

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

**MINUTES**

Via Teleconference  
Thursday, December 10, 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, Associate Planner Mendoza-Gonzalez, and Senior Planner/Recording Secretary Nelson

**2. MINUTES**

M/S BELTRAN-FRAZIER, and carried by unanimous voice vote, to approve the Minutes of November 12, 2020 as submitted.

**3. COMMUNICATIONS**

None.

**4. ITEMS**

- 4.1 Extension of Vesting Tentative Subdivision Map (VTSM) #1263 (“Crossing at River Oaks”), for 277 lots on 66.78 acres, generally located at the southeast corner of Coffee Street and Childs Avenue. (Continued from November 12, 2020)

Senior Planner NELSON reviewed the application for this item. For further information, refer to the memo to the Site Plan Review Committee dated December 10, 2020. Ms. NELSON recapped the discussion from the previous meeting on this item and reminded the Committee members that subsequent to the Site Plan Agenda being published, the owner had sent an e-mail requesting a three-year extension instead of a one-year extension.

Jim XU with Golden Valley Engineering was in attendance representing the property owners.

The Site Plan Committee briefly discussed the benefits of allowing the three-year extension and determined there were no regulations or written policies prohibiting the longer extension.

M/S BELTRAN-FRAZIER, and carried by the following vote, to grant a three-year extension for VTSM#1263 making the new expiration date December 8, 2023:

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

4.2 Site Plan Application #466, submitted by Todd Bender/Norwesco, Inc., on behalf of Cooper Leasing 9, LLC, property owners, to develop a basin and an outdoor storage area at 2751 Cooper Avenue, within a Light Industrial (I-L) Zone.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Resolution #466 for further information.

The Site Plan Committee briefly discussed the item, but had no major issues or changes to the proposed Conditions of Approval.

M/S FRAZIER- BELTRAN, and carried by the following vote to adopt Environmental Review #20-37 (Categorical Exemption) and approve Site Plan Application #466, subject to the Findings and twenty-three (23) Conditions set forth in Draft Resolution #466:

AYES: Committee Members Beltran, Frazier, and Chairperson McBride

NOES: None

ABSENT: None

5. **INFORMATION ITEMS**

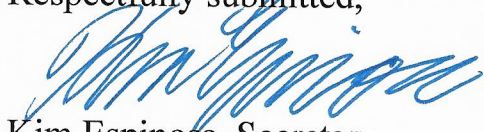
5.1 Calendar of Meetings/Events

There was no discussion regarding the calendar of meetings/events.

6. **ADJOURNMENT**

There being no further business, Chairperson McBRIDE adjourned the meeting at 1:49 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