

CITY OF MERCED
Site Plan Review Committee

MINUTES

2nd Floor Conference Room
Merced Civic Center
Thursday, May 16, 2024

Chairperson ESPINOSA, called the meeting to order at 1:30 p.m.

1. ROLL CALL

Committee Members Present: Chief Building Official Frazier, Assistant Engineer Flores (for Interim City Engineer Wegley), and Temporary Director of Development Services Espinosa

Committee Members Absent: None

Staff Present: Development Services Technician II Lee, Principal Planner Lan, and Economic Development Associate Omlin

2. MINUTES

M/S Frazier/Flores, and carried by unanimous voice vote, to approve the Minutes of April 25, 2024, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

4.1 **Site Plan Application #547** submitted by Fineline Industries, LLC, applicant on behalf of Richard and Pamela Lee, property owners, to install 5 modular building for office use at 2047 Grogan Avenue. This site has a General Plan designation of Industrial (IND) and is zoned Light Industrial (I-L).

Development Services Technician II LEE reviewed the application. Refer to Draft Site Plan Review Resolution #547 for further information.

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The applicant's engineer was present to answer any questions from the Committee.

M/S Frazier/Flores, and carried by the following vote to adopt a California Environmental Quality Act Section 15311 (-C-) Findings regarding Environmental Review #24-14, and approve Site Plan Review #547, subject to the Findings and fifteen (15) conditions set forth in Draft Resolution #547 with the revised site plan as presented at the meeting.

AYES: Committee Members Flores, Frazier, and Chairperson Espinosa

NOES: None

ABSENT: None

4.2 Site Plan Application #546 submitted Mahammad Dalia, applicant on behalf of Hamid Yahya, property owner, to add 2 office spaces and 1 waiting area to an existing automotive shop located at 251 W. 11th Street. This site has a General Plan designation of General Commercial (CG) and is zoned General Commercial (C-G).

Development Services Technician II LEE reviewed the application. Refer to Draft Site Plan Review Resolution #546 for further information.

The applicant's engineer was present to answer any questions from the Committee.

Committee Member FRAZIER noted that Condition #15 should be modified to include structural analysis for review prior to issuance of Building Permit.

M/S Espinosa/Frazier, and carried by the following vote to adopt a California Environmental Quality Act Section 15311 (-C-) Findings regarding Environmental Review #24-13, and approve Site Plan Review #546, subject to the Findings and eleven (11) conditions set forth in Draft Resolution #546 with modification to Conditions #7.

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

“7) Tenant Improvement Plans shall be submitted by a design professional ~~if needed~~ and include a structural analysis for review prior to issuance of building permit.”

AYES: Committee Members Cardoso, Frazier, and Chairperson
Espinosa

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 Espinosa adjourned the meeting at 1:50 p.m.

Respectfully submitted,



Jessie Lee, Acting Secretary
Merced City Site Plan Review Committee

APPROVED:



Kim Espinosa, Chairperson/
Temporary Director of Development
Services
Merced City Site Plan Review Committee