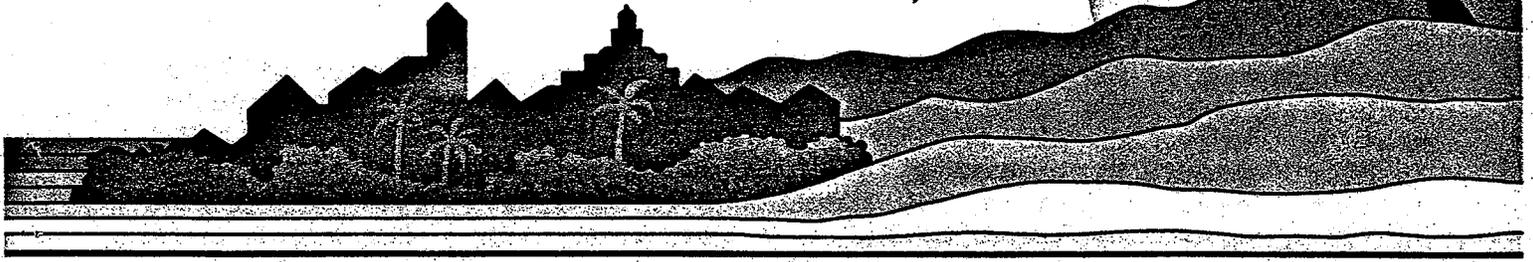
1605 NE Forbes Rd.
 Bend, Oregon 97709

CITY OF MERCED
16th STREET
DESIGN GUIDELINES

Adopted by the City Council
February 1, 1988

CITY OF MERCED

"Gateway to Yosemite"



July 2, 1990

Dear Interested Parties:

As a result of an increasing number of inquiries regarding development opportunities along 16th Street, the Redevelopment Agency felt it would be important to provide you with information about development standards for 16th Street properties.

Sixteenth Street is a heavily travelled thoroughfare and business highway running through downtown. It is designated a "major street" in the hierarchy of streets. The standard right-of-way width required for a major street is 94 feet which allows for four travel lanes, two bike lanes, a center left turn lane, park strips and sidewalks. This is designed to carry a high volume of traffic at moderate speeds. However, 16th Street only has 80 feet of right-of-way width which would typically result in three travel lanes, a parking lane, a left turn lane and park strip/sidewalk area. Therefore, a "Special Section" was adopted by the City Council in February 1988, for 16th Street which requires shifting curb lines and lane widths to accommodate four travel lanes and a left turn lane within that 80 foot right-of-way.

Upon development of property along 16th Street, owner/applicants will be required to construct or reconstruct (at their expense) the curb, gutter, sidewalk and asphalt area along their frontage to meet the modified standard.

This requirement will be applied to all building permits which have a value of over \$30,000 in on-site improvements and to already developed properties when parcel maps are approved. Dedications will be required of all projects needing a building permit if the 80-foot right-of-way is not presently satisfied.

In addition to public improvements in the 80-foot right-of-way area, properties may be required to dedicate and/or construct deceleration lanes, street trees or other improvements required by the City of Merced Standards.

RDA\16TH STREET

July 2, 1990

Page 2

Developers and property owners should be aware that current City Code requires that all new buildings, site plans and sign permits must be approved by the Design Review Commission. The City Council recently approved new standards (enclosed) for 16th Street. These standards set forth common minimum requirements for building setbacks, landscaping and the like. The City Council is committed to improving the appearance of 16th Street, and it is hoped that these design standards will begin to set a higher quality image of this important gateway and commercial thoroughfare.

If you have any questions about any of the information contained above or would like specific parcel information, please feel free to call me at 385-6827.

Sincerely,

Sandra Edwards

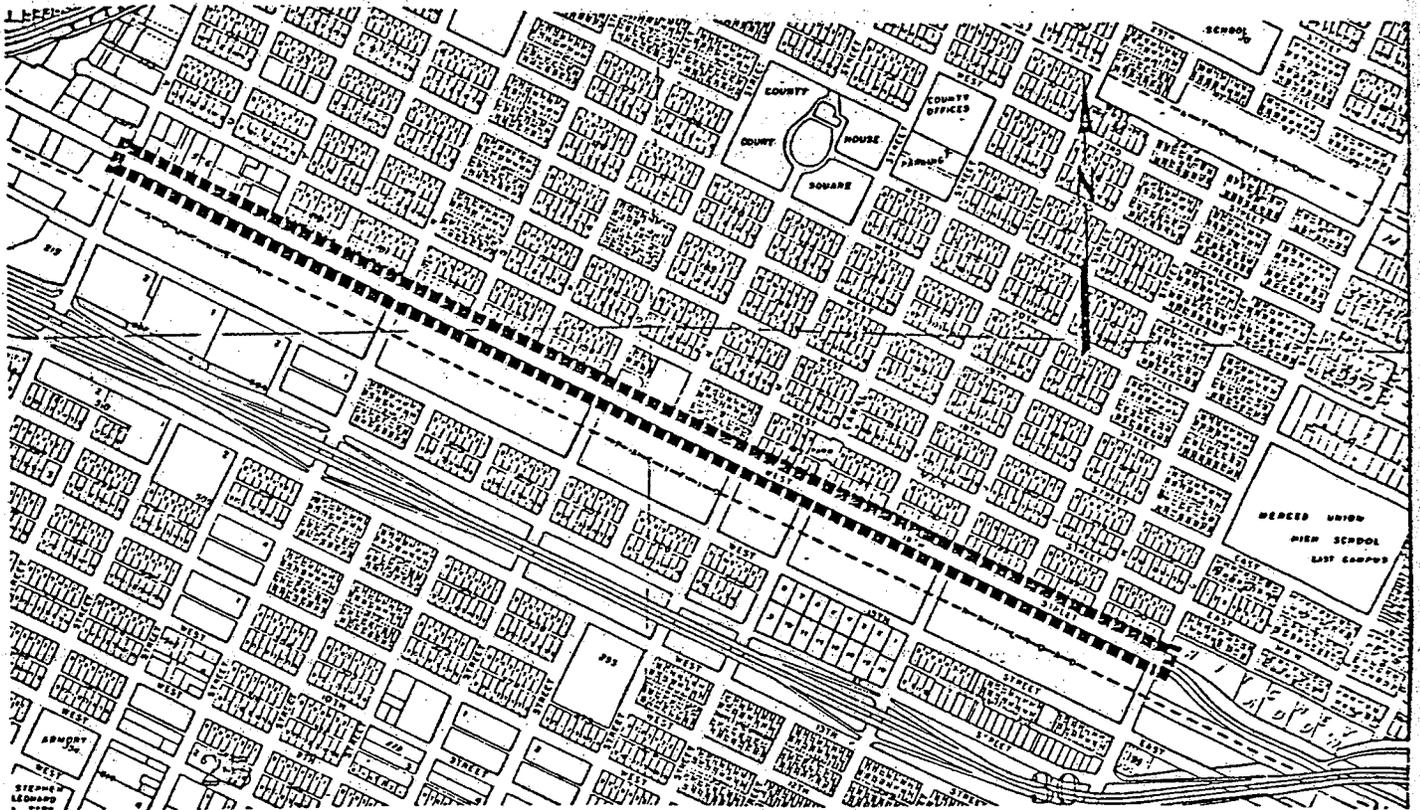
Sandra Edwards
Redevelopment Analyst

SE/mt

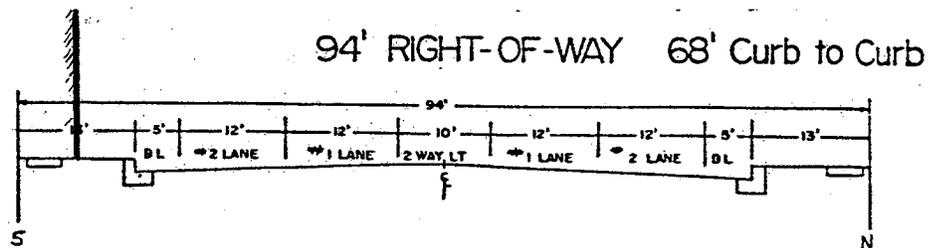
Enclosure

LTR900703

LOCATION MAP
**PROPOSED SPECIAL
 MAJOR STREET STATUS
 FOR 16th STREET**

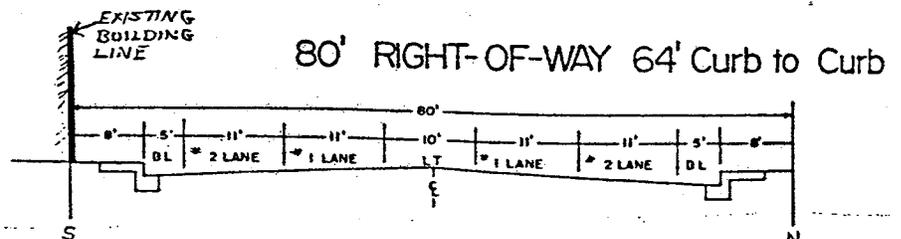


CURRENT REQUIRED SECTION

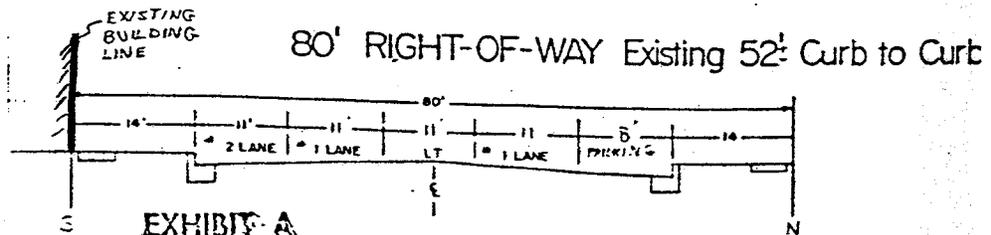


~~16th Street~~

SPECIAL SECTION



EXISTING SECTION



Freeways: Freeways are major routes designed to carry large traffic volumes over long distances. Access is controlled, and grade separations and median strips are used to separate lanes of traffic moving in different directions. Through Merced, Route 99 is a four-lane freeway, elevated from about the crossing of Bear Creek on the west through the central part of the city to the intersection of Childs Avenue in the southeast area of the city. Its capacity for average daily traffic (ADT) is approximately 55,000 to 60,000 vehicles. Route 99's role is inter-regional in character, carrying both the traveling public and serving as a vital commercial link carrying goods and produce both to and from the community.

Expressways: Expressways are roads designed to carry heavy traffic volumes at moderate speeds. Access is controlled, crossings are at grade, intersections are generally every mile and there are medians between lanes traveling in opposite directions. The basic right-of-way is typically 128 feet. Access to abutting properties is restricted to internal streets or frontage roads. Parking is prohibited. Capacity varies depending upon lane width, lateral clearance, and distance between intersections. Expressways should be heavily landscaped to give them a parkway type character and identify their function to the driver.

Presently, parts of Olive Avenue, M Street, G Street and R Street, are designed and function as expressways.

Major Street & Arterial Streets: Arterial streets are designed to carry heavy traffic volumes at lower speeds than expressways. Some arterial streets have medians to control cross traffic. The main function of arterials is to accommodate intra-city trips and other medium distance movements, providing the basic transportation links between various land uses and major destinations in the city. Separate turning lanes are usually provided and signals control major intersections. Curb cuts for driveways are located away from intersections and limited to only essential access points. Restrictions may be placed on entering and exiting. Curbside parking is not allowed in most cases. Turnouts for transit stops should be considered. Arterials should have a right-of-way of at least 94 feet wide. Landscaping and lighting should be designed to emphasize and identify the importance of the street.

Collector Streets: Collector streets are designed to channel traffic from local streets into the major street system and to handle short trips within neighborhoods. They distribute and

Excerpt From the City of Merced
General Plan

SIXTEENTH STREET GUIDELINES

Streets and Sidewalks

1. The street shall conform to the "Special Section" adopted for 16th Street when new improvements are proposed or required.
2. 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.
3. Deceleration lanes shall be provided at major intersections when new improvements are proposed or required.
4. Street trees with irrigation shall be planted for all projects, existing and proposed, either in tree wells or in tree planting easements (Municipal Code Section 14.12.185).
5. Any project before the DRC shall dedicate the required amount of right-of-way to conform with the "Special Section."

Landscaping

1. 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.
2. Landscaping shall be provided at a minimum of 15 percent of the gross site area to include a minimum width of 8 feet behind the property line along the street frontage.
3. Landscaping within parking lots shall conform to the Zoning Ordinance requirements.
4. Properties along the railroad shall be encouraged to provide a 10-foot setback from the rear property line for tree planting purposes. Trees shall be provided at 20 feet on-center.
5. Off-site landscaping shall include street trees and ground cover. The variety of street trees is to be determined by the Recreation and Parks Department.
6. Landscaping shall be maintained in a sightly and well-kept condition.
7. A landscaping plan shall be submitted to the Design Review Commission for approval.
8. All landscaping shall be irrigated with an automatically controlled sprinkler system.

Loading Facilities

1. Loading facilities shall be provided as required by the Zoning Ordinance.

Utilities

1. All electrical services shall be underground to the utility pole.

Parking

1. Parking areas shall be provided as required by the Zoning Ordinance to include required landscaping.
2. When uses have not been identified, the standard for office uses shall apply.

Signing

1. Signing shall conform to the Sign Ordinance requirements for the Redevelopment Project Area.

Adopted February 1, 1988

KJ/nnR4u

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 #15-01 (Environmental Review #15-01)

Project Applicant: Galloway Planning, Architecture, Engineering for KIF, LLC, property owner

Project Location (Specific): 398 W. 16th St. **APN: 031-360-069**

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

Description of Nature, Purpose, and Beneficiaries of Project:

The project involves the construction of an approximately 10,140-square-foot tire store and related parking.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Terra Mortenson for Galloway Planning, Engineering, Architecture

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 proposed project is considered an in-fill project. The project location is within the City limits on an approximately 1.32-acre 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:** 11-8-12 **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

CITY OF MERCED
Planning Commission

Resolution # _____

WHEREAS, the Merced City Planning Commission at its regular meeting of February 18, 2015, held a public hearing and considered **Design Review #15-01**, initiated by Galloway Planning, Architecture, Engineering, on behalf of KIF, LLC, property owner. This application involves a request to construct an approximately 10,140-square-foot tire store near the southeast corner of West 16th Street and Canal Street (420 W. 16th Street) within a Central Commercial (C-C) Zone; also known as Assessor's Parcel No. 031-360-069; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through E of Staff Report #15-07; and,

NOW THEREFORE, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Categorical Exemption regarding Environmental Review #15-01, and approve Design Review #15-01, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

ATTACHMENT M

PLANNING COMMISSION RESOLUTION # _____

Page 2

February 18, 2015

Adopted this 18th day of February 2015

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Attachment:

Exhibit A – Conditions of Approval

n:shared:planning:PC Resolutions:DR#15-01 Les Schwab Tire Store

Conditions of Approval
Planning Commission Resolution # _____
Design Review #15-01

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan), Exhibit 2 (elevations), and Exhibit 3 (landscape plans) -- Attachments C, D, and E of Staff Report #15-07, except as modified by the conditions.
2. All conditions contained in Resolution #935 for Lot Split #14-01 shall apply.
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, 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. 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 rate of one tree per each six parking spaces. The type of trees used for parking lot trees shall be selected from the City's approved tree list. Landscaping shall be installed as shown on Exhibit 3 (Attachment E of Staff Report #15-07), except as modified by these conditions.
8. All 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 parcels.
9. The applicant shall work with the City's Refuse Department to determine if a recycling container is required to comply with AB 341. If it is required, the container shall be enclosed within a refuse enclosure built to City Standards.
10. The project shall comply with all applicable state and local requirements for tire storage and disposal and for any waste oil storage and disposal.
11. All auto repair shall be conducted within an enclosed building, with the exception of large trucks and RV's which may be serviced under the canopy located on the south side of the building. All tools and equipment used under the canopy shall be removed immediately after the work has been complete and shall not be left out overnight.
12. No outdoor storage or display of tires or other merchandise is allowed.
13. Bicycle racks shall be provided at a minimum ratio equal to 5% of the vehicular parking spaces.
14. The developer shall work with the City Engineer to determine the requirements for storm drainage on the site. The developer shall provide all necessary documentation for the City Engineer to evaluate the storm

EXHIBIT A

of Planning Commission Resolution # _____

drain system. All storm drain systems shall be installed to meet City Standards and state regulations.

15. Appropriate turning radii shall be provided within the parking areas to allow for Fire Department access.
16. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
17. 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 \$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, installing street trees, and other relevant City of Merced/State/Federal standards and regulations.
18. The western-most driveway shall be right-in/right-out only. A concrete curb or median, or other device approved by the Engineering Department, shall be installed to direct traffic to the right and prohibit left turn movements. Details to be worked out at the building permit stage.
19. At time of building permit review, the developer shall provide documentation of all cross access and parking agreements for shared access and parking. In addition, documentation shall be provided confirming the joint use of the water, sewer, and storm drain lines on the property.
20. All signing shall comply with the City's Sign Ordinance. The north elevation of the building is allowed 171 square feet of signing and the west elevation is allowed 33 s.f. of signing for a total of 204 square feet of signing on the building. Any sign allowance not used on the elevation for which it was calculated may be used on another elevation. The signs for the north, east, and west elevations are approved as proposed for a total of 148 square feet of signing. The monument sign (50 square feet) is approved with the following conditions: a) the sign shall be located outside the 10-foot visual triangle at the driveway entrance; and, b) the address shall be added to the bottom of the monument structure. At the time of building permit review, the applicant shall demonstrate that the monument sign will be outside the visual triangle and will not block visibility of oncoming traffic or pedestrians.

21. All loading and unloading of delivery trucks shall be done entirely on the project site; all delivery trucks are strictly prohibited from parking/unloading on 16th Street.
22. All mechanical equipment shall be screened from public view.
23. The premises shall remain clean and free of debris and graffiti at all times.
24. It is recommended that the exterior building walls be treated with an anti-graffiti coating to make graffiti removal easier. In any case, graffiti removal shall take place within 24 hours of appearing and shall be painted over with a paint color that matches the existing color of the building wall.

n:\shared\planning\PC Resolutions\DR#15-01 Exhibit A