

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

**MINUTES**

Planning Conference Room  
2<sup>nd</sup> Floor Civic Center  
Thursday, January 12, 2023

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

**1. ROLL CALL**

Committee Members Present: Plans Examiner Brown (for Chief Building Official Frazier), Assistant Engineer Soito (for City Engineer Beltran), and Director of Development Services McBride

Committee Members Absent: Chief Building Official Frazier (excused) and City Engineer Beltran (excused)

Staff Present: Planning Manager Espinosa, Principal Planner Hren, Senior Planner Nelson,

**2. MINUTES**

M/S BROWN/SOITO, and carried by unanimous voice vote, to approve the Minutes of December 15, 2022, as submitted.

**3. COMMUNICATIONS**

None.

**4. ITEMS**

(Secretary's note: Item 4.2 was heard prior to Item 4.1 to give the applicant more time to arrive to the meeting.)

4.2 Site Plan Application #509, submitted by Greg Fish, applicant for 2980 Yosemite, LLC, property owners, to allow the construction of a new retail building with a drive-through coffee shop and two other tenant spaces. The subject site is generally located on the south side of Yosemite Avenue at Lake Road (2990 E Yosemite

Avenue). The site has a General Plan designation of Neighborhood Commercial (CN) and is zoned Planned Development (P-D) #76.

Senior Planner NELSON reviewed the application. Refer to Draft Site Plan Resolution #509 for further information. Senior Planner NELSON explained that a condition related to angled parking in the first drive aisle was left off the Draft Site Plan Resolution. A memo was provided to the Committee members prior to the meeting recommending Condition #28 be added to require the parking stalls in the first drive aisle be angled as referenced in Finding M of the Draft Resolution.

John Heintz, representing the property owner was in attendance. Mr. Heintz provided a revised site plan that included the angled parking as required by Finding M and Condition #28. Mr. Heintz was agreeable to the addition of Condition #28.

The Committee reviewed the revised site plan provided by Mr. Heintz. The Committee had no questions regarding the proposed project, revised site plan, or recommended Findings and Conditions.

M/S BROWN-SOITO, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #22-51, and approve Site Plan Review #509, with the revised site plan provided by Mr. Heintz, subject to the Findings and twenty-seven (27) conditions set forth in Draft Resolution #508, the modification of Condition #1 and the addition of Condition #28 follows:

(underlined text is added text):

- 1) The proposed project shall be constructed as shown on Exhibit B (revised site plan), Exhibit E (floor plan,), Exhibit F (elevations), and as otherwise modified by the conditions within this resolution.
  
- 28) All parking in the first drive aisle off of Yosemite Avenue, shall be angled to encourage vehicles leaving the site to use the drive aisle parallel to the drive-through lane and exit through the second drive aisle. Additionally, an “Entrance

Only” sign shall be posted at the entrance to the first drive aisle.

AYES: Committee Members Brown, Soito and Chairperson McBride

NOES: None

ABSENT: None

- 4.1 Site Plan Application #508, submitted by Chris Ward, applicant for Yosemite & G, LLC., property owner, to build a new 6,678 S.F. preschool building, a 4,994 S.F. restaurant building, and an 8,625 S.F. retail building. The subject site is generally located at the corner of Yosemite Avenue and G Street and the site is zoned Planned Development (P-D) #72, with a Neighborhood Commercial (CN) General Plan designation.

Principal Planner HREN reviewed the application. Refer to Draft Site Plan Resolution #508 for further information. Principal Planner HREN noted that a condition regarding the requirements for a grease interceptor had not been included in the Draft Site Plan Resolution, but the Committee could add that condition if they chose to do so.

The project developer, Neil Angelillo, was in attendance along with Juan Gama, the proposed day care provider.

Mr. Angelillo advised the Committee that the day care would be constructed prior to the restaurant and retail buildings. Mr. Angelillo also advised that he was agreeable to the addition of a condition regarding the requirements for a grease interceptor.

The Committee briefly discussed the project and agreed that the condition for the grease interceptor should be included.

M/S BROWN-SOITO, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #22-48, and approve Site Plan Review #508, subject to the Findings and twenty-nine (29) conditions set forth in Draft Resolution #508, with the addition of Condition #30 follows:

(underlined text is added text):

30) A grease interceptor shall be required in accordance with all applicable codes and laws for all tenants preparing food.

AYES: Committee Members Brown, Soito and Chairperson  
McBride

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**

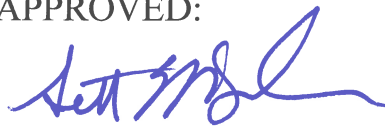
There being no further business, Chairperson McBride adjourned the meeting at 1:50 p.m.

Respectfully submitted,



Kim Espinosa, Secretary  
Merced City Site Plan Review Committee

APPROVED:



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