

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, February 2, 2023

Chairperson MCBRIDE called the meeting to order at 1:32 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, Senior Planner Nelson, Development Services Technician II Davis

2. MINUTES

M/S Frazier/Beltran, and carried by unanimous voice vote, to approve the Minutes of January 12, 2023, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

4.1 Site Plan Application #511, submitted by Don Codding on behalf Merced Mall Ltd, a Partnership, property owner, to allow the construction of two new buildings totaling 15, 881 square feet adjacent to the existing Kohl's store at the southeast corner of the mall. The subject site is located at 861 and 871 W. Olive Avenue, and the site is zoned Planned Development (P-D) #1, with a Regional/Community Commercial (RC) General Plan designation.

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Senior Planner NELSON reviewed the application. Refer to Draft Site Plan Resolution #511 for further information.

Don Coddling and Bobby Gates with Coddling Enterprises joined the meeting virtually.

The Committee discussed the relocation of the water and sewer lines and the need to dedicate new easements and abandon the existing easements for the lines. There was also discussion regarding the need for additional trash receptacles to comply with AB 1383.

M/S Frazier/Beltran, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-01, and approve Site Plan Review #511, subject to the Findings and twenty-seven (27) conditions set forth in Draft Resolution #511, with the modifications of Conditions #10, #11, #19, and #21 shown below:

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

- 10) A properly sized grease control device shall be installed prior to occupancy of the restaurant tenant space. When sizing and locating the device, the developer should consider whether future tenants would need such a device and size and locate accordingly, but in no case shall it be smaller than 1,000 gallons.
- 11) The existing water and sewer mains located in the main drive aisle adjacent to the mall building shall be relocated per the approved plans (see Permit 21-2675) prior to occupancy of either of the new buildings. New easements for the relocated water and sewer lines shall be dedicated and the existing easements abandoned at the owner's expense.
- 19) All signing shall comply with the City of Merced Sign Ordinance ~~in effect at the time of Building Permit submittal.~~
- 21) All refuse container locations shall be approved by the City of Merced Refuse Department at the building permit stage. All refuse containers shall be located within a refuse

enclosure constructed per City Standards. The refuse enclosure shall be designed to meet the City's Engineering Standards for refuse enclosures (R-4). The refuse enclosure shall be covered from above to prevent direct access to refuse. The applicant shall not install any posts in front of the refuse enclosure. A side gate shall be provided with pedestrian access, as required by the City Engineering Division. All receptacles required by AB 1383 shall be provided and included within the refuse enclosure.

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

4.2 Site Plan Application #512, submitted by Agaves Mexican Grill, applicant for Promenade Center Limited Partnership, property owner, to allow the operation of a restaurant establishment with on-site alcohol sales for the location of 779 East Yosemite Avenue (Suites A and B), within Planned Development (P-D) #48, with a General Plan designation of Neighborhood Commercial (CN).

Development Services Technician II, DAVIS reviewed the application. Refer to Draft Site Plan Resolution #512 for further information.

The Applicant was not present at the meeting.

M/S Frazier/Beltran, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-03, and approve Site Plan Review #512, subject to the Findings and twenty-four (24) conditions set forth in Draft Resolution #512, with the addition of Condition #25 as follows:

- 25) Fire protection systems shall be monitored by fire alarm systems, or as otherwise required by the Fire Department, including fire suppression for Type I hoods.

AYES: Committee Members Beltran, 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 1:58 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