

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
(via Teleconference)
October 8, 2020

Chairperson McBRIDE called the meeting to order at 1:33 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: Planning Manager Espinosa, Principal Planner Hren, and Associate Planner/Recording Secretary Mendoza-Gonzalez

2. **MINUTES**

M/S BELTRAN - FRAZIER, and carried by unanimous voice vote, to approve the Minutes of September 17, 2020, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

[Secretary's Note: Item 4.3 was moved ahead of Item 4.1. Principal Planner HREN filled-in for Chairperson McBRIDE who recused himself from Item 4.3, as he has been overseeing this project with the City's Housing Division]

4.3 Modification to Site Plan Review Application #429, submitted by The Richman Group and Merced County on behalf of Merced County, property owner. This request would modify and replace an existing resolution (originally adopted December 13, 2018, and modified January 24, 2019) for the construction of an apartment

complex (119 units) with 100% low-income serving units at 1137 B Street, within Planned Development (P-D) #6 with a General Plan designation of Office Commercial (CO).

The applicant and support staff were in attendance to answer questions from the committee.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Modification to Site Plan Resolution #429 for further information.

M/S BELTRAN - FRAZIER, and carried by the following vote, to approve Modification to Site Plan Application #429, subject to the Findings and thirty-one (31) Conditions set forth in Draft Resolution #429.

AYES: Committee Members Beltran, Frazier, and Acting Chairperson Hren

NOES: None

ABSENT: None

- 4.1 Site Plan Review Application #458, submitted by Lamplight Capital & Asset Management, LLC, property owner. The applicant is requesting approval to construct an apartment complex (248 units) with associated amenities (pool, community room, playground, recreation lawn, dog park, etc.) at the northeast corner of Monaco Drive and Horizons Avenue, within Planned Development (P-D) #50 with a General Plan designation of Village Residential (VR).

[Secretary's Note: Chairperson McBRIDE returned to his capacity as Chairperson for Items 4.2 and 4.3]

The applicant and support staff were in attendance to answer questions from the committee.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Modification to Site Plan Resolution #458 for further information.

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M/S BELTRAN - FRAZIER, and carried by the following vote, to adopt Environmental Review #20-14 (CEQA 15162 Findings) and approve Site Plan Application #458, subject to the Findings and forty-four (44) Conditions set forth in Draft Resolution #458.

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

- 4.2 Site Plan Review Application #463, submitted by Chris Ward, applicant for Yosemite & G, LLC., property owner, to construct phase 1 of a development including 7 retail shell buildings of approximately 36,362 square feet at 3600 G Street, with zoning of Planned Development (P-D) #72, and a Neighborhood Commercial (CN) General Plan designation..

Principal Planner HREN reviewed the application. Refer to Draft Site Plan Resolution #463 for further information.

Principal Planner HREN noted that the Refuse Department had requested that the trash enclosure to the west of the gas station pumps be angled to the northwest for ease of access.

M/S BELTRAN - FRAIZER, and carried by the following vote, to adopt Environmental Review #20-23 (Categorical Exemption) and approve Site Plan Application #463, subject to the Findings and thirty-three (33) Conditions set forth in Draft Resolution #463:

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

- 4.4 Site Plan Review Application #465, submitted by Moe Jawad, for Golden State Realty Associates, property owner, to construct a gas station with a 2,100-square-foot convenience market at the northwest

corner of 16th Street and Q Street, within a Central Commercial (C-C) Zone.

[Secretary's Note: Chairperson McBRIDE left the meeting due to a scheduling conflict. Principal Planner HREN served as Acting Chairperson for this item and the rest of the meeting.]

The applicant's support staff were in attendance to answer questions from the committee.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Modification to Site Plan Resolution #465 for further information.

Committee Member BELTRAN recommended modifying Condition #34 to allow the Engineer Department to review the placement of the driveways during the building permit stage.

M/S BELTRAN - FRAZIER, and carried by the following vote, to adopt Environmental Review #20-29 (Categorical Exemption) and approve Site Plan Application #465, subject to the Findings and thirty-seven (37) Conditions set forth in Draft Resolution #465, with a modification to Condition #34 as follows:

(New language underlined, deleted language strikethrough.)

“34. Per Engineering Design Standards D-8, the driveway shall be located at least 25 feet from the end of curb returns, or as otherwise approved by the City Engineer.”

AYES: Committee Members Beltran, Frazier, and Acting Chairperson Hren

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**

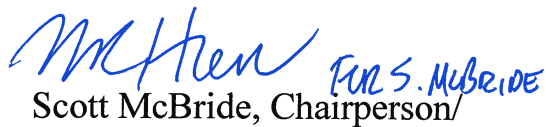
There being no further business, Acting Chairperson HREN adjourned the meeting at 2:40 p.m.

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