

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, April 13, 2023

Chairperson MCBRIDE called the meeting to order at 1:32 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: Senior Planner Nelson, Associate Planner Mendoza-Gonzalez, Development Services Technician II Davis, Deputy City Manager Quintero, Management Analyst Brown

2. MINUTES

M/S Beltran/McBride, and carried by unanimous voice vote, to approve the Minutes of March 2, 2023, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

4.1 Site Plan Application #514, submitted by Frito Lay for Joseph Mendonca, property owner, to construct a 9,600-square-foot metal building (for storing packaged food goods) at 865 Beechcraft Avenue, within a Light Industrial (I-L) Zone.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Resolution #514 for further information.

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James JANTZ from M-Mig Construction was in attendance representing the applicant. He made himself available for questions from the committee.

M/S Beltran/Frazier, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-06, and approve Site Plan Review #514, subject to the Findings and twenty-seven (27) conditions set forth in Draft Resolution #514:

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

4.2 Site Plan Application #515, submitted by Jorge Guzman, applicant for Williams TBA Supply Company, Inc., property owners, to allow a food truck in the parking lot of TBA Auto Parts located at 948 W 15th Street (southeast corner of W. 16th and V Streets), within Planned Development (P-D) #14 with a General Plan designation of General Commercial (CG).

Development Services Technician II, DAVIS reviewed the application. Refer to Draft Site Plan Resolution #515 for further information.

The Applicant was not present at the meeting.

M/S Beltran/Frazier, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-07, and approve Site Plan Review #512, subject to the Findings and nineteen (19) conditions set forth in Draft Resolution #515:

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

4.3 Site Plan Application #517, submitted by Gateway Park Development Partners, LLC, property owner, to construct a 2,313-

square-foot fast food restaurant with a drive-through and outdoor seating for Chipotle, generally located on the south side of Campus Parkway, east of Coffee Street. The site has a General Plan designation of Regional/Community Commercial (RC) and is zoned Planned Development (P-D) #74.

Senior Planner NELSON reviewed the application. Refer to Draft Site Plan Review Resolution #517 for further information.

Robert TORO with California Gold Development, representing the property owner, was present.

Deputy City Manager QUINTERO asked for clarification on what frontage improvements would need to be installed. Ms. NELSON and Committee member BELTRAN advised that these improvements would typically include sidewalk, curb, gutter, streetlights, and street trees. Mr. BELTRAN noted that he believes these improvements are existing, but if there is anything missing or does not meet the City Standards, this project would be required to install it or bring it up to standard.

Committee member BELTRAN asked if there was a condition regarding the requirement for a grease interceptor. Ms. NELSON responded that there was not a condition requiring a grease interceptor. Mr. TORO stated that a grease interceptor exists in the area. Mr. BELTRAN asked that a condition be added just make it clear.

M/S Frazier/Beltran, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-09, and approve Site Plan Review #517, subject to the Findings and twenty-five (25) conditions set forth in Draft Resolution #517, with the addition of Condition #26 as shown below:

(underlined text is added text)

- 26) A grease interceptor with a minimum size of 1,000 gallons shall be installed per City Standards.

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

- 4.4 Site Plan Application #518, submitted by Benchmark Engineering on behalf of Stonefield Home, Inc., property owner, to establish the design standards for the Mission 108 subdivision (formerly known as Mission 106), allow a minor modification to the approved Vesting Tentative Subdivision Map #1319, and approve the proposed architecture for the Mission 108 subdivision. This site is generally located on the south side of Winder Avenue, east of G Street. The site has a General Plan designation of Village Residential (VR) and is zoned Planned Development (P-D) #58.

Senior Planner NELSON reviewed the application. Refer to Draft Site Plan Review Resolution #518 for further information.

Based on information received from the application prior to the meeting, Ms. NELSON recommended Finding D be modified and Floor Plan B be removed from Exhibit E as this plan would not be included in this development.

Rick MUMMERT and Matt RODGERS were in attendance representing Benchmark Engineering. Tiffanie Marshal was in attendance representing Stonefield Home, Inc.

Mr. MUMMERT elaborated on the reason they were able to add two additional lots and explained details regarding the architecture. Mr. MUMMERT also provided details on the overall development.

M/S Frazier/Beltran, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-10, and approve Site Plan Review #518, subject to the Findings and ten (10) conditions set forth in Draft Resolution #518, with the modification of Finding D as shown below and the removal of Floor Plan B from Exhibit E:

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

The developer is proposing to build two-story zero lot line townhomes. The homes would be in clusters of 4 units throughout the subdivision (refer to the Site Plan at Exhibit D and the floor plans at Exhibit E). Each cluster would contain a mixture of 2 and 3 bedroom units. There are three

unit types – A, B, C, and D. Plan A contains 1,617 s.f. with a 2-car garage. ~~Plan B contains 1,613 s.f. with a 2-car garage.~~ Plan C contains 1,259 s.f. with a single-car garage, and Plan D contains 1,355 s.f. with a single-car garage. The units on the end of each cluster would be Plan A; ~~the larger units (Plans A and B) with 2-car garages.~~ The interior units would be the smaller units (Plans C and D) with single-car garages. The setbacks for each unit are shown on the building plans provided on pages 5 and 6 of Exhibit E (floor plans).

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.

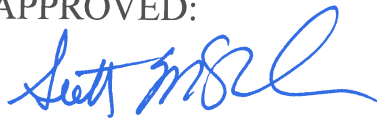
6. **ADJOURNMENT**

There being no further business, Chairperson McBride adjourned the meeting at 2:06 p.m.

Respectfully submitted,


Julie Nelson, Acting Secretary
Merced City Site Plan Review Committee

APPROVED:


SCOTT MCBRIDE, Chairperson/
Director of Development Services
Merced City Site Plan Review Committee