

**CITY OF MERCED**  
**Site Plan Review Committee**

**MINUTES**

Via Teleconference  
Thursday, January 14, 2021

Chairperson McBRIDE called the meeting to order at 1:30 p.m.

**1. ROLL CALL**

Committee Members Present: Chief Building Official Frazier, City Engineer Beltran, and, Director of Development Services McBride

Committee Members Absent: None

Staff Present: Planning Manager Espinosa, Economic Development Director Quintero, and Senior Planner/Recording Secretary Nelson

**2. MINUTES**

M/S BELTRAN-FRAZIER, and carried by unanimous voice vote, to approve the Minutes of December 10, 2020, as submitted.

**3. COMMUNICATIONS**

None.

**4. ITEMS**

4.1 Site Plan Application #468, submitted by Gateway Park Development Park Development Partners, LLC. The applicant is requesting approval to construct a 21,136-square-foot retail building with a 16,753-square-foot outdoor merchandise display area and a parking lot for Tractor Supply on two parcels generally located at the northeast corner of Mission Avenue and Coffee Street.

Senior Planner NELSON reviewed the application for this item. For further information, refer Draft Site Plan Resolution #468.

Frank QUINTERO, Director of Economic Development, complimented the applicant on the design and asked for Mark PATTERSON, the applicant's representative, to explain how this store would be different from the store in Atwater. Mr. PATTERSON explained the current business model for Tractor Supply and how it has changed over the last year. He explained that this store would have more landscape and garden supplies as well as more feed supplies than the Atwater store.

The Site Plan Committee briefly discussed the project and the proposed findings and conditions of approval.

M/S FRAZIER-BELTRAN, and carried by the following vote, to adopt Environmental Review #20-42 (CEQA Section 15162 Findings) and approve Site Plan Application #468, subject to the Findings and thirty (30) Conditions set forth in Draft Resolution #468:

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

4.2 Extension of Vesting Tentative Subdivision Map (VTSM) #1291 for Bright Development, for 161 lots on 39.8 acres, generally located at the northeast corner of G Street and Merrill Place (extended).

Senior Planner NELSON reviewed the application for this item. For further information, refer to the memo to the Site Plan Review Committee dated January 14, 2021. Ms. NELSON included in her review correspondence received on January 12, 2021, from Rick Telegan in opposition to the requested extension.

Dave BUTZ, with Bright Development, spoke on behalf of the applicant. Mr. BUTZ acknowledged the correspondence from Mr. Telegan, but stated that he didn't think it had any bearing on the proposed extension. He requested the Site Plan Committee approve the requested extension.

After a brief discussion by the Site Plan Review Committee regarding the number of extensions allowed and the correspondence received, Scott

Site Plan Review Committee Minutes

January 14, 2021

Page 3

McBRIDE, Director of Development Services, recommended the Committee should refer the request to the Planning Commission for action.

The Site Plan Committee briefly discussed this option and determined it would be best for the Planning Commission to take action on this request.

M/S BELTRAN-FRAZIER-, and carried by the following vote to refer the request for a one-year extension for VTSM #1291 to the Planning Commission for action:

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

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 McBRIDE adjourned the meeting at 2:06 p.m.

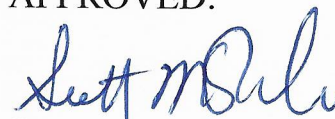
Respectfully submitted,



Kim Espinosa, Secretary

Merced City Site Plan Review Committee

APPROVED:



Scott McBride, Chairperson/

Director of Development Services

Merced City Site Plan Review Committee