

CITY OF MERCED
Site Plan Review Committee

MINUTES

Via Teleconference
Thursday, November 12, 2020

Chairperson HREN called the meeting to order at 1:33 p.m.

1. ROLL CALL

Committee Members Present: Plan Examiner II, Brown for Chief Building Official Frazier, City Engineer Beltran, and, Principal Planner Hren for Director of Development Services McBride

Committee Members Absent: None

Staff Present: Planning Manager Espinosa,
Senior Planner/Recording Secretary Nelson

2. MINUTES

M/S BELTRAN-BROWN, and carried by unanimous voice vote, to approve the Minutes of October 8, 2020, with the correction of the spelling of Principal Planner.

3. COMMUNICATIONS

None.

4. ITEMS

4.1 Extension of Vesting Tentative Subdivision Map (VTSM) #1309 (“Lantana Estates, Ph 2 & 3”), for 99 lots on 20.6 acres, generally located on the south side of Pettinotti Road (extended) between El Redondo Drive (extended) and San Augustine Drive (extended).

Senior Planner NELSON reviewed the application for this item. For further information, refer to the Memo to the Site Plan Review Committee dated November 12, 2020.

Jim Xu with Golden Valley Engineering was in attendance representing the property owners.

The Committee discussed the possibility of granting a three-year extension for this map. Planning Manager ESPINOSA stated that it has been the City's policy to only grant one-year extensions for tentative subdivision maps. Ms. NELSON confirmed that Section 66452.6 (d) of the Subdivision Map Act allows extensions up to 6 years. After the discussion, it was determined the applicant had only requested a one-year extension, so the Site Plan Committee would consider the request as submitted.

M/S BELTRAN-BROWN and carried by the following vote, to grant a one-year extension for Vesting Tentative Subdivision Map #1309, subject to the Findings and forty-three (43) conditions set forth in the Planning Commission Resolution #4009:

AYES: Committee Members Beltran, Brown, and Chairperson Hren

NOES: None

ABSENT: None

4.2 Extension of Vesting Tentative Subdivision Map (VTSM) #1263 ("Crossing at River Oaks"), for 277 lots on 66.78 acres, generally located at the southeast corner of Coffee Street and Childs Avenue.

Senior Planner NELSON reviewed the application for this item. For further information, refer to the memo to the Site Plan Review Committee dated November 12, 2020. Ms. NELSON advised that subsequent to the Site Plan Agenda being published, the owner had sent an e-mail requesting a three-year extension instead of a one-year extension.

Jim Xu with Golden Valley Engineering was in attendance representing the property owners.

The Site Plan Committee continued the discussion regarding three-year extensions. City Engineer BELTRAN stated that he would be supportive of the three-year extension but suggested that the matter be continued to the next Site Plan Committee meeting date to allow staff to discuss the policy issues related to a longer extension.

Jim XU agreed that the continuance would be in the best interest of his client to try to obtain the three-year extension.

M/S BELTRAN-BROWN, and carried by the following vote, to continue this matter to the December 10, 2020, Site Plan Review Committee meeting to allow time for staff to discuss the issues related to a three-year extension as requested by the applicant.

5. **INFORMATION ITEMS**

5.1 **Calendar of Meetings/Events**

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

6. **ADJOURNMENT**

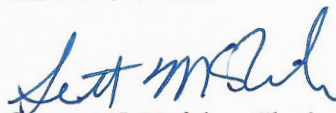
There being no further business, Chairperson HREN adjourned the meeting at 1:54 p.m.

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