

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, March 28, 2019

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

1. ROLL CALL

Committee Members Present: Stuart England, Plans Examiner (for Chief Building Official), City Surveyor Cardoso (for City Engineer), and Scott McBride, Director of Development Services

Committee Members Absent: None

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

2. MINUTES

M/S ENGLAND-CARDOSO, and carried by unanimous voice vote, to approve the Minutes of March 7, 2019, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

- 4.1 Extension of Vesting Tentative Subdivision Map (VTSM) #1287 ("Terrazzo"), for 70 lots, located at the northeast corner of Horizons Avenue and Lehigh Drive.

Associate Planner NELSON reviewed the request for an extension of the tentative subdivision map. For more information, refer to the Memo to the Site Plan Committee dated March 28, 2019.

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Committee Member CARDOSO questioned the access for Lots 49 and 50 and whether the Fire Department had provided comments on the extension. Mr. CARDOSO explained that his concern is that the easement for access to these lots is only 20 feet wide and the Fire Department Standard is now 22 feet wide.

Planning Manager ESPINOSA explained that at the time the subdivision was approved, the Fire Department standard for access was 20 feet and the Fire Department approved the original subdivision design. Ms. ESPINOSA also noted that the alleys within the City are 20 feet wide and the Fire Department is able to access areas served by these alleys.

There was a brief discussion among the Committee Members regarding the access issue and the design of Lots 49 and 50. It was determined that staff should get input from the Fire Department prior to approving the requested extension of this subdivision map.

M/S CARDOSO-ENGLAND, and carried by the following vote to continue the request for an extension to Vesting Tentative Subdivision Map #1287 to the Site Plan Committee meeting of April 18, 2019 to allow the Fire Department to comment on the access to Lots 49 and 50:

AYES: Committee Members Cardoso, England, 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 1:55 p.m.

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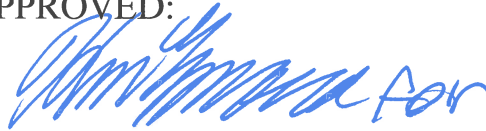
Respectfully submitted,



Kim Espinosa, Secretary

Merced City Site Plan Review Committee

APPROVED:



Scott McBride, Chairperson/

Director of Development Services,

Merced City Site Plan Review Committee