

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, October 19, 2017

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

ROLL CALL

Committee Members Present: Director of Development Services McBride,
City Land Engineer Cardoso, and Acting
Assistant Chief Building Official Frazier

Committee Members Absent: None

Staff Present: Planning Manager/Secretary Espinosa and
Planner Mendoza-Gonzalez

1. **MINUTES**

M/S CARDOSO - FRAZIER, and carried by unanimous voice vote, to
approve the Minutes of August 24, 2017, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 Site Plan Application #413, submitted by Danielle Isozaki, on behalf of Theresa J. McIntire, property owner, to allow a hair and nail salon within an existing building (approximately 850 square feet) located at 840 W. Olive Avenue, Suite C, within a zoning classification of Planned Development (P-D) #15 and a General Plan Designation of Office Commercial (CO).

Planner MENDOZA-GONZALEZ reviewed the application for this item.
For further information, refer to Draft Site Plan Review Committee

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Resolution #413. The applicant THERESA McINTIRE and AARON McINTIRE were in attendance to answer questions from the Committee.

M/S CARDOSO – FRAZIER, and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #17-12, and approve Site Plan Application #413, subject to the Findings and ten (10) Conditions set forth in the Draft Resolution #413:

AYES: Committee Members Cardoso, 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 1:42 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

CITY OF MERCED
SITE PLAN REVIEW COMMITTEE
RESOLUTION #413

<u>Danielle Isozaki</u> APPLICANT	<u>Locate a hair and nail salon inside an existing building.</u> PROJECT
<u>324 Pepperdine Ct.</u> ADDRESS	<u>840 W. Olive Ave., Ste. C</u> PROJECT SITE
<u>Merced, CA 95348</u> CITY/STATE/ZIP	<u>007-330-012</u> APN
<u>(209) 658-6748</u> PHONE	<u>Planned Development (P-D) #15</u> ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Merced City Site Plan Review Committee considered and approved Site Plan Review Application #413 on October 19, 2017, submitted by Danielle Isozaki, on behalf of Theresa J. McIntire, property owner, to allow a hair and nail salon within an existing building (approximately 850 square feet) located at 840 W. Olive Avenue, Suite C, within a zoning classification of Planned Development (P-D) #15 and a General Plan Designation of Office Commercial (CO). Said property being more particularly described as Lots 56, 57, 58, and 59 on that Map entitled "Condominium Plan for Olivewood I Professional Center," recorded in Page 36 of Volume 28 of Parcel Maps, Merced County Records; also known as Assessor's Parcel Number (APN) 007-330-012.

WHEREAS, the proposal is exempt from the California Environmental Quality Act (CEQA), and is in accordance with Section 15301 (a) (Exhibit D); and,

WHEREAS, the Merced City Site Plan Review Committee makes the following Findings:

- A) The proposed project complies with the General Plan designation of Office Commercial (CO) and the zoning classification of Planned Development (P-D) #15 with approval of a Site Plan Review Permit.
- B) There are no changes proposed for the exterior of the building or the parking lot.
- C) This business includes two hair stations, two nail stations, and an esthetician room.
- D) Building Permit #17-1683 was issued earlier this year for the exhaust fans that would ventilate the nail stations.
- E) The subject site has adequate parking for this use and the surrounding businesses within the Olivewood One Professional Center.
- F) The subject site is currently limited to 4 square feet of signage (based on the General Plan designation of CO and the North Merced Sign Ordinance).

However, additional signage allowance may be granted with approval of an Administrative Conditional Use Permit (Per MMC Section 17.36.795). Such approval would allow $\frac{1}{4}$ square foot of signage for each lineal foot of building frontage, not to exceed 50 square feet of signage.

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Review Application #413, subject to the following conditions:

1. All applicable conditions contained in Site Plan Approval Resolution #79-1-Amended ("Standard Conditions for Site Plan Application") shall apply.
2. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply including, but not limited to, the California Building Code and Fire Codes.
3. The site shall be constructed as shown on Exhibit B (site plan), and Exhibit C (floor plan), as modified by the conditions of approval within this resolution.
4. The subject site shall comply with all pertinent conditions from Conditional Use Permit #505.
5. Notwithstanding all other conditions, all construction and improvements shall be in strict accordance with Zoning, Building, and all other codes, ordinances, standards, and policies of the City of Merced, including installing a ventilation system for nail polishing services, as required by the California Mechanical Code.
6. Tenant Improvement Plans shall be submitted by a design professional if needed prior to issuance of a building permit.
7. This approval allows a total of 6 operators (i.e., stylists, manicurists, estheticians, etc.) to operate within this tenant space. Any increase in the number of operators at this location shall be subject to review by the Director of Development Services, or if deemed necessary, the Site Plan Review Committee.
8. All signing shall comply with the City's Sign Ordinance. Sign permits shall be obtained prior to installing any permanent signing. A Temporary Sign Permit shall be obtained prior to installing any temporary signs or banners. Temporary freestanding or A-frame signs are not allowed.
9. All existing landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be replaced immediately.
10. The premises shall remain clean and free of debris and graffiti at all times.

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If there are any questions concerning these conditions and recommendations, please contact Francisco Mendoza-Gonzalez at (209) 385-6858.

October 19, 2017

DATE

 Francisco
Mendoza-
Gonzalez
SIGNATURE

Planner

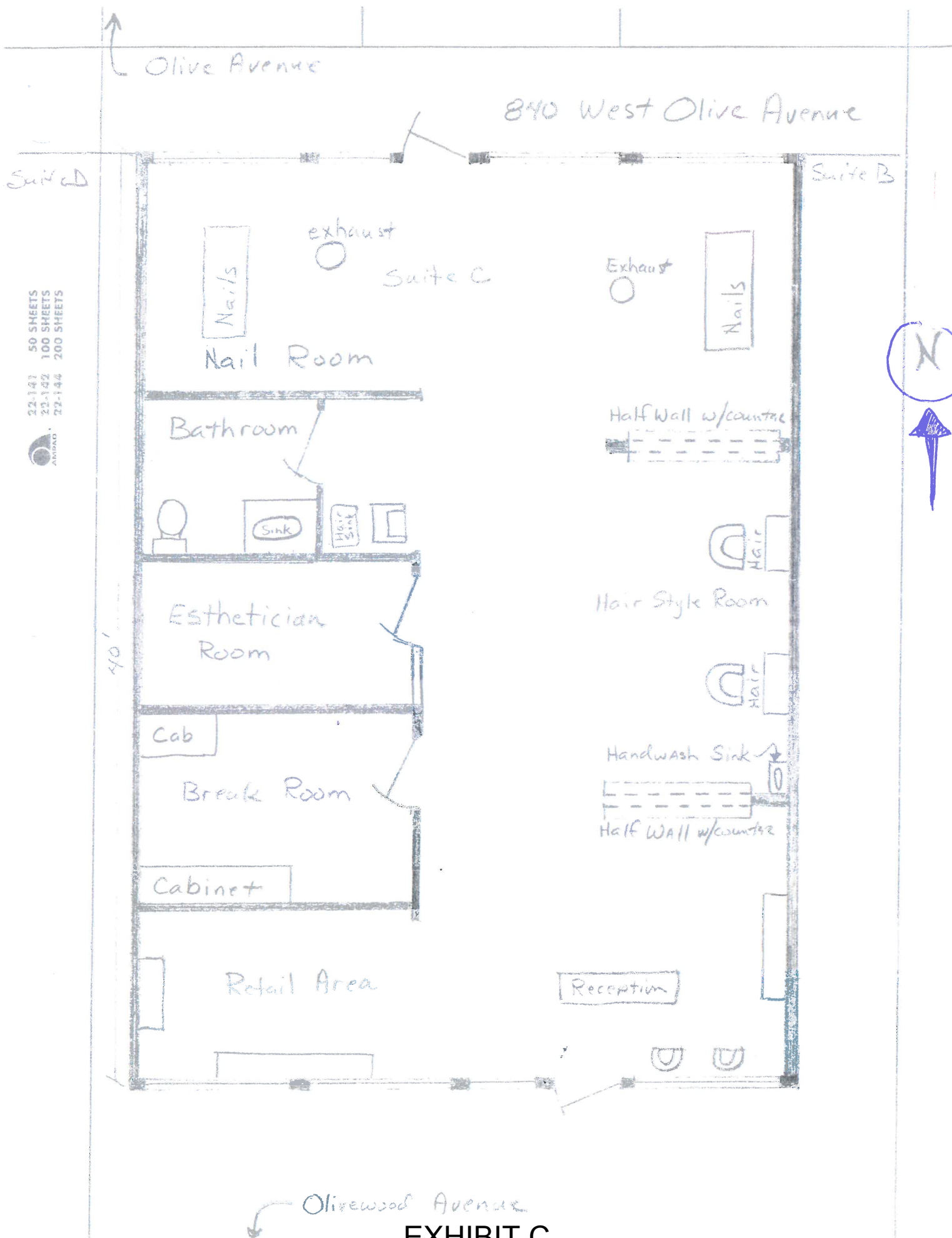
TITLE

Exhibits:

- A) Location Map
- B) Site Plan
- C) Floor Plan
- D) Categorical Exemption



EXHIBIT A



22-147 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



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: SP #413 (Environmental Review #17-12)

Project Applicant: Danielle Isozaki for Theresa McIntire (property owner)

Project Location (Specific): 840 W. Olive Avenue **APN:** 007-330-012

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project:

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: Danielle Isozaki for Theresa McIntire (property owners)

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));
☒ X Categorical Exemption. State Type and Section Number: 15301 (a)
☐ 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 consists of minor interior/exterior alterations with a land use request to operate a hair and nail salon, which are considered to be exempt under the CEQA Guidelines per Section 15301 (a).

Lead Agency: City of Merced

Contact Person: Francisco Mendoza-Gonzalez

Area Code/Telephone: (209) 385-6858

Signature:  **Date:** 10-10-2017 **Title:** Planner

 X Signed by Lead Agency

Date Received for Filing at OPR: _____
(If applicable)

Authority Cited: Sections 21083 and 21110. Public Resources Code
Reference: Sections 21108, 21152, and 21152.1. Public Resources Code