

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, November 8, 2018

Chairperson McBRIDE called the meeting to order at 1:35 p.m.

1. **ROLL CALL**

Committee Members Present: Plans Examiner II England (for Chief Building Official Frazier), City Engineer Son, and Director of Development Services McBride

Committee Members Absent: None

Staff Present: Planning Manager/Recording Secretary Espinosa, Planner Mendoza-Gonzalez, Economic Development Director Quintero, and Development Associate Mendoza

2. **MINUTES**

M/S SON-ENGLAND, and carried by unanimous voice vote, to approve the Minutes of October 18, 2018, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

[Secretary's Note: Item 4.2 was moved ahead of Item 4.1, because the applicant was present for Item 4.2 but not Item 4.1.]

4.2 Site Plan Application #425, submitted by Rodney Alonzo, applicant for Isenberg & Ericson Inc., property owner, to modify the interior/exterior of an existing building and parking lot located at 3155 R Street within Planned Development (P-D) #7, with a General Plan designation of Regional/Community Commercial (RC).

Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Resolution #425 for further information.

The applicant was in attendance to answer questions from the Committee.

Committee Member SON recommended adding Condition #14 to ensure that the rear parking lot has adequate lighting, and Condition #15 to ensure that the refuse enclosure meets the standards of the City's Refuse Division.

M/S ENGLAND/SON, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #18-62, and approve Site Plan Application #425, subject to the Findings and thirteen (13) conditions set forth in Draft Resolution #425 with the additions of Condition #14 and Condition #15 as follows:

(Note: ~~Strikethrough~~ deleted language, underline added language.)

"14. The applicant shall provide parking lot lighting in the rear portion of the parking lot (northwest portion of the parcel), in a manner that satisfies California Building Code requirements and does not spill-over onto adjacent parcels.

"15. The trash enclosures shall comply with the requirements of the Public Works Department-Refuse Division."

AYES: Committee Members England, Son, and Chairperson McBride

NOES: None

ABSENT: None

4.1 Site Plan Application #424, submitted by FQC, Inc., a property owner and developer, to allow single-car garages on various parcels throughout the Mission Ranch subdivision (see Exhibit B for list of affected properties), located within Planned Development (P-D) #58, with a General Plan designation of Village Residential (VR).

Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Resolution #424 for further information.

Chairperson McBRIDE recommended modifying Condition #6 to ensure that single-car garages are not located adjacent to each other. This would

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help provide more on-street parking for residents who own homes with single-car garages and provide design variation within the subdivision.

M/S SON/ENGLAND, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #18-61, and approve Site Plan Application #424, subject to the Findings and nine (9) conditions set forth in Draft Resolution #424 with a modification to Condition #6 as follows:

(Note: ~~Strikethrough~~ deleted language, underline added language.)

“6. This resolution gives developers approval to have single-car garages on 30% of the lots located within the Mission Ranch subdivision, with no more than two adjacent to each other.”

AYES: Committee Members England, Son, 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 2:15 p.m.

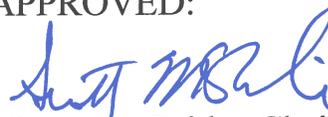
Respectfully submitted,



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 #424

FQC, Inc.	Allow single-car garages on various parcels throughout the Mission Ranch subdivision.
APPLICANT	PROJECT
P.O. Box 436	Mission Ranch subdivision
ADDRESS	PROJECT SITE
Denair, CA 95316	Various Parcels (see Exhibit B)
CITY/STATE/ZIP	APN
(209) 564-1576	Planned Development (P-D) #58
PHONE	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 #424 on November 8, 2018, submitted by FQC, Inc., a property owner and developer, to allow single-car garages on various parcels throughout the Mission Ranch subdivision (see Exhibit B for list of affected properties), located within Planned Development (P-D) #58, with a General Plan designation of Village Residential (VR).

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

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

- A) The proposed use of single-family homes is consistent with the General Plan designation of Village Residential, and the Zoning classification of Planned Development (P-D) #58.
- B) The Mission Ranch tentative subdivision map (TSM #1279) and conditional use permit (CUP #1076) were approved by the Planning Commission on January 4, 2006. This approval allowed for the subdivision of 19.6 acres into 138 lots (for single-family homes), with lots ranging in size between 2,700 s.f. and 5,900 s.f. (Exhibit A).
- C) Phase 1 of the Mission Ranch subdivision has been approved and recorded.
- D) Phase 1 of the Mission Ranch subdivision has full (or most) public improvements and currently includes various infill lots (approximately 67 lots).
- E) Phase 2 of the Mission Ranch tentative subdivision map has not been recorded and is set to expire on January 4, 2019.

- F) Per Merced Municipal Code Table 20.38-1 –Off-Street Parking Requirements, the standard parking requirement for a single-family home is 1 parking stall per unit (indifferent of the number of bedrooms or bathrooms).
- G) Mission Ranch TSM #1279 and CUP #1076, do not have any explicit conditions of approval requiring a specific number of parking stalls per single-family home. However, Finding E (“Building Design”) of Planning Commission Staff Report #06-02 regarding the above mentioned entitlements, notes that the developer would be constructing 2-car garages for all single family homes (Exhibit F).
- H) The applicant is requesting that the City determine the appropriate number of parking space(s) required per dwelling unit within the Mission Ranch subdivision, as there are conflicting requirements between the City’s standard parking requirements (1 parking stall per unit) and the developers original intent to exceed the City’s parking requirements (2 parking stalls per unit). The applicant has provided a site plan and elevation showing the design for a 1-car garage home (Exhibits C and D).
- I) The Site Plan Review Committee has determined that the applicant’s request to allow 1-car garages to satisfy the City’s parking requirements is reasonable, as that is consistent with the City’s general parking requirement for single-family homes (see Finding F above). Single-car garages may be permitted on 30% of the lots within the Mission Ranch subdivision (Phase 1 and Phase 2; see Condition #6).

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Review Application #424, 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. 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 but not limited to, fire sprinklers and fire life safety systems.
4. The Mission Ranch subdivision shall comply with the conditions set forth in Resolution #2847 for Conditional Use Permit #1076 and Vesting Tentative Subdivision Map #1279, except as modified by the conditions of approval within this resolution (see Exhibit E).
5. All construction shall meet or exceed the building codes in effect at the time of building permit application submittal.

6. This resolution gives developers approval to have single-car garages on 30% of the lots located within the Mission Ranch subdivision, with no more than two adjacent to each other.
7. The applicant, and all other developers within the Mission Ranch subdivision, shall place driveways in locations/intervals that maximize the number of on-street parking spaces available to the public, as required by the City's Engineering Department.
8. The applicant, and all other developers within the Mission Ranch subdivision, shall track the number of single-car garages that have been approved for this subdivision. During the building permit stage, the developer shall be responsible for providing a note on the site plan indicating the number and percentage of lots with single-car garages that have been approved.
9. Off-street parking stalls shall comply with all Zoning regulations and Engineering Standards for parking stalls, backing space, and driveway access.

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

November 8, 2018

DATE



SIGNATURE

Planner

TITLE

Exhibits:

- A) Location Map
- B) Addresses and APN's for Mission Ranch Phase 1 Subdivision
- C) Example of Site Plan
- D) Example of Elevations
- E) Resolution #2847 for CUP #1076 and VTSM #1279
- F) Finding E of CUP #1076 (from Staff Report)
- G) Categorical Exemption

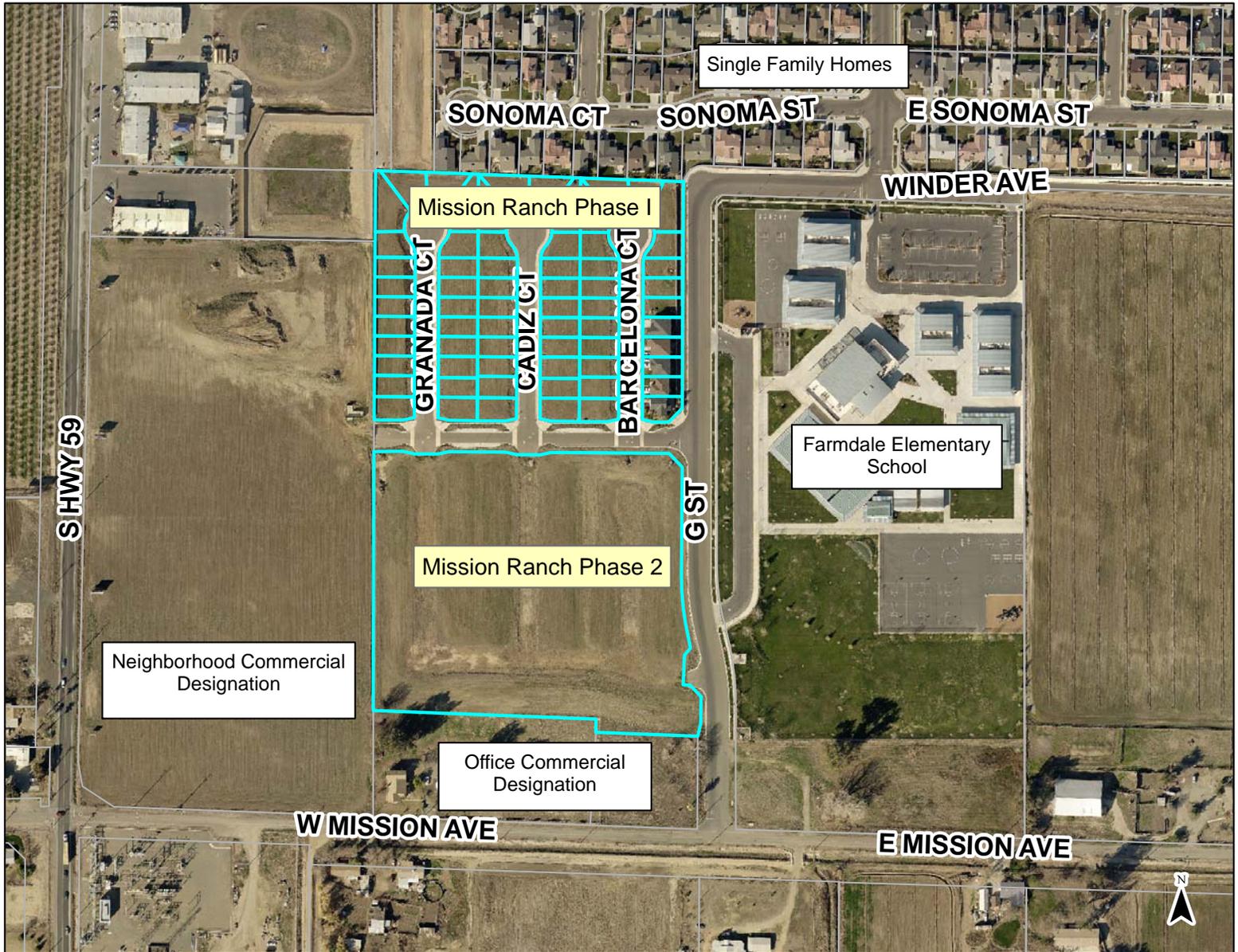


EXHIBIT A

OWNER	ADDRESS	PARCEL_NO
OCHOA JOSE	590 BARCELONA CT	259-300-066 /
COPUS CRAIG	586 BARCELONA CT	259-300-065 /
NGUYEN STEVE	570 BARCELONA CT	259-300-064 /
SHARMA KAUSHAL P	564 BARCELONA CT	259-300-063 /
MARSTON DOUGLAS & HONGYI TRUSTEE	556 BARCELONA CT	259-300-062 /
RAY ANDREW	548 BARCELONA CT	259-300-061 /
SAHOTA BHUPINDER KAUR	534 BARCELONA CT	259-300-060 /
SAHOTA BHUPINDER KAUR	526 BARCELONA CT	259-300-059 /
SAHOTA BHUPINDER KAUR	520 BARCELONA CT	259-300-058 /
SAHOTA BHUPINDER KAUR	514 BARCELONA CT	259-300-057 /
SAHOTA BHUPINDER KAUR	502 BARCELONA CT	259-300-056 /
SAHOTA BHUPINDER KAUR	512 CADIZ CT	259-300-035 /
SAHOTA BHUPINDER KAUR	574 CADIZ CT	259-300-042 /
SAHOTA BHUPINDER KAUR	580 CADIZ CT	259-300-043 /
SAHOTA BHUPINDER KAUR	566 CADIZ CT	259-300-041 /
SAHOTA BHUPINDER KAUR	558 CADIZ CT	259-300-040 /
SAHOTA BHUPINDER KAUR	544 CADIZ CT	259-300-039 /
SAHOTA BHUPINDER KAUR	536 CADIZ CT	259-300-038 /
SAHOTA BHUPINDER KAUR	524 CADIZ CT	259-300-037 /
SAHOTA BHUPINDER KAUR	518 CADIZ CT	259-300-036 /
SAHOTA BHUPINDER KAUR	592 CADIZ CT	259-300-044 /
SAHOTA BHUPINDER KAUR	506 CADIZ CT	259-300-034 /
SAHOTA BHUPINDER KAUR	509 BARCELONA CT	259-300-055 /
SAHOTA BHUPINDER KAUR	593 BARCELONA CT	259-300-045 /
SAHOTA BHUPINDER KAUR	523 BARCELONA CT	259-300-053 /
SAHOTA BHUPINDER KAUR	531 BARCELONA CT	259-300-052 /
SAHOTA BHUPINDER KAUR	539 BARCELONA CT	259-300-051 /
SAHOTA BHUPINDER KAUR	545 BARCELONA CT	259-300-050 /
SAHOTA BHUPINDER KAUR	553 BARCELONA CT	259-300-049 /
SAHOTA BHUPINDER KAUR	561 BARCELONA CT	259-300-048 /
SAHOTA BHUPINDER KAUR	581 BARCELONA CT	259-300-046 /
SAHOTA BHUPINDER KAUR	575 BARCELONA CT	259-300-047 /
SAHOTA BHUPINDER KAUR	517 BARCELONA CT	259-300-054 /
SAHOTA BHUPINDER KAUR	504 GRANADA CT	259-300-012 /
SAHOTA BHUPINDER KAUR	516 GRANADA CT	259-300-013 /
SAHOTA BHUPINDER KAUR	522 GRANADA CT	259-300-014 /
SAHOTA BHUPINDER KAUR	530 GRANADA CT	259-300-015 /
SAHOTA BHUPINDER KAUR	538 GRANADA CT	259-300-016 /
SAHOTA BHUPINDER KAUR	537 CADIZ CT	259-300-029 /
SAHOTA BHUPINDER KAUR	529 CADIZ CT	259-300-030 /
SAHOTA BHUPINDER KAUR	521 CADIZ CT	259-300-031 /
SAHOTA BHUPINDER KAUR	515 CADIZ CT	259-300-032 /
SAHOTA BHUPINDER KAUR	503 CADIZ CT	259-300-033 /
SAHOTA BHUPINDER KAUR	546 GRANADA CT	259-300-017 /
FQC INC	594 GRANADA CT	259-300-022 /
FQC INC	572 GRANADA CT	259-300-020 /

EXHIBIT B

OWNER	ADDRESS	PARCEL_NO
FQC INC	584 GRANADA CT	259-300-021 /
ROGERS GARY A & MIKESELL JODI	585 CADIZ CT	259-300-024 /
SAHOTA BHUPINDER KAUR	579 CADIZ CT	259-300-025 /
SAHOTA BHUPINDER KAUR	597 CADIZ CT	259-300-023 /
SAHOTA BHUPINDER KAUR	563 CADIZ CT	259-300-026 /
FQC INC	560 GRANADA CT	259-300-019 /
SAHOTA BHUPINDER KAUR	549 CADIZ CT	259-300-028 /
SAHOTA BHUPINDER KAUR	557 CADIZ CT	259-300-027 /
FQC INC	552 GRANADA CT	259-300-018 /
SAHOTA BHUPINDER KAUR	505 GRANADA CT	259-300-011 /
MCCLURE ENTERPRISES INC	591 GRANADA CT	259-300-002 /
THREADGILL MARY C TRUSTEE	587 GRANADA CT	259-300-003 /
MANZO MONICA	573 GRANADA CT	259-300-004 /
MCCLURE PLASTER & PAINT INC	565 GRANADA CT	259-300-005 /
MCCLURE PLASTER & PAINT INC	559 GRANADA CT	259-300-006 /
MCCLURE PLASTER & PAINT INC	547 GRANADA CT	259-300-007 /
MCCLURE PLASTER & PAINT INC	533 GRANADA CT	259-300-008 /
MCCLURE PLASTER & PAINT INC	527 GRANADA CT	259-300-009 /
REYES YSIDRO & ARVIZU ILEANA S	595 GRANADA CT	259-300-001 /
ROGERS GARY A & MIKESELL JODI	519 GRANADA CT	259-300-010 /
SAHOTA SOHAN SINGH & BHUPINDER KAUR		259-130-034 \

**CITY OF MERCED
Planning Commission**

Resolution #2847

EXTENDED—by State of CA - See page 8

EXTENDED--See page 8

AMENDED by City Council on February 6, 2006

WHEREAS, the Merced City Planning Commission at its regular meeting of January 4, 2006, held a public hearing and considered **Conditional Use Permit #1076 and Vesting Tentative Subdivision Map (VTSM) #1279** ("Mission Ranch"), initiated by Golden Valley Engineering, applicant for Frank Cuttone, property owner, to allow the subdivision of 19.6 acres into approximately 138 single family residential lots ranging in size from 2,700 to 5,900 square-feet and to deviate from the Merced Municipal Code (section 18.36) to allow the removal of park-strips along 2 local streets. The property is located approximately 210-feet north of Mission Avenue, approximately 600-feet east of Highway 59 (currently being annexed into the City) within a Planned Development; also known as Assessor's Parcel No. 259-130-020; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through N of Staff Report # 06-02; and,

WHEREAS, the Merced City Planning Commission does resolve to hereby find that the previous environmental review (Expanded Initial Study #04-13 for the Mission Avenue Annexation) remains sufficient and no further documentation is required (CEQA Section 15162), denies the deviation from MMC (Section 18.36) and approves Conditional Use Permit #1076 and Vesting Tentative Subdivision Map #1279 ("Mission Ranch"), subject to the following conditions:

1. The proposed project shall be constructed/designed as shown in Exhibit 1 (Proposed Vesting Tentative Map, Plot Plans, and Elevations) – Attachments B & C of Staff Report #06-02, subject to conditioned changes.
2. All conditions contained in *Resolution #1175-Amended ("Standard Tentative Subdivision Map Conditions")*, except as modified by City Council to grant a deviation from street standards (MMC Section 18.36.010) Resolution #1249 ("Standard Conditional Use Permit Conditions"), and Ordinance #2108 (Annexation for the Mission Annexation) shall apply.

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3. The proposed project shall comply with all standard Municipal Code (including P-D standards, 20.42.070), except as modified by City Council to grant a deviation from street standards (MMC Section 18.36.010), 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. Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before final map approval. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure cost and maintenance costs expected prior to first assessments being received.
6. The developer/applicant shall indemnify, protect, defend, 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, or proceedings 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. 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.
7. 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

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- 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.
8. Street names to be approved by City Engineer.
 9. Dedicate, by Final Map, all interior street rights-of-way and all necessary easements, as shown on plans, and as needed for irrigation, utilities, drainage, landscaping, and open space.
 10. Developer shall conform to existing sanitary sewer master plan established for the area and share proportionally in any cost of the sewer pump station.
 11. Developer shall provide storm drainage calculations, including retention volumes where such volume is proposed, and share proportionally in the cost of the storm pump station located adjacent to Gerard Avenue.
 12. Compliance with the 40-foot visual corner is required for corner lots and may result in the applicant constructing smaller homes on these lots, increasing the front yard setbacks or merging lots. A 4-foot encroachment for the porch area can be allowed within this area. Details to be worked out with staff.
 13. Front yard setbacks for the homes of 15 feet are approved for all lots, but the driveways must remain 20 feet in length. This distance shall be measured from either the back of sidewalk or from the property line along the private driveways, whichever results in a twenty-foot driveway length without encroachment into the sidewalk area.
 14. Developer shall submit landscape/irrigation/wall plans for approval by City Development Services. All walls shall be solid masonry. A 10-foot wide irrigated landscape strip shall be developed between the masonry wall along 'G' Street frontage and the sidewalk. The walls shall not exceed 6-feet in height and a tree shall be planted every thirty-feet (30) on center. The landscape plan shall comply with MMC 17.60 (water efficient landscaping).

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15. Fire Hydrants to be provided and spaced in accordance with City of Merced standards. The maximum spacing between hydrants is 500 feet. Placement of fire hydrants and number of hydrants to be worked out with the Fire Department.
16. Refuse containers shall be stored out of site of the general public except on pick-up days. A concrete pad/walkway (3 x 6 foot minimum) shall be installed in the side or back yard of each unit to house refuse containers.
17. City utility service (water and sewer) connections shall be located under the driveway for each lot that faces a City street. Water lines are privately owned and maintained between the meter and the home. Sewer lines are privately owned and maintained from the point of connection to the City-owned main sewer line.
18. The developer shall construct a 3-way intersection at Rancho Camino Road and 'G' Street. The intersection shall be furnished with 3-way stop signs.
19. All open areas, except the specifically identified City-owned properties, will be fully maintained by CFD's, and shall not be dedicated to the City of Merced.
20. Additional right-of-way and easements shall be granted along 'G' Street and Rancho Camino Drive to comply with the *Merced Vision 2015 General Plan* requirements to allow for a 74-foot wide collector and landscape/public facilities easements of 10-feet in width in front of a 6-foot-high masonry wall. G Street shall be constructed in a north-south fashion with no curves, unless the Weaver School District provides a letter allowing for the easterly curve in the road segment.
21. No side-yard or rear-yard fences shall be allowed between the homes where there is less than 10 feet between homes. Windows on these side elevations with less than standard setbacks shall be offset so that in no case shall windows on adjacent homes face each other to prevent fire from spreading from house-to-house.

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22. On local streets with a 49-foot ROW width and park-strips, the minimum park strip width shall be 5 feet and the minimum sidewalk width shall be 5 feet. Trees shall be planted with root barriers to help prevent damage to the sidewalk.
23. On local streets with a 49-foot ROW width and no park strips, a front yard landscape tree and a City street tree shall be planted in each lot. The City street tree shall be within the Public Utilities Easement (PUE) and deed restrictions shall clearly state that these trees are the property of the City and shall not be removed.
24. A minimum turning radius of 33 feet inside, 47 feet curb to curb and 49 feet wall-to-wall for fire apparatus access must be provided throughout the subdivision. Refuse containers or other items shall not be permitted to be placed in the required clear space of the turning area.
25. The following design features shall be added to the elevations for the homes throughout the subdivision:
 - a. *Garage Doors*: Design features such as windows and door molds, or driveway pavement treatments such as aggregate, integral color, and stamped patterns, shall be added. These designs shall be varied from one lot to the other.
 - b. *Front Elevations*:
 - i. All proposed elevations show stucco as the primary building facia material. At least one of the plans shall be amended to show wood siding as the primary facia material, or stone or brick panels (not less than 30 inches high) along the bottom of the facia as a required element, not an option. At least 25% of the homes shall contain that element.
 - ii. Except as modified by these conditions, the front elevation shall contain all features shown on Attachment C of Staff

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Report #06-02; none of the features shall be considered options.

- iii. Each floor plan is to be evenly distributed throughout the site. Prior to submittal of building permits, the applicant shall provide the Development Services Director with a "distribution plan" showing the following: house plan, color, roof material, porch design, and garage door/pavement design selected for each lot. In no case shall any more than two adjacent lots in a row have the same above noted features.
 - iv. Blank rear and side elevations visible from a street are not permitted. The elevation shall include functional features (windows and doors), or be adorned with attractive features in addition to landscaping.
 - v. The color palette for houses shall be varied (at least 6 distinct sets of colors) and be consistent with the style of the house.
 - vi. High quality aesthetically pleasing materials (wood, stone, iron, pre-formed plastic fencing, etc.) shall be used.
 - vii. All the front home elevations shall have an eave with matching roof material or decorative banding over the garage. The eaves shall be a minimum of 2-feet in length and be slanted at an angle that is similar to the roofs angle. The eaves should be located no more then 1-3 feet above the top of the garage door.
26. The developer shall install a public street ('G' Street), per City Standards, along the projects easterly property line and also south to Mission Avenue. It shall include utilities, curb and gutter on both sides with full pavement width, street trees, etc. Sidewalk shall be installed only on the west side.
 27. The developer shall contact the owner to the south of the proposed project for any right-of-way acquisition required. If such efforts do

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not succeed, City may at its discretion, assist the developer, at the developer's expense, in acquiring the right-of-way.

28. The developer shall be responsible for construction and dedication of all interior collector and local streets within the Project Boundaries, consistent with the road network displayed (Attachment A of Staff Report #06-02) for the Mission Annexation.
29. Prior to the issuance of any building permit within the Mission Annexation project area, 'G' Street shall have been constructed for two-way traffic in accordance with City Standards between its current terminus in the La Bella Vista Subdivision and Mission Avenue.
30. The effective date of this tentative map and conditional use permit approval shall be the effective date of the annexation (Mission Avenue Annexation) of the property into the City.

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

AYES: Commissioners Burr, Conte, Amey, Ward, and
Vice Chairman Fisher
NOES: Commissioner Acheson
ABSENT: Chairman Shankland

Adopted this 4th day of January, 2006



Vice Chairman, Planning Commission
of the City of Merced, California

ATTEST:



Secretary

PLANNING COMMISSION RESOLUTION #2847

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February 6, 2006: At their regularly scheduled meeting of February 6, 2006, the Merced City Council considered the applicant's appeal of the Planning Commission's denial of a request to deviate from the Merced Municipal Code (deviation of Street Standards for Mission Ranch). The Council (7-0-0) approved the appeal to allow the deviation from Street Standards to allow two of the internal local streets to remove the required park strips. (Refer to Condition Numbers 2 and 3 above – new language underlined.)

December 15, 2006: Note: There is a requirement from Mission Avenue Annexation (Ordinance #2108) for construction of a traffic signal at State Highway No. 59 and Gerard Avenue with the 200th building permit. Vesting Tentative Subdivision Map #1279 ("Mission Ranch") appears to be the subdivision that will trigger this condition and construct the off-site, off-frontage signal. The result is an automatic three-year extension per Subdivision Map Act. The existing recordation of Mission Ranch Phase 1 implemented this three-year extension. The time of completion was therefore extended from January 4, 2006 to January 4, 2009.

April 11, 2008: On April 11, 2008, the Minor Subdivision Committee approved a one-year extension of Vesting Tentative Subdivision Map #1279 ("Mission Ranch") to January 4, 2010.

February 5, 2009: On July 15, 2008, the State of California gave a one-year extension to all active (not expired) tentative maps that were otherwise scheduled to expire on or before December 30, 2010. Therefore, this tentative map #1279 hereby has its expiration date extended to January 4, 2011.

November 9, 2010: On July 15, 2009, the State of California gave a second two-year extension. Therefore, Vesting Tentative Subdivision Map #1279 hereby has its expiration date extended to January 4, 2013.

January 4, 2006

Land Use -1.6.a Continue to review proposed subdivision designs to ensure the provision of adequate circulation, public improvements, common open space, landscaping, maintenance, etc., through the Development Review process.

Land Use Policy 3.2.a: Encourage a diversity of building types, ownership, prices, designs, and site plans for residential areas throughout the City.

Access and Circulation

- C) Rancho Camino Drive and 'G' Street are the two main entrances into the subdivision (Attachment B). Rancho Camino Drive is an east-west road, which connects 'G' Street (Collector) with Highway 59. These connections should provide sufficient access into the subdivision. In addition, 'G' Street will be extended from La Bella Vista and connected with Mission Avenue. Rancho Camino is being proposed to have "Bulb-outs" at each intersection of this subdivision as a traffic calming measure between the proposed school site and Highway 59.
- D) The design of the project is in accordance with the needs of public service providers. Improvements and utilities are not in existence along Rancho Camino Drive or 'G' Street; they will need to be furnished by the developer as needed (details can be worked out with staff prior to issuance of any permits).

Building Design

- E) The applicant offers 3-and 4-bedroom homes (and 2 ½ bathrooms). Also proposed are 3-dimensional architectural grade roofs and stucco exteriors. All dwellings will have two-car garages. Many homes have a 15-foot front yard setback, but the garages shall be set back 20 feet from the back of sidewalk or from the private sidewalk to accommodate the required 20-foot driveway (Condition #13).
- F) All of the home designs submitted to staff have been stucco (Attachment C). Staff feels that the buildings' architecture and design as modified by Condition #25 will meet the standards for Village Residential developments.

Community Facilities District

- G) In response to significant growth in Merced without a corresponding increase in the General Fund and other revenues, the City Council adopted Public Facilities Impact Fees in 1998 and more recently has directed staff to implement ways of paying operating costs for police and fire services through Community Facilities Districts (Condition #5).

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 #424 (Environmental Review #18-61)

Project Applicant: FQC, Inc.

Project Location (Specific): Mission Ranch subdivision

Project Location - City: Merced

Project Location - County: Merced

Description of Nature, Purpose, and Beneficiaries of Project: This application involves a parking determination by the Site Plan Review Committee regarding the parking requirements for the Mission Ranch subdivision.

Name of Public Agency Approving Project: City of Merced

Name of Person or Agency Carrying Out Project: City of Merced

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: 15301 (a)
- Statutory Exemptions. State Code Number: _____.
- X General Rule (Sec. 15061 (b)(3))

Reasons why Project is Exempt: As defined under the above referenced Section, the proposed project is exempt from CEQA by the general rule that if it can be seen with certainty that there is no possibility that the activity in question can have a significant effect on the environment.

Lead Agency: City of Merced

Contact Person: Francisco Mendoza-Gonzalez **Area Code/Telephone:** (209) 385-6858

Signature:  **Date:** 10-30-2018 **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

CITY OF MERCED
SITE PLAN REVIEW COMMITTEE
RESOLUTION #425

<u>Paul Isenberg</u> APPLICANT	<u>Façade remodel, interior remodel, and site plan modifications to allow a fitness gym and retail suite.</u> PROJECT
<u>4335 North Star Way (Suite B)</u> ADDRESS	<u>3155 R Street</u> PROJECT SITE
<u>Modesto, CA 95356</u> CITY/STATE/ZIP	<u>058-090-004</u> APN
<u>(209) 577-4661</u> PHONE	<u>Planned Development (P-D) #7</u> ZONING

In accordance with Chapter 20.68 of the Merced City Zoning Ordinance, the Site Plan Review Committee reviewed and approved Site Plan Application #425 on November 8, 2018, submitted by Rodney Alonzo, applicant for Isenberg & Ericson Inc., property owner, to modify the interior/exterior of an existing building and parking lot located at 3155 R Street within Planned Development (P-D) #7, with a General Plan designation of Regional/Community Commercial (RC). Said property being more particularly described as Parcel A as shown on the Map entitled "Parcel Map for Santa Fe Park, Inc.," recorded in Book 8, Page 39 of Merced County Records; also known as Assessor's Parcel Number (APN) 058-090-004.

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

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

- A) The proposal complies with the General Plan designation of Regional/Community Commercial (RC) and the Zoning classification of Planned Development (P-D) #7.
- B) The applicant is proposing to remodel the interior and exterior of an existing building to allow for a 20,298-square-foot fitness gym and a 23,772-square-foot retail space. Façade improvements include installing new storefront windows, adding new entryways/parapets, and using a new color scheme (see Exhibits E and H).
- C) The applicant is proposing to make modifications to the existing site plan, which includes adding a pedestrian path of travel, providing 2 new trash enclosures (at the northwest and southwest corners of the parcel), adding 51 parking stalls,

installing parking lot trees, and demolishing an existing nursery (see Exhibits B and C).

- D) The parking requirements for a fitness gym and retail suite are one space for every 300 square feet of building area. The proposed 20,298-square-foot fitness center and 23,772-square-foot retail suite requires 147 parking spaces in total. The proposed parking lot includes 233 parking spaces, which exceeds the minimum parking requirements for these uses. Parking lot trees at a ratio of one tree for every six parking spaces are also required (Condition #10).
- E) Because this is a remodel of an existing retail use, the addition of bicycle parking is recommended, but not required. Based on the proposed use and size of the building, the applicant should provide short-term bicycle parking spaces equivalent to 8% of required parking spaces and long-term bicycle parking spaces equivalent to 8% of required parking spaces. In addition, the bicycle parking spaces should meet the City's design standards for bicycle racks, including those pertaining to installing covered shelters. Based on the required 147 parking spaces, the applicant should provide 12 short-term and 12 long-term bicycle parking spaces. Details to be worked out with Planning staff during the building permit stage.
- F) The signage shown on the façade is being provided for conceptual purposes only and is not to be considered with this request (Exhibit H). A sign permit application will be submitted to the Inspection Services Department at a later date. All signing shall comply with the North Merced Sign Ordinance. Building 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 (see Condition #7).
- G) The applicant has stated that they intend to use the color scheme shown at Exhibits E and H (see Condition #8).
- H) This proposal would convert a portion of the existing building from an M Occupancy (Orchard Supply) to an A-3 Occupancy (fitness center).
- I) The existing building is a Type III-N, fully sprinkled building with the applicant proposing a mixed occupancy (A Occupancy and M Occupancy). A licensed design professional shall verify information requested by the Building Division (see Condition #13).

NOW, THEREFORE, BE IT RESOLVED that the Merced City Site Plan Review Committee does approve Site Plan Application #425 subject to the following conditions:

- 1) The site shall be constructed as shown on Exhibit C (site plan), Exhibit E (elevation), Exhibit G (floorplan), and Exhibit H (renderings), and as modified by the conditions of approval within this resolution.

- 2) All conditions contained in Site Plan Review #79-1 – Amended (“Standard Conditions for Site Plan Review Application”) shall apply.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) All signing shall comply with the North Merced Sign Ordinance. Building 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.
- 8) Exterior colors shall be similar to those submitted by the applicant for site plan review (see Exhibits E and H).
- 9) Existing parking spaces shall be re-painted with a fresh coat of paint.

- 10) 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 within this site. 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).
- 11) The premises shall remain clean and free of debris and graffiti at all times.
- 12) 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 \$100,000.00. 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
- 13) A licensed design professional (architect and/or engineer) shall submit plans that address the mixed occupancy calculations and any changes/modifications that may result, ensure that egress system meets or exceeds the minimum requirements set forth in the 2016 California Building Code (most likely 3-4 exits, and required minimum width of all exit doors may exceed the widths of the existing doors), address occupancy separations, and modify the existing fire sprinkler system to accommodate the new construction and assembly use.
- 14) The applicant shall provide parking lot lighting in the rear portion of the parking lot (northwest portion of the parcel), in a manner that satisfies California Building Code requirements and does not spill-over onto adjacent parcels.
- 15) The trash enclosures shall comply with the requirements of the Public Works Department-Refuse Division.

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

11-8-2018

DATE



Francisco Mendoza-Gonzalez

Planner

TITLE

Exhibits

- A) Location Map
- B) Demolition Site Plan
- C) Proposed Site Plan
- D) Demolition Elevations

Site Plan Review Resolution #425

November 8, 2018

Page 5

- E) Proposed Elevations (with colors called out)
- F) Demolition Floor Plan
- G) Proposed Floor Plan
- H) Renderings
- I) Categorical Exemption

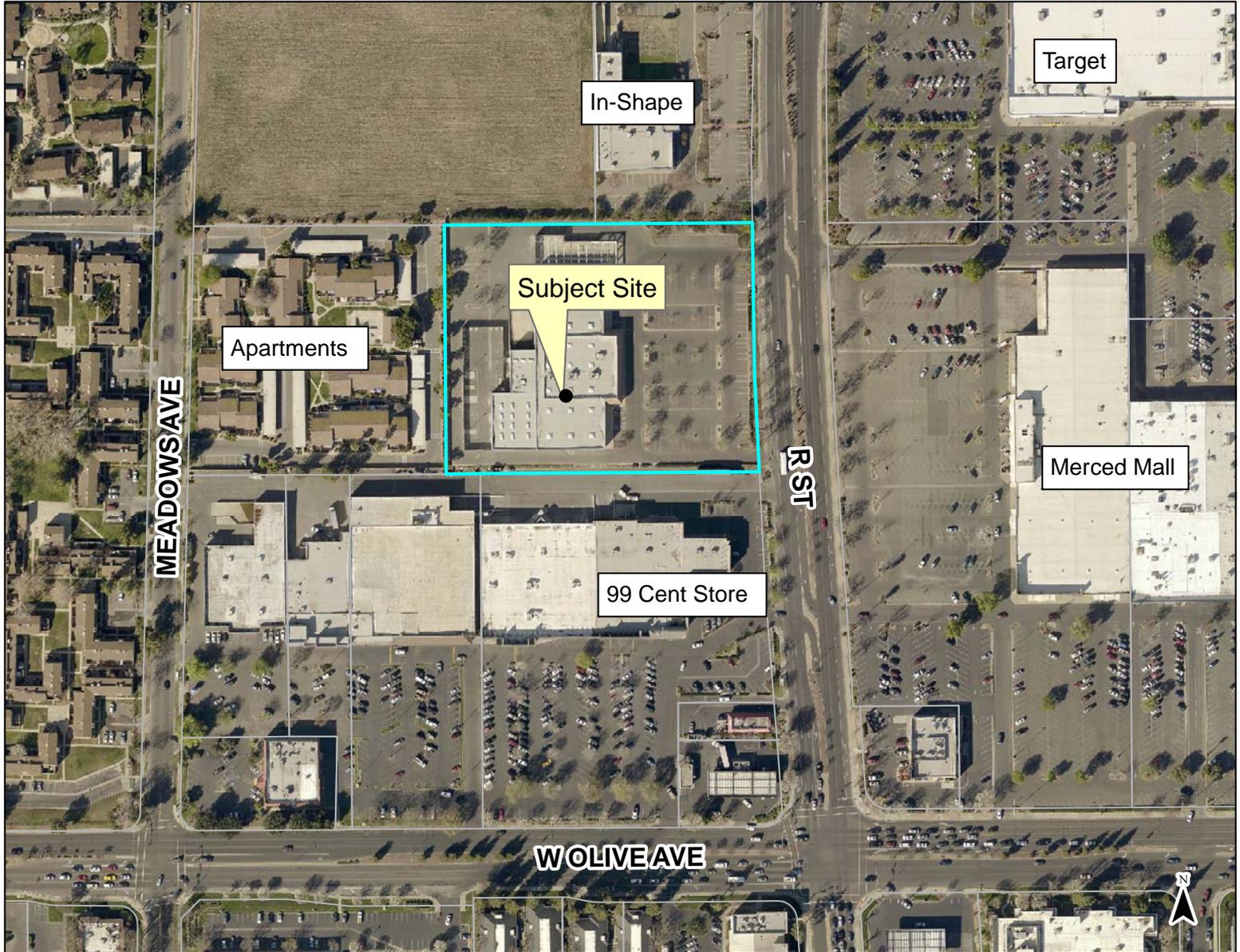
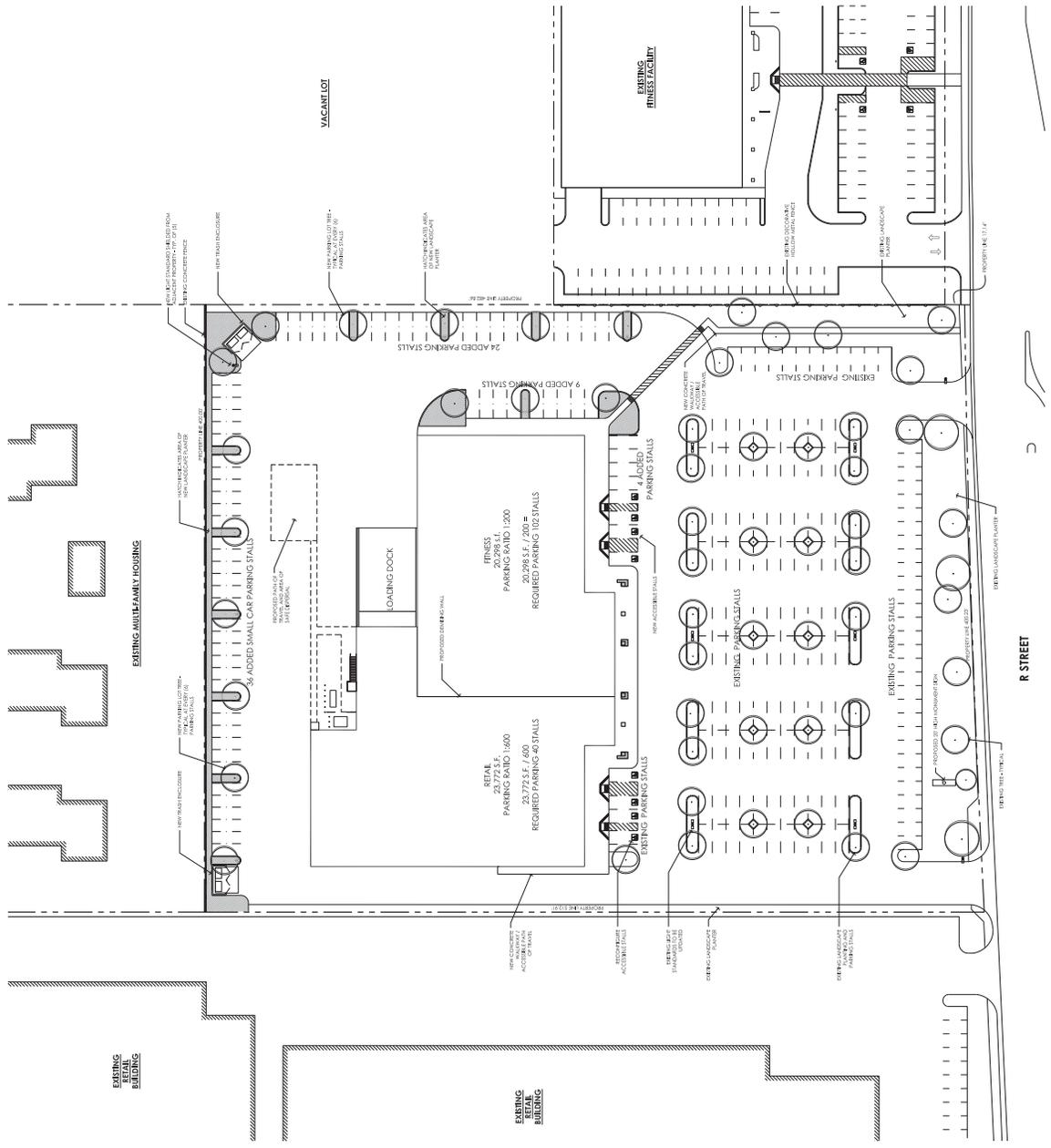


EXHIBIT A

EXHIBIT C



PARKING DATA:	
REQUIRED PARKING:	
FITNESS	102 STALLS
RETAIL	40 STALLS
TOTAL REQUIRED	142 STALLS
PROVIDED PARKING:	
EXISTING PARKING	182 STALLS
REMOVED PARKING	-22 STALLS
REMAINING PARKING	160 STALLS
ADDED PARKING	40 STALLS
TOTAL PROVIDED PARKING	200 STALLS
STANDARD	31 STALLS
TOTAL ADDED PARKING	73 STALLS
TOTAL PROVIDED PARKING	233 STALLS

PROPOSED NEW
TENANT / FACADE
IMPROVEMENT:
**3155 R
STREET**
MERCED, CA.

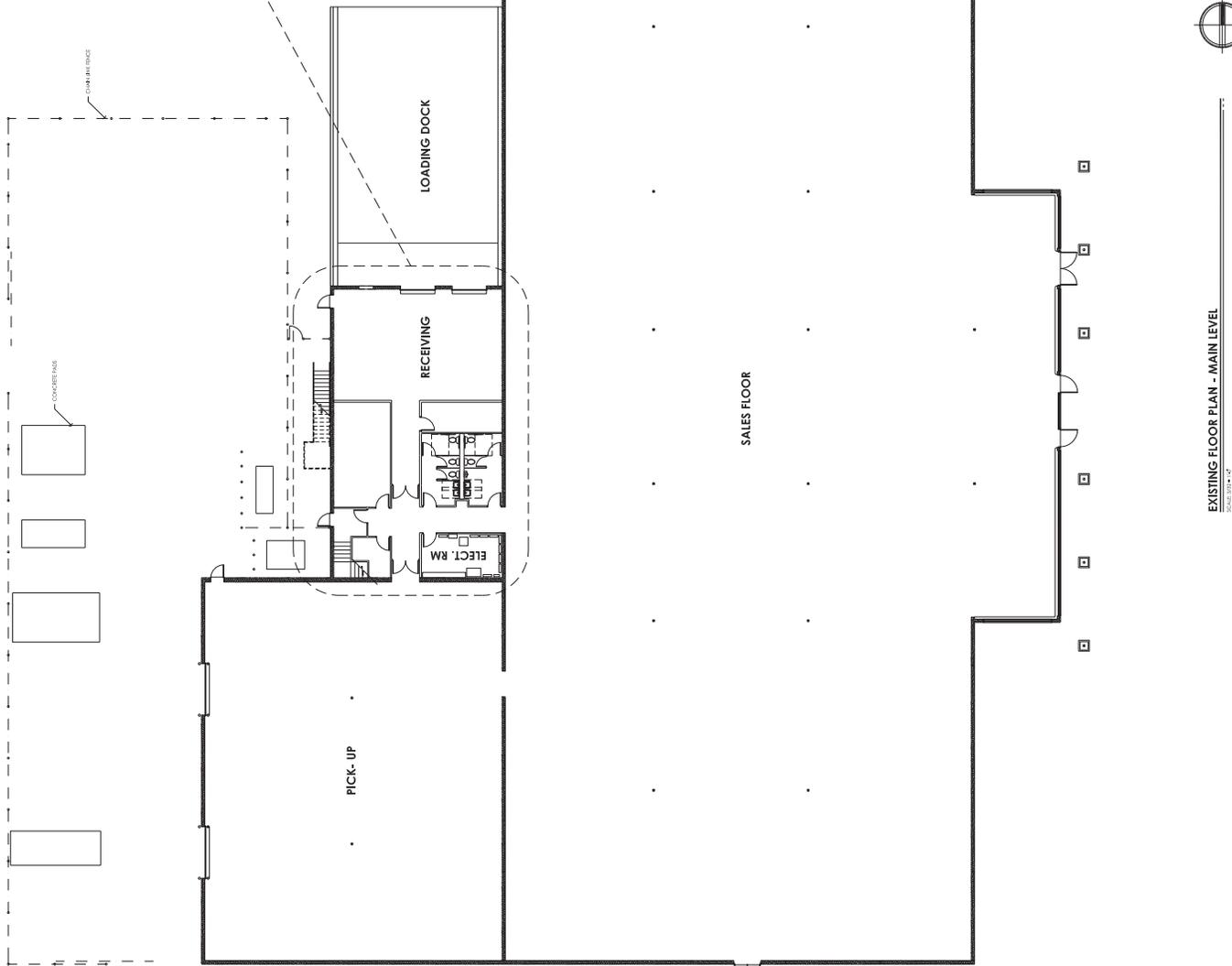
PLANNING
ARCHITECTURE
api
ARCHITECTURE PLUS INC.
4338-NORTH CARWAY
MERCED, CA 95366
TEL: 209.377.0213
WWW.APIARC.COM



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

DATE: 10/06/17

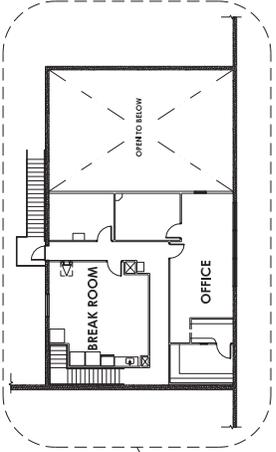
EXHIBIT F



EXISTING FLOOR PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"



NORTH



EXISTING FLOOR PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"

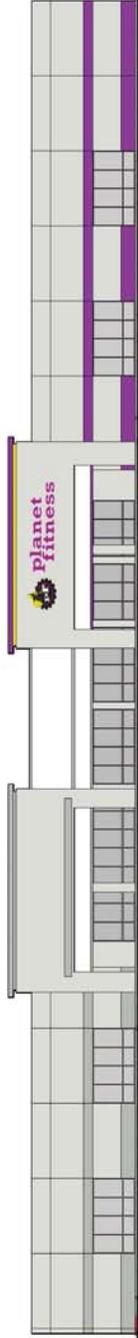


NORTH

PROPOSED NEW
TENANT / FACADE
IMPROVEMENT:
**3155 R
STREET**
MERCED, CA.



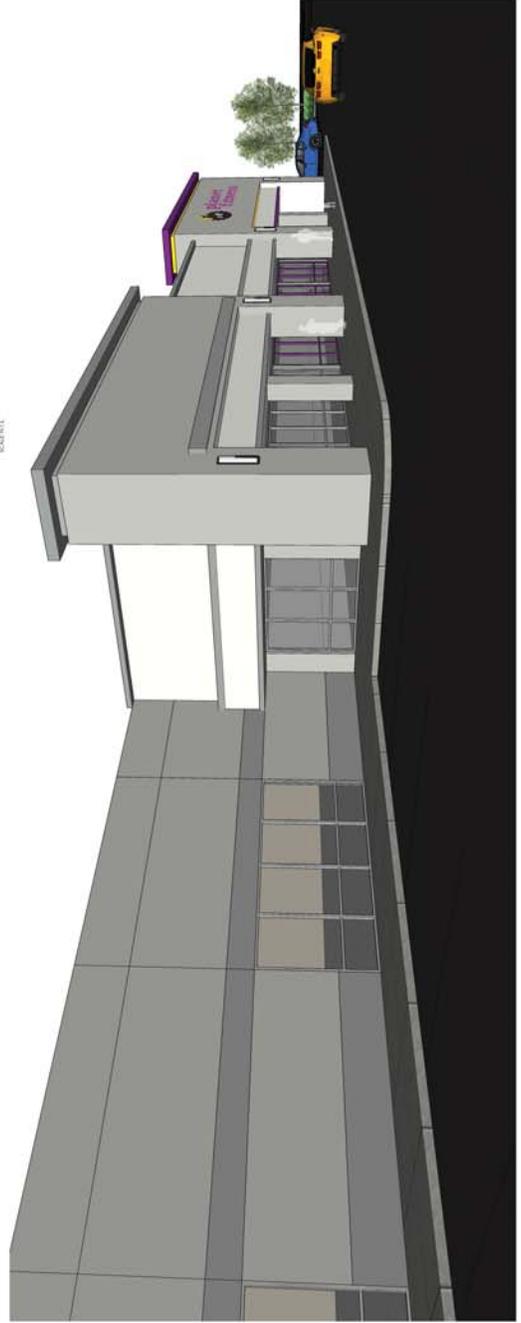
ARCHITECTURE PLUS INC.
43348 NORTH CARWAY
MERCED, CA 95366
TEL: 209.377.0203
WWW.APIARC.COM



PROPOSED EAST ELEVATION



PERSPECTIVE VIEW: NORTH EAST FACADE



PERSPECTIVE VIEW: SOUTH EAST FACADE

PROPOSED NEW
TENANT / FACADE
IMPROVEMENT:
**3155 R
STREET**
MERCED, CA.

PLANNING
ARCHITECTURE
api

ARCHITECTURE PLUS INC.
4335 B NORTH STAR WAY
MERCED, CA 95366
TEL: 209.377.0233
WWW.APIARCH.COM

NOTICE OF EXEMPTION

To: _____ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

 X County Clerk
County of Merced
2222 M Street
Merced, CA 95340

From: (Public Agency)
City of Merced
678 West 18th St.
Merced, CA 95340

Project Title: Site Plan Review #425 (Environmental Review #18-62)

Project Applicant: Rodney Alonzo, on behalf of Paul Isenberg

Project Location (Specific): 3155 R Street APN: 058-090-004

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

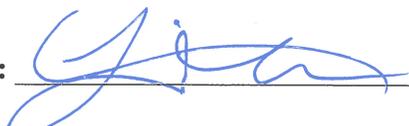
Name of Person or Agency Carrying Out Project: Rodney Alonzo, on behalf of Paul Isenberg

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 and exterior alterations only, 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:** 10-30-2018 **Title:** Planner

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