

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, October 5, 2023

Management Analyst BROWN, sitting in for Chairperson MCBRIDE, called the meeting to order at 1:35 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: Associate Planner Mendoza-Gonzalez, Development Services Technician II Davis, Plan Examiner I Valencia, Development Services Technician I Falaschi,

2. MINUTES

M/S Frazier/Cardoso, and carried by unanimous voice vote, to approve the Minutes of September 14, 2023, as submitted.

3. COMMUNICATIONS

None.

4. ITEMS

- 4.1 Extension of Vesting Tentative Subdivision Map (VTSM) #1317 ("University Park II, Phase 2") for 125 lots on 18.98 acres, located at the northwest corner of La Sierra Avenue and Argosy Drive.

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Development Services Technician II DAVIS reviewed the application. Refer to the memo to the Site Plan Review Committee dated October 5, 2023.

The applicant, Chris TYLER, was present to answer questions from the Committee.

Ashely Marie SUAREZ, with Merced City Leadership Council, was present to observe and take notes for the Leadership Council on pending housing developments.

Committee Member CARDOSO commented on the progress of the Final Map in review for University Park II, Phase 2. Committee Member CARDOSO noted that the remainder shown on the Tentative Subdivision Map was going to be eliminated and the adjacent lots would be extended to include the space left by the remainder.

M/S Cardoso/Frazier, and carried by the following vote to approve a two-year extension of VTSM #1317 (University Park II, Phase 2):

AYES: Committee Members Cardoso, Frazier, and Chairperson Brown

NOES: None

ABSENT: None

4.2 Site Plan Application #531, submitted by Ranjeet Kaur, applicant for Marilyn L Moradzadeh, Trustee, property owner, to allow a new full-service restaurant to sell alcohol for on-site consumption (Royal India Indian Cuisine) to be located at 3040 Park Avenue (Suite E-2). The subject site has a General Plan designation of Neighborhood Commercial (CN), and a zoning classification of Planned Development (P-D) #4.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Review Resolution #531 for further information.

Committee Member FRAZIER noted that Condition #12 should be updated to require the applicant to obtain Health Department approval prior to the building permit being issued. In addition, Committee Member Frazier recommended the addition of Condition #15 requiring updated

plans showing egress and accessibility if the applicant intends to change the seating layout for the restaurant.

Committee Member CARDOSO recommended modifying Condition #14 to clarify the start time that alcohol could be served, which is at 10:00 a.m. to match when the restaurant opens.

M/S Cardoso/Frazier, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #23-35, and approve Site Plan Review #531, subject to the Findings and fourteen (14) conditions set forth in Draft Resolution #531 with modifications to Conditions #12 and #14, and the addition of Condition #15:

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

- “12) Prior to Building Permit issuance, the business shall comply with all applicable requirements from the Merced County Health Department and obtain proper permits from them.
- “14) Alcohol service ~~shall end by~~ is allowed between the hours of 10:00 a.m. and 10:00 p.m. Alcohol service hours may be extended at the discretion of the Director of Development Services.
- “15) If updates are made to the existing seating layout from the previously approved restaurant, the applicant shall submit revised plans showing egress and accessibility.”

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 2:00 p.m.

Respectfully submitted,



Stephani Davis, Acting Secretary
Merced City Site Plan Review Committee

APPROVED:



SCOTT McBRIDE, Chairperson/
Director of Development Services
Merced City Site Plan Review Committee