

Attachment 3

Starbucks Coffee
Company Seating
Increase Letter



January 2, 2024

**RE: STARBUCKS COFFEE LOCATED AT 15243 West Whitesbridge Road
CUP 2023-05**

Dear Kerman Planning Commission,

We kindly request that you allow 20 seats on our exterior patio for the new Starbucks proposed at 15243 West Whitesbridge Road in Kerman, CA.

Regards,

A handwritten signature in black ink, appearing to read "M. Erratchu".

Monique Erratchu
Store Development Manager, Starbucks Coffee Co.

Attachment 4

Chipotle Mexican
Grill, Inc. Seating
Increase Letter



CHIPOTLE MEXICAN GRILL, INC.
610 NEWPORT CENTER DR SUITE 200
NEWPORT BEACH, CA 92660

MAIN 303.595.4000
WEB chipotle.com

Date: 12/21/23

RE: CHIPOTLE LOCATED AT 15215 WEST WHITESBRIDGE ROAD IN KERMAN, Conditional Use Permit 2023-06

Dear Kerman Planning Commission,

We kindly request that you allow 22 seats on our exterior patio for the new Chipotle Restaurant proposed for 15215 West Whitesbridge Road in Kerman, CA.

Regards,

A handwritten signature in blue ink that appears to read "Paul Groh".

Paul Groh

Design Manager, Chipotle Mexican Grill

Attachment 5

Aerial Photo



Attachment 6

Site Plan

WHITEBRIDGE DEVELOPMENT - Building 'A'

MICHAEL TERRY

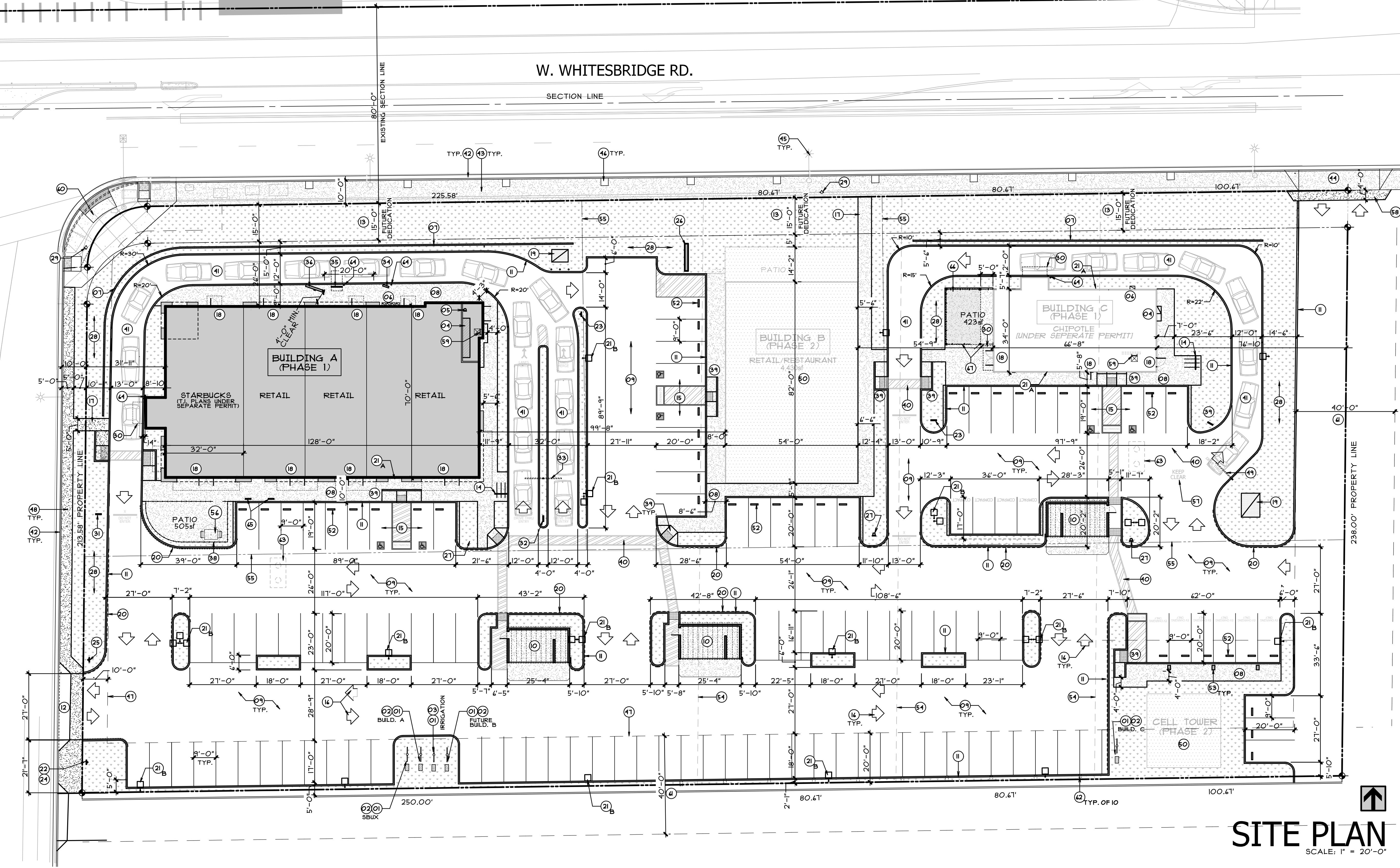
WHITESBIDGE DEVELOPMENT

architecture engineering forensic sciences



A circular registration stamp with a double-line border. The outer ring contains the words "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by stars. The inner circle contains "TERRY A. MOORE" at the top, "NO. 58582" in the center, "EXP. 12-31-24" below it, and "CIVIL" at the bottom.

REVISIONS	
	
	
	
	
	
	
SHEET	A1-1
JOB NO.	C22011
DATE	1/17/2024



SITE PLAN

SCALE: 1" = 20'-0"

PROJECT INFORMATION		○ SITE KEYNOTES	SITE PREPARATION NOTES																				
<p>PROJECT OWNER: SUNNYSIDE INVESTMENTS P.O. BOX 7945 FRESNO, CA 93741 559-255-0324 CONTACT: SHAY BAKMAN</p> <p>PROJECT ADDRESS: W WHITESBRIDGE AVE & S FIRST ST KERNAN, CA 93630</p> <p>APN #: 023-390-185, 023-390-195, 023-390-205 023-390-215.</p> <p>ZONING: CS</p> <p>LOT SIZE:</p> <table> <tr> <td>023-390-185</td><td>: 1.36 ACRES</td></tr> <tr> <td>023-390-195</td><td>: 0.44 ACRES</td></tr> <tr> <td>023-390-205</td><td>: 0.44 ACRES</td></tr> <tr> <td>023-390-215</td><td>: 0.55 ACRES</td></tr> <tr> <td>TOTAL</td><td>: 2.71 ACRES</td></tr> </table> <p>BUILDING DATA:</p> <table> <tr> <td>BUILDING 'A'</td><td>: 9,120 SQ.FT.</td></tr> <tr> <td>BUILDING 'B' (PHASE 2)</td><td>: 4,430 SQ.FT.</td></tr> <tr> <td>BUILDING 'C' (SEP. PERMIT)</td><td>: 2,325 SQ.FT.</td></tr> <tr> <td>SHADE STRUCTURE</td><td>: 320 SQ.FT.</td></tr> <tr> <td>CELL TOWER (PHASE 2)</td><td>: N/A</td></tr> </table> <p>LOT COVERAGE: 13% (PHASE 1 & 2)</p> <p>CONSTRUCTION TYPE: VB (SPRINKLERED) TYPICAL</p> <p>PARKING DATA:</p> <p>PARKING PROVIDED 112 STALLS (INCLUDING 6 ACC.)</p>	023-390-185	: 1.36 ACRES	023-390-195	: 0.44 ACRES	023-390-205	: 0.44 ACRES	023-390-215	: 0.55 ACRES	TOTAL	: 2.71 ACRES	BUILDING 'A'	: 9,120 SQ.FT.	BUILDING 'B' (PHASE 2)	: 4,430 SQ.FT.	BUILDING 'C' (SEP. PERMIT)	: 2,325 SQ.FT.	SHADE STRUCTURE	: 320 SQ.FT.	CELL TOWER (PHASE 2)	: N/A	<p>01 WATER METER, VERIFY LOCATION WITH OWNER 02 BACKFLOW PREVENTER, VERIFY LOCATION WITH OWNER 03 LANDSCAPE WATER METER, VERIFY LOCATION WITH OWNER 04 ELECTRICAL MSP, VERIFY LOCATION WITH OWNER 05 FIRE SPRINKLER RISER, VERIFY LOCATION WITH OWNER 06 GAS METER, VERIFY LOCATION WITH OWNER 07 12" TALL SPLIT-FACE CMU HEADLIGHT FENCE, WALL SHALL START AT 24" TALL • EA. END AND GRADUALLY INCREASE TO 34" AND TOP AT 42" 08 CONCRETE FLATWORK, OWNER TO APPROVE LAYOUT PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR CRACK CONTROL, TYPICAL 09 A/C PAVING SEE GENERAL NOTE 12/AI-2 10 TRASH/RECYCLING ENCLOSURE w/ ROOF PER CITY OF KERNAN PUBLIC WORKS. SEE DETAIL 01/AS-1 11 CONCRETE CURB, SEE GENERAL NOTE 13/AI-2 12 PROPOSED CONCRETE APPROACH PER CITY PUBLIC WORKS STANDARDS P-16 13 CALTRANS IRREVOCABLE OFFER OF DEDICATION AREA 14 PROVIDE (2) BICYCLE PARKING SPACES, PER SECTION 12-304-1-2-i-C AND 12-304-1-5d FMC 15 ACCESSIBLE PARKING COMPLETE WITH LOGO AND SIGNAGE TO INCLUDE VAN ACCESSIBLE IDENTIFICATION, REFER TO GENERAL NOTE 16 & 18/AI-2 16 DIRECTIONAL ARROWS</p> <p>17 MINIMUM 4'-0" WIDE CONCRETE SIDEWALK FOR ACCESSIBILITY FROM PUBLIC RIGHT-OF-WAY (1:20 MAX. SLOPE) (1:12 MAX SLOPE CAN BE USED FOR MAX. 6" ELEVATION, IF OVER 6" HANDRAIL REQ'D 18 LEVEL LANDING w/ 5'-0" MIN. CLEAR, TYP. AT ALL EXTERIOR DOORS 19 PGE TRANSFORMER, FIELD VERIFY LOCATION 20 DASHED LINE DENOTES FIRE LANE. CONCRETE CURB TO BE PAINTED RED WITH "FIRE LANE" POSTED ON CURB IN WHITE 21 HOODED SITE LIGHTING: A) BUILDING WALL PACKS (SEE ELEC. PLANS) B) PARKING POLE LIGHTS w/ SONOTUBE (SEE ELEC.) 22 ACCESSIBLE ENTRANCE SIGNAGE PER DETAIL 04/AC2-1 23 SIGN THAT STATES: a) "EXIT ONLY" 24 SITE FIRE LANE SIGNAGE PER CFC SECTION 2268. 25 INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 1" ABOVE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. A "RIGHT TURN ONLY" SIGN IS ALSO REQUIRED AT SAME LOCATION, INSTALL 30"X36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST. 26 MONUMENT SIGN LOCATION, SEE ELEC. DRAWINGS 27 FIRE FDC HOOK, VERIFY LOCATION WITH KERNAN FIRE DEPT 28 HATCH DENOTES LANDSCAPE AREA, SEE LANDSCAPE PLAN 29 EXISTING FIRE HYDRANT</p>	<p>30 COVERED CANOPY 31 STARBUCKS EXIT SIGNAGE, SEE DETAIL/SHEET 02/AS-2 32 STARBUCKS DRIVE-THRU ENTRY SIGNAGE, SEE DETAIL 01/AS-2 33 STARBUCKS DOUBLE CLEARANCE BAR, SEE DETAIL 03/AS-2 34 STARBUCKS PRE-MENU BOARD, SEE DETAIL 04/AS-2 35 STARBUCKS COVERED ORDERING KIOSK, SEE DETAIL 01/AS-3 36 STARBUCKS 5-PANEL MENU BOARD, SEE DETAIL 03/AS-3 37 OMIT 38 4'-0" TALL WROUGHT IRON FENCING w/ 2x2 INCH PERIM. RAILING & WIRE MESH CENTER PER DETAIL 02/AS-1 39 ACCESSIBLE CONCRETE CURB RAMP w/ TRUNCATED DOMES, SEE DETAIL 01/AC2-1 40 4'-0" WIDE PAINTED STRIPING FOR ADA PATH OF TRAVEL 41 "KEEP CLEAR" PAINTED AT CENTER OF INTERSECTION 42 EXISTING CURB AND GUTTER 43 EXISTING 10'-0" SIDEWALK 44 EXISTING CONCRETE APPROACH 45 EXISTING STREET LIGHT 46 EXISTING CITY TREE WELL</p> <p>47 10'-0" WIDE EASEMENT RESERVED FOR PUBLIC UTILITIES 48 PROPOSED 5'-0" SIDEWALK, CONSTRUCT TO CITY OF KERNAN PUBLIC WORKS STANDARDS 49 CHIPOTLE CLEARANCE BAR 50 BUILDING B AND CELL TOWER PART OF PHASE 2, LEAVE SURFACE AS EXPOSED DG OR EQUAL TO REDUCE VEGETATION 51 TRASH ENCLOSURE PART OF PHASE 2, LEAVE SURFACE AS EXPOSED DG OR EQUAL TO REDUCE VEGETATION 52 CONCRETE WHEEL STOP 53 LEVEL 2 DUEL EV CHARGING EQUIPMENT TYPICAL OF 3, SEE ELECTRICAL DRAWINGS 54 EXISTING LOT LINE TO BE REVISED 55 NEW PARCEL LINE, SEE CIVIL PLANS 56 OUTDOOR PATIO AREA WITH TABLES AND CHAIRS & FIXED UMBRELLAS FOR SHADING 57 REIMBURSEMENT IS RELATIVE TO RELOCATING TRAFFIC SIGNAL FACILITIES. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION TO ARRANGE AND COORDINATE WORK. NOTIFY THE CITY ELECTRONICS AND COMMUNICATIONS DIVISIONS, TO WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION. 58 4'-0" WIDE ACCESSIBLE CONCRETE PATH BEHIND EXISTING APPROACH PER PUBLIC WORKS STANDARDS 59 APPROXIMATE LOCATION OF ROOF ACCESS LADDER 60 NOT PART OF THIS PERMIT: EXISTING CORNER RIGHT-OF-WAY TO BE RE-CONSTRUCTED UNDER CALTRANS & KUSD SCOPE OF WORK. SEE BLAIR, CHURCH & FLYNN DRAWINGS FOR IMPROVEMENTS. 61 10'-0" WIDE EASEMENT RESERVED FOR THE BENEFIT OF THE PARCELS OF THE PARCEL MAP PER R-1</p>	<p>62 FUTURE LEVEL 2 EV CHARGING RUN CONDUIT TO PANEL, SEE ELECTRICAL DRAWINGS 63 1500 GALLON GREASE INTERCEPTOR, SEE PLUMBING PLANS FOR DETAILS 64 CONCRETE FILLED STEEL BOLLARD 65 STARBUCKS ORDER PICK UP SIGNAGE, SEE DETAIL 04/AS-3 66 PERMANENT METAL SHADE STRUCTURE FOR OUTDOOR PATIO AREA 67 3'-0" TALL BLACK METAL WROUGHT IRON FENCE, PER DETAIL 02/AS-1, WITH MIN. 3'-0" WIDE MAN GATE 68 CONCRETE DIFFERENTIALS GREATER THAN 12 INCHES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL. 69 BUILDING SITE SHALL BE CLEANED AND RUBBED OF ALL STUMPS, ROOTS AND OTHER FOREIGN MATTER TO A MINIMUM DEPTH OF 12" 70 ALL FILL MATERIALS SUPPORTING FOUNDATIONS SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE IN LAYERS NOT TO EXCEED 6 FEET. WATER SHALL BE ADDED TO EACH LAYER TO OBTAIN REQUIRED COMPACTION AND DENSITY. FILL MATERIAL SHALL HAVE NO MORE THAN MINOR AMOUNTS OF ORGANIC SUBSTANCES AND SHALL HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL (MAXIMUM 8 DIMENSION). FILL SHALL BE COMPACTION 90% OF MAXIMUM FIELD DENSITY AS PER SOILS REPORT IF REQUIRED. FILL AND COMPACTION SHALL BE APPROVED BY THE BUILDING OFFICIAL.</p>
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