

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, Nov. 10, 2022

Chairperson McBRIDE called the meeting to order at 1:34 p.m.

1. **ROLL CALL**

Committee Members Present: Chief Building Official Frazier, City Surveyor Cardoso (for City Engineer Beltran), and Director of Development Services McBride

Committee Members Absent: None

Staff Present: Planning Manager Espinosa, Economic Development Manager Mendoza, and Senior Planner Nelson

2. **MINUTES**

M/S CARDOSO/ FRAZIER, and carried by unanimous voice vote, to approve the Minutes of October 13, 2022, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 **Site Plan Application #504**, submitted by Golden Valley Engineering on behalf of MG Star, LLC, property owners, to allow the construction of a gated entrance on Portico Drive, east of Barclay Way, for the Paseo subdivision, making the subdivision a gated, private subdivision. The Paseo subdivision consists of 136 single-family lots, generally located at the northwest corner of G Street and Bellevue Road, with the entrance to the subdivision being off

Barclay Way and Portico Drive. The site is zoned Residential Planned Development (RP-D) #63.

Senior Planner NELSON reviewed the application for this item. Refer to Draft Site Plan Review Resolution #504 for further information.

The following people were in attendance representing the applicant, MG Star, LLC:

Mubarek Geham, MG Star, LLC
Stephanie Stine, MG Star, LLC
Jim Xu, Golden Valley Engineering
Zach Janz, Golden Valley Engineering

City Surveyor, CARDOSO, asked if the storm drain lines and the basin would be maintained by the HOA or still be maintained by the City. Jim XU explained the storm drain facilities would still be maintained by the Community Facilities District (CFD). Senior Planner NELSON agreed that had been the determination during earlier discussions. City Surveyor, CARDOSO asked that a Finding be added to the resolution to reflect that the storm drain facilities would be maintained by the CFD.

City Surveyor CARDOSO explained that the process to vacate the streets would be difficult due to the fact that there is already a final map recorded on the property creating the lots and providing an easement over the streets to the City rather than being dedicated in fee. There was discussion on different methods to use to achieve the vacation, but there were drawbacks with each method discussed.

The Commission, with agreement from the applicant, determined it would be best if this item was tabled and brought back before the Site Plan Review Committee at a later date once the method for vacating the streets has been determined.

M/S McBRIDE-FRAZIER, and carried by the following vote, to Table Site Plan Review Application #504:

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 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