

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

**MINUTES**

3<sup>rd</sup> Floor Conference Room  
Merced Civic Center  
Thursday, April 25, 2024

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

**1. ROLL CALL**

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

Committee Members Absent:

Staff Present: Senior Planner Mendoza-Gonzalez, Development Services Technician II Lee, Principal Planner Lan, Management Analyst Brown, Public Works Manager Baptista, and Economic Development Associate Omlin

**2. MINUTES**

M/S Cardoso/Frazier, and carried by unanimous voice vote, to approve the Minutes of March 28, 2024, as submitted.

**3. COMMUNICATIONS**

None.

**4. ITEMS**

4.1 Site Plan Application #544 submitted by AT&T Mobility, on behalf of the Church of the Nararene of Merced, California, property owner, to construct a 55-foot-tall stealth monopine wireless communication tower at 1717 E. Olive Ave. within a R-1-6 Zone.\*PUBLIC HEARING\*

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Development Services Technician II LEE reviewed the application. Refer to Draft Site Plan Review Resolution #544 for further information.

Public Testimony was opened at 1:38 PM.

Staff received 15 emails and, 9 voicemails in opposition and 1 email in support of the project. 5 emails were received prior to the final Draft Site Plan Resolution #544 and was included in the report. Whereas the remaining were provided to the Site Plan Committee via email prior to the meeting and posted on the City's Website.

Speaker from the Audience in Favor:

Carl Jones, AT&T Agent, Folsom, CA

Speakers from the Audience in Opposition:

Lynn Stapp, Resident, Merced, CA  
Sheryl Wight, Resident, Merced, CA  
Bryant Rodriguez, Resident, Merced, CA  
Sandra Lapercio, Resident, Merced, CA  
Jorge Lapercio, Resident, Merced, CA  
Shannon Gamble, Resident, Merced, CA  
Tami Pavidsov, Resident, Merced, CA  
Michael O'Brien, Resident, Merced, CA  
Ilias Benomar, Resident, Merced, CA  
Amy Verrinder, Resident, Merced, CA  
Martha Armaskey, Resident, Merced, CA  
Lola O'Brien, Resident, Merced, CA  
Terri Pevsher, Resident, Merced, CA  
Judy Richards, Resident, Merced, CA  
Mark, Resident, Merced, CA

Public Testimony was closed at 2:14 PM.

M/S Cardoso/Frazier, and carried by the following vote to refer Environmental Review #24-10 and Site Plan Review #544, to the Planning Commission for final review and decision per MMC 20.68.050( C )( 2 ).

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AYES: Committee Members Cardoso, Frazier, and Chairperson  
Espinosa

NOES: None

ABSENT: None

4.2 Site Plan Application #545 submitted by Kevin Garnica, applicant on behalf of Mahinder Sigh Kajla, property owner, to allow a food truck on an unoccupied lot located at 1232 W. 13<sup>th</sup> Street. This site has a General Plan designation of Thoroughfare Commercial (CT) and is zoned Thoroughfare Commercial (C-T).

Development Services Technician II LEE reviewed the application. Refer to Draft Site Plan Review Resolution #545 for further information.

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

Committee Member FRAZIER noted that Condition #15 shall be modified to address backing space for parking spaces from the location of the food truck.

Committee Member CARDOSO recommended to modifying Condition #16 to have the food truck and customers to park on pavement to avoid any air quality issues with the gravel area adjacent to the location of the food truck.

M/S Cardoso/Frazier, and carried by the following vote to adopt a California Environmental Quality Act Section 15311 ( C ) Findings regarding Environmental Review #24-12, and approve Site Plan Review #545, subject to the Findings and twenty (20) conditions set forth in Draft Resolution #545 with modifications to Conditions #15 and #16.

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

“15) Food truck shall be located on the lot in a way that will not interfere with existing circulation, ~~or~~ flow of incoming traffic, or 25-foot back up space for parking spaces).

“16) The truck and customers parking spaces shall be parked on pavement with proper parking spaces lined and shall not be placed on any loose ground gravel).

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 2:40 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