

CITY OF MERCED
Site Plan Review Committee

MINUTES

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

Chairperson MCBRIDE called the meeting to order at 1:36 p.m.

1. ROLL CALL

Committee Members Present: *Chief Building Official Frazier, City Surveyor Cardoso for Interim City Engineer Wegley, and Director of Development Services McBride

*Committee Member Frazier arrived at 1:37 p.m.

Committee Members Absent: None

Staff Present: Acting Planning Manager Nelson, Development Services Technician II Davis, Deputy City Manager Quintero, and Economic Development Associate Sierra Omlin

2. MINUTES

M/S Cardoso/McBride, and carried by unanimous voice vote, to approve the Minutes of May 25, 2023, as submitted.

Development Services Technician II Davis requested the committee approve an amendment to the agenda, removing Agenda Item 4.1 (Site Plan #523) due to staff waiting on documents from the applicant and move Agenda Items 4.2 through 4.4 up in order.

M/S Cardoso/Frazier, and carried by unanimous voice vote, to approve the agenda as amended.

3. COMMUNICATIONS

None.

4. **ITEMS**

- 4.1 Site Plan Application #524, submitted by Jorge Guzman, applicant for Abjinder Singh, property owner, to allow a food truck in the parking lot of the Chevron gas station located at 1970 E. Childs Avenue. This site has a General Plan designation of Thoroughfare Commercial (CT) and is zoned Thoroughfare Commercial (C-T).

Development Services Technician II DAVIS reviewed the application. Refer to Draft Site Plan Resolution #524 for further information.

Applicant, Jorge Guzman, was in attendance. He made himself available for questions from the committee.

Committee Member FRAZIER addressed the additional requirements that are included with the use of tables and chairs for the Applicant's food truck and asked if the Applicant was willing to meet those requirements.

Mr. GUZMAN decided to withdraw his request for a canopy, table, and chairs for this location.

M/S Frazier/Cardoso, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-22, and approve Site Plan Review #524, subject to the Findings and nineteen (19) conditions set forth in Draft Resolution #524:

AYES: Committee Members Cardoso, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

- 4.2 Site Plan Application #525, submitted by 160 Driving Academy, applicant for Lyons Investments, A Partnership, property owner, to allow the operation of a truck driving school within the University Industrial Park located at 1700 Kibby Road. This site has a General Plan designation of Industrial (IND) and is zoned Heavy Industrial (I-H).

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Development Services Technician II DAVIS reviewed the application. Refer to Draft Site Plan Resolution #525 for further information.

Marci D'Arpino and associate, from 160 Driving Academy, were present at the meeting and made themselves available for questions from the committee.

Committee Members CARDOSO and FRAZIER confirmed details of operations with the applicants.

M/S Frazier/Cardoso, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-25, and approve Site Plan Review #525, subject to the Findings and eleven (11) conditions set forth in Draft Resolution #525:

AYES: Committee Members Cardoso, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

4.3 Extension of Vesting Tentative Subdivision Map (VTSM) #1291 ("Bright Development"), for 161 lots on 39.8 acres, located at the northeast corner of G Street and Merrill Place.

Senior Planner NELSON reviewed the request for an extension. Refer to the Memo to the Site Plan Committee regarding Vesting Tentative Subdivision Map #1291 dated July 13, 2023.

Dave Butz with Bright Development was in attendance. Rick Telegan, representing Leeco, LLC, and Akash Narwal, representing D.R. Horton were also in attendance.

There was a brief discussion regarding the timing for filing the Final Maps for this subdivision.

M/S Frazier/Cardoso, and carried by the following vote to grant a one-year extension for Vesting Tentative Subdivision Map (VTSM) #1291, making the new expiration date July 16, 2024.

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 2:08 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