

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, November 9, 2023

Management Analyst BROWN, sitting in for Chairperson MCBRIDE, called the meeting to order at 1:32 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: Principal Planner Lan, Associate Planner Mendoza-Gonzalez, Development Services Technician II Davis

2. MINUTES

M/S Cardoso/Frazier, and carried by unanimous voice vote, to approve the Minutes of October 5, 2023, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

4.1 Extension of Vesting Tentative Subdivision Map (VTSM) #1287 ("Terrazzo Subdivision") for 70 lots on 11.48 acres, located at the northeast corner of Horizons Avenue and Lehigh Drive.

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Development Services Technician II DAVIS reviewed the application. Refer to the memo to the Site Plan Review Committee dated November 9, 2023.

The applicant was present to answer questions from the Committee.

M/S Cardoso/Frazier, and carried by the following vote to approve a one-year extension of VTSM #1287 (Terrazzo Subdivision) with a modification to Condition #26 as follows:

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

“26) A minimum turning radius of 33 feet inside, 47 feet curb-to-curb, and 49 feet wall-to-wall for fire apparatus access must be provided throughout the subdivision, or current City Fire Department requirements. Refuse containers or other items shall not be permitted in the required clear space of the turning area.”

AYES: Committee Members Cardoso, Frazier, and Chairperson Brown

NOES: None

ABSENT: None

4.2 Site Plan Application #532, submitted by Sonia E. Gutierrez, applicant on behalf of Edwin K. Anthony for Valley Prime Hospitality, Inc., property owner, to allow a food truck on an unoccupied lot located at 720 Motel Drive (adjacent to Quality Inn). This site has a General Plan designation of Thoroughfare Commercial (CT) and is zoned Thoroughfare Commercial (C-T).

Development Services Technician II DAVIS reviewed the application. Refer to Draft Site Plan Review Resolution #532 for further information.

The applicant, Sonia GUTIERREZ, was present to answer questions from the Committee.

Committee Member CARDOSO stated that a cross access agreement would not be required because there was a lease agreement between the property owner and applicant.

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M/S Frazier/Cardoso, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-37, and approve Site Plan Review #532, subject to the Findings and twenty (20) conditions set forth in Draft Resolution #532:

AYES: Committee Members Cardoso, Frazier, and Chairperson Brown

NOES: None

ABSENT: None

- 4.3 Site Plan Application #533, submitted by Mountain Mike's Pizza, 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 Mountain Mike's Pizza to be located at 3630 G Street (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 #533 for further information.

The applicant, Tariq ABEDI, was present to answer questions from the Committee.

M/S Cardoso/Frazier, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-38, and approve Site Plan Review #533, subject to the Findings and twenty-three (23) conditions set forth in Draft Resolution #533:

AYES: Committee Members Cardoso, Frazier, and Chairperson Brown

NOES: None

ABSENT: None

- 4.4 Site Plan Application #534, submitted by Nate Martinez, applicant on behalf of Maria Cristina Reyes, property owner, to operate a food truck and establish a mobile food truck commissary within a vacant lot located at 1635 W Hwy 140 (north side of McSwain Road). This site has a General Plan designation of General Commercial (CG) and is zoned General Commercial (C-G).

Development Services Technician II DAVIS reviewed the application. Refer to Draft Site Plan Review Resolution #534 for further information.

The applicant's Architect, Nate MARTINEZ, was present to answer questions from the Committee.

Committee Member CARDOSO commented on the size of the lot and proposed that the project be tabled until staff can research whether development is feasible on the proposed site and determine a way forward for the applicant.

M/S Cardoso/Frazier, and carried by the following vote to table the Categorical Exemption regarding Environmental Review #23-39, and Site Plan Review #534, until further research can be done and a determination made on whether development can be allowed the proposed subject site:

AYES: Committee Members Cardoso, Frazier, and Chairperson Brown

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 Brown adjourned the meeting at 2:17 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