

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, March 28, 2024

Chairperson ESPINOSA, called the meeting to order at 1:32 p.m.

1. ROLL CALL

Committee Members Present: Chief Building Official Frazier, City Surveyor Cardoso (for Interim City Engineer Wegley), and Temporary Director of Development Services Espinosa

Committee Members Absent: Interim City Engineer Wegley (excused)

Staff Present: Senior Planner Mendoza-Gonzalez, Development Services Technician II Lee, Public Works Manager Baptista, and Economic Development Associate Omlin

2. MINUTES

M/S Cardoso/Frazier, and carried by unanimous voice vote, to approve the Minutes of February 15, 2024, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

- 4.1 Site Plan Application #543, submitted by Sage Olive Merced, LLC, property owner, to construct two new buildings on future parcels to be created within the parking lot at 1011 W. Olive Avenue. This site has a General Plan designation of Regional/Community Commercial (RC), with a zoning classification of Planned Development (P-D) #1.

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Senior Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Review Resolution #543 for further information.

The applicant and their representatives were present virtually to answer questions from the Committee.

The applicant's director of production asked if the parking lot tree requirements in Condition #9 would be limited to the two proposed outparcels.

Chairperson ESPINOSA confirmed that the parking lot tree requirements would be limited to the proposed project site, which are the proposed Parcels 1 and 2 shown on Attachment B.

Committee Member CARDOSO noted that Condition #17 could be modified to explain that the developer would have the option of providing cross-access and shared parking for the entire existing parcel through an agreement or by modifying the existing Covenants, Conditions, and Restrictions (CC&R's) or creating new CC&R's.

Committee Member CARDOSO recommended adding Condition #21 to have the developer install landscaping or a barrier along R Street to prevent vehicle headlights from shining on vehicles traveling along R Street.

M/S Cardoso/Frazier, and carried by the following vote to adopt a California Environmental Quality Act Section 15183 Findings regarding Environmental Review #24-05, and approve Site Plan Review #543, subject to the Findings and twenty (20) conditions set forth in Draft Resolution #543 with modifications to Conditions #9 and #17, and the addition of Condition #21:

(underlined text is added text, strikethrough text is deleted text)

"9) The parking lot layout shall comply with all applicable City Standards. Parking lot trees shall be provided at a ratio of one tree for every six parking spaces only this site within the proposed Parcel 1 and Parcel 2 shown at Attachment B. These trees shall be installed per the City's Parking Lot Landscape Standards, shall be a minimum of 15-gallons, and be of a

type that provides a 30-foot minimum canopy at maturity (trees shall be selected from the City's approved tree list).

"17) The applicant shall apply for a parcel map application so that each new building pad can have its own parcel. Cross-access and shared parking agreements or modified (or new) Covenants, Conditions and Restrictions shall be required between the entire project site which includes the two proposed building pads and the existing building at 1011 W. Olive Avenue.

"21) The developer shall install landscaping or a barrier along R Street tall enough to cover vehicle headlights along the drive-through queuing line (or parking areas) that would shine on vehicles traveling along R Street. Details to be worked-out with Planning staff during the building permit stage."

AYES: Committee Members Cardoso, Frazier, and Chairperson
Espinosa

NOES: None

ABSENT: None

5. INFORMATION ITEMS

5.1 Calendar of Meetings/Events

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

6. ADJOURNMENT

There being no further business, Chairperson Espinosa adjourned the meeting at 2:07 p.m.

Respectfully submitted,



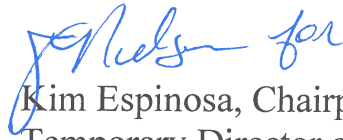
Francisco Mendoza-Gonzalez, Acting Secretary
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APPROVED:



Kim Espinosa, Chairperson/
Temporary Director of Development
Services
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