

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, December 13, 2018

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

1. **ROLL CALL**

Committee Members Present: Chief Building Official Frazier, Associate Engineer Svendsen (for City Engineer Son), and Director of Development Services McBride

Committee Members Absent: None

Staff Present: Planning Manager Espinosa, Housing Supervisor Hamilton, Housing Program Specialist Nutt, and Planner/Recording Secretary Mendoza-Gonzalez

2. **MINUTES**

M/S FRAZIER-SVENDSON, and carried by unanimous voice vote, to approve the Minutes of November 29, 2018, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

4.1 Site Plan Application #429, submitted by The Richman Group and Merced County on behalf of Merced County, property owner. This request allows the construction of an apartment complex (119 units) with 100% affordable units at 1137 B Street, within Planned Development (P-D) #6 with a General Plan designation of Office Commercial (CO).

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

Committee Member SVENDSON recommended modifying Condition #20 and adding Conditions #30, #31, and #32 to address standard Engineering-related requirement.

M/S FRAZIER - SVENDSON, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #18-66, and approve Site Plan Application #429, subject to the Findings and twenty-nine (29) conditions set forth in Draft Resolution #429 with a modification to Condition #20 and the addition of Conditions #30, #31, and #32 as follows:

(Note: Strikethrough deleted language, underline added language.)

“20. Storm drainage design shall address all on-site run-off with a biofiltration system or approved California Stormwater Quality Association Best Management Practices before draining to the adjacent basin south of the apartment complex or underground storage. The storm drain shall be designed to meet City Engineering Standards. Storm water shall be metered out from the basin to the nearby Merced Irrigation District (per MID requirements). Storm water shall be retained onsite per City Standards.

“30. The proposed storm drain basin shall be dedicated to the City of Merced (through the lot split process), but maintained by the developer.

“31. The developer shall be responsible for obtaining an agreement with the Merced Irrigation District for storm drainage.

“32. The bus turnout shall be designed per Merced County Association of Governments standards.”

AYES: Committee Members Frazier, Svendson, 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.

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

City of Merced
MEMORANDUM

DATE: January 17, 2019
TO: City Council
FROM: Francisco Mendoza-Gonzalez, Planner
SUBJECT: Site Plan Resolution #429

Due to a pending amendment to the Resolution regarding Site Plan Application #429, a copy of the finalized resolution will be sent at a later date for your review.