

**CITY OF MERCED**  
**Site Plan Review Committee**

**MINUTES**

Planning Conference Room  
2<sup>nd</sup> Floor Civic Center  
Thursday, September 14, 2023

Management Analyst BROWN, sitting in for Chairperson MCBRIDE, called the meeting to order at 1:35 p.m.

**1. ROLL CALL**

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

Committee Members Absent: Director of Development Services McBride (excused) and Interim City Engineer Wegley (excused)

Staff Present: Associate Planner Mendoza-Gonzalez

**2. MINUTES**

M/S Cardoso/Frazier, and carried by unanimous voice vote, to approve the Minutes of August 31, 2023, as submitted.

**3. COMMUNICATIONS**

None.

**4. ITEMS**

- 4.1 Site Plan Application #527, submitted by Redondo and Cardella, LLC, property owner, to allow minor modifications to the approved Vesting Tentative Subdivision Map #1316 and Conditional Use Permit #1264. Said modifications include moving the northern property line south by approximately 50 feet, reducing the number of lots from 113 to 112, and other minor modifications. This site is generally located at the northwest corner of Pettinotti Road and El

Redondo Drive. The subject site has a General Plan designation of Village Residential (VR) and a Zoning classification of Residential Planned Development (RP-D) #57

Associate Planner, MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Resolution #527 for further information.

The applicant, Joe PLUIM, was present to answer questions from the Committee.

Committee Member FRAZIER recommended modifying Condition #20 to include proper reference to specific fire standards and noting that inspections for fire permits are conducted by the Inspection Services Department. Committee Member FRAZIER also recommended adding Condition #26 noting that if fire sprinklers are going to be required for the buildings in Phase 2 of the project, then the underground fire lines that would connect to said sprinklers must be installed during Phase 1.

Committee Member CARDOSO recommended adding Condition #41 noting that the developer would be responsible for frontage improvements along Pluim Drive unless they can provide an agreement stating that another party, such as the master developer, would be responsible for installing said improvements.

M/S Cardoso/Frazier, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-29, and approve Site Plan Review #527, subject to the Findings and thirty-nine (39) conditions set forth in Draft Resolution #570 with the modification to Condition #20 and additions of Condition #26 and Condition #41:

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

- “20) The project shall comply with all requirements of the ~~Uniform~~ California Fire Code and appropriate NFPA codes including, but not limited to, a fire suppression (sprinkler) system and on-site fire hydrant(s). All required Fire Permits shall be obtained from the City of Merced ~~Fire Department~~ Inspection Services Department. Some of these permits will depend on the operations or functions conducted at the building and may be required after obtaining the certificate of occupancy for this development.”

- “26) If the design requires Fire sprinklers, underground fire lines intended to connect to fire sprinklers in Phase 2 shall be included during Phase 1.”
- “41) The developer shall be responsible for frontage improvements along Pluim Drive, unless they are able provide an agreement during the building permit stage showing that another party (such as the master developer Gateway Park Development Partners, LLC) will be responsible for said frontage improvements.”

AYES: Committee Members Cardoso, Frazier, and Chairperson Brown

NOES: None

ABSENT: Chairperson McBride and Member Wegley

4.2 Site Plan Application #528, submitted by Ronald Stapp, applicant for Yosemite & G, LLC, property owner, to allow a full-service restaurant to sell alcohol for on-site consumption (alcohol service both indoor and outdoor within a patio) for Yosemite Station Restaurant to be located at 125 E. Yosemite Avenue (Suite A). The subject site has a General Plan designation of Neighborhood Commercial (CN), and a zoning classification of Planned Development (P-D) #72.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Review Resolution #528 for further information.

The applicant, Ron STAPP, was in attendance to answer questions from the committee.

M/S Cardoso/Frazier, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-31, and approve Site Plan Review #528, subject to the Findings and twenty-three (23) conditions set forth in Draft Resolution #528:

AYES: Committee Members Cardoso, Frazier, and Chairperson Brown

NOES: None

ABSENT: Chairperson McBride and Member Wegley

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, Acting Chairperson Brown adjourned the meeting at 2:18 p.m.

Respectfully submitted,

  
Francisco Mendoza-Gonzalez, Acting Secretary  
Merced City Site Plan Review Committee

APPROVED:

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