

CITY OF MERCED
Site Plan Review Committee

MINUTES

2nd Floor Conference Room
Merced Civic Center
Thursday, July 25, 2024

Chairperson ESPINOSA, called the meeting to order at 1:40 p.m.

1. ROLL CALL

Committee Members Present: Chief Building Official Frazier, Senior Engineer Maddox, and Temporary Director of Development Services Espinosa

Committee Members Absent: None

Staff Present: Development Services Technician II Mejia, Senior Planner Mendoza-Gonzalez, Principal Planner Lan, and Management Analyst Brown

2. MINUTES

M/S Frazier/Maddox, and carried by unanimous voice vote, to approve the Minutes of May 30, 2024, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

4.1 Extension of Vesting Tentative Subdivision Map (VSTM) #1321 for 146 lots on 41.6 acres of land, generally located south of Cardella Road (extended), west of Fahrens Creek.

Assistant Planner Livingston reviewed the application. Refer to PC Resolution #4096 for further information.

Chief Building Official Frazier asked if this subdivision had current fire standards and design. Senior Planner Mendoza-Gonzalez said that the

original resolution has a condition stating that the project must comply with all applicable codes, ordinances, and policies adopted by the City of Merced. He also added that this project was routed to the fire department for comment, and that they did not indicate any concern.

M/S Frazier/Maddox, to approve an extension of TSM #1321, under the set forth conditions in VTSM #1321.

AYES: Committee Members Frazier, Maddox, and Chairperson Espinosa

NOES: None

ABSENT: None

- 4.2 Site Plan Application #550 submitted by Cyril Lawrence, property owner, this request allows the construction of a 14,000-square-foot sports bike shop (Merced Power Sports) at 219 W. 15th Street, within a General Plan designation of General Commercial (CG) with a zoning classification of General Commercial (C-G)

This item was tabled for a future meeting.

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 1:46 p.m.

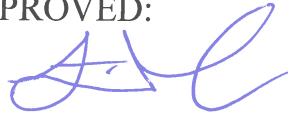
Respectfully submitted,



Matt Livingston, Acting Secretary
Merced City Site Plan Review Committee

Site Plan Review Committee Minutes
Thursday 25, 2024
Page 3

APPROVED:



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