

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, April 5, 2018

Acting Chairperson ESPINOSA called the meeting to order at 1:32 p.m.

ROLL CALL

Committee Members Present: Planning Manager Espinosa (for Development Services Director McBride), Acting City Engineer Son, and Plan Examiner Brown (for Chief Building Official Frazier)

Committee Members Absent: None

Staff Present: Associate Planner/Recording Secretary Nelson

1. **MINUTES**

M/S BROWN/SON, and carried by unanimous voice vote, to approve the Minutes of March 15, 2018, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

4.1 Extension of Vesting Tentative Subdivision Map (VTSM) #1287 (“Terrazo”) for 70 single-family lots on 11.8 acres, located at the northeast corner of Horizons Avenue and Lehigh Drive.

Associate Planner NELSON reviewed the request for the extension of VTSM #1287. She recapped the history of the approvals and previous extensions granted by the State of California. She went over some of the conditions of approval and outlined the regulations of the Subdivision Map Act for denying a request for the extension of a vesting tentative subdivision map.

April 5, 2018

Acting City Engineer SON asked the applicant's representative, Duane Andrews of Golden Valley Engineering, if the owner plans to construct the subdivision in the near future. Mr. ANDREWS answered that he expects the owner to start work on preparing the final map soon, but did not have a specific timeframe.

M/S BROWN/ESPINOSA, and carried by the following vote, to approve a one-year extension for Vesting Tentative Subdivision Map (VTSM) #1287 (Amended Planning Commission Resolution #2875):

AYES: Committee Members Son, Brown, and Acting Chairperson Espinosa

NOES: None

ABSENT: None

4.2 Extension of Vesting Tentative Subdivision Map (VTSM) #1288 ("Cypress Terrace 6 & 7") for 260 single-family lots on 44 acres, located at the northwest and southwest corners of N Street and Gerard Avenue.

Associate Planner NELSON reviewed the request for the extension of VTSM #1288. She recapped the history of the approvals and previous extensions granted by the State of California. She went over some of the conditions of approval including Condition #10 that requires the storm drain basin to be relocated.

Acting City Engineer SON asked the applicant's representative, Duane Andrews of Golden Valley Engineering, if the owner plans to construct the subdivision in the near future. Mr. ANDREWS answered that he expects the owner to start work on preparing the final map soon, but did not have a specific timeframe. Acting City Engineer SON also asked about where the basin would be relocated. Mr. ANDREWS answered that he wasn't completely sure, but it would most likely be moved north and replace some of the lots on Tanner Court. Acting Chairperson ESPINOSA noted that, as shown on the VTSM, the basin is outside of the city limits, so it is required to be moved to a location within the city limits.

M/S BROWN/ESPINOSA, and carried by the following vote, to approve a one-year extension for Vesting Tentative Subdivision Map (VTSM) #1288 (Amended Planning Commission Resolution #2876):

Site Plan Review Committee Minutes

Page 3

April 5, 2018

AYES: Committee Member Brown, and Acting Chairperson Espinosa

NOES: None

ABSENT: None

ABSTAIN: Committee Member SON

5. **INFORMATION ITEMS**

5.1 **Calendar of Meetings/Events**

There was no discussion regarding the calendar of meetings/events.

6. **ADJOURNMENT**

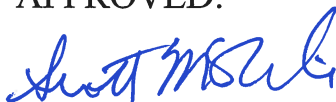
There being no further business, Acting Chairperson ESPINOSA adjourned the meeting at 1:48 p.m.

Respectfully submitted,


Julie Nelson, Secretary

Merced City Site Plan Review Committee

APPROVED:



Scott McBride, Chairperson/Development
Services Director
Merced City Site Plan Review Committee

CITY OF MERCED
Planning Commission

Resolution #2875

EXTENDED on 2/8/08, 11/22/10, 7/15/11, 7/11/13, 10/10/15, 4/5/18 See Page 7-8

WHEREAS, the Merced City Planning Commission at its regular meeting of April 19, 2006, held a public hearing and considered **Conditional Use Permit #1085 and Vesting Tentative Subdivision Map (VTSM) #1287** ("Terrazzo"), initiated by Golden Valley Engineering representing YCH Homes, applicants for Frank Cuttone, property owner. This application involves construction of 70 lots, ranging in size from 4,000 to 8,000 square-feet, located on the northeast corner of Horizons Avenue and Le High Drive, within an area zoned Planned Development (P-D) #50; also known as Assessor's Parcel No. 206-030-013; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through M of Staff Report #06-25 – Addendum; and,

WHEREAS, after reviewing the City's Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Negative Declaration regarding Initial Study #06-05, and approve Conditional Use Permit #1085 and Vesting Tentative Subdivision Map (VTSM) #1287, subject to the following conditions:

1. The proposed project shall be constructed/designed as shown on Exhibits 1, 2, & 3 (Proposed Vesting Tentative Map, Site Plans, and Elevations) – Attachments B, C, D, & E of Staff Report #06-25 – Addendum, subject to conditioned changes.
2. All conditions contained in *Resolution #1175-Amended ("Standard Tentative Subdivision Map Conditions")*, *Resolution #1249 ("Standard Conditional Use Permit Conditions")*, and Ordinance #2108 (Annexation for the Fahren's Creek North Annexation) shall apply.
3. The proposed project shall comply with all standard Municipal Code (including P-D standards, 20.42.070) and Subdivision Map Act requirements as applied by the City Engineering Department.

4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
5. Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before final map approval. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure cost and maintenance costs expected prior to first assessments being received.
6. The developer/applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
7. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
8. Street names to be approved by City Engineer.

9. Dedicate, by Final Map, all interior street rights-of-way and all necessary easements, as shown on plans, and as needed for irrigation, utilities, drainage, landscaping, and open space.
10. Developer shall conform to existing sanitary sewer master plan established for the area.
11. Developer shall provide storm drainage calculations, including retention volumes where such volume is proposed, and share proportionally in the cost of the storm pump station located adjacent to Monaco Drive.
12. Compliance with the 40-foot visual corner is required for corner lots and may result in the applicant constructing smaller homes on these lots or increasing the front yard setbacks. A 4-foot encroachment for the porch area can be allowed within this area. Details to be worked out with staff.
13. Developer shall reimburse the project's fair share of the existing improvements on Horizon Avenue (immediately west of project) to the installer.
14. Front yard setbacks of 15 feet are approved for all lots, but the driveways must remain 20 feet in length. This distance shall be measured from either the back of sidewalk or from the property line, whichever results in a driveway length without encroachment on the sidewalk area.
15. A 6-foot high masonry wall will need to be constructed along the entire length of the northern property line. The wall shall separate the development from the local park. Design and details will need to be worked out with staff at the building permit stage.
16. Fire Hydrants to be provided and spaced in accordance with City of Merced standards. The maximum spacing between hydrants is 500 feet. Due to access issues to Lots 49 & 50, a fire hydrant will need to be placed near the easement to these lots. The homes constructed on Lots 49 & 50 will need to have a residential sprinkler system

installed. Placement of fire hydrants and number of hydrants to be worked out with the Fire Department.

17. Utility meters serving the homes located on Lots 49 & 50 shall be placed adjacent to the City-owned street or sidewalk to facilitate the electronic reading of said meters. In no case shall these meters be located along the easement driveways. All utilities will need to be located and approved by City Staff prior to approval of the Final Map; this includes water, sewer, electrical, gas, and cable.
18. The street tree and street light locations shall need to be located and approved by City Staff prior to approval of the Final Map.
19. Refuse containers utilized by homes on Lots 49 & 50 shall be placed on the City-owned streets for collection. City refuse vehicles will not travel on the private driveways to collect refuse.
20. Refuse containers shall be stored out of site of the general public, including those homes located on the private driveways. A concrete pad (3 x 6 foot minimum) shall be installed in the side or back yard of each unit to house refuse containers with a paved path to the street.
21. City utility service (water and sewer) connections shall be located under the driveway for each lot that faces a City street. Water lines are privately owned and maintained between the meter and the home. Sewer lines are privately owned and maintained from the point of connection to the City-owned main sewer line.
22. All open areas and the easement driveway will be fully maintained by CFD's, and shall not be dedicated to the City of Merced.
23. Additional right-of-way and easements shall be granted along Horizons Avenue and LeHigh Drive to comply with the *Merced Vision 2015 General Plan* requirements to allow for a 74-foot wide collector and landscape/public facilities easements of 10-feet in width in front of a 6-foot-high masonry wall.
24. On local streets with a 49-foot ROW width and park-strips, the minimum park strip width shall be 5 feet and the minimum sidewalk

width shall be 5 feet. Trees shall be planted with root barriers to help prevent damage to the sidewalk. All local streets shall have a continuous park-strip that shall extend from intersection to intersection. In no case shall a park strip be removed along any through Local Street.

25. There shall be “No Parking” signs posted within the 20-foot access easement to Lots 49 and 50 and dedicated/mutual access easements across Lots 48 and 49 to ensure access.
26. A minimum turning radius of 33 feet inside, 47 feet curb-to-curb, and 49 feet wall-to-wall for fire apparatus access must be provided throughout the subdivision. Refuse containers or other items shall not be permitted in the required clear space of the turning area.
27. The following design features shall be added to the elevations for the homes throughout the subdivision:
 - a. *Garages Doors:* Design features such as windows and door molds, or driveway pavement treatments such as aggregate, integral color, and stamped patterns, shall be added. These designs shall be varied from one lot to the other.
 - b. *Front Elevations:*
 - i. All proposed elevations show stucco as the primary building facial material. At least one of the plans shall be amended to show wood siding as the primary facial material, or stone or brick panels (approximately 3 feet high) along the bottom of the facial as a required element, not an option.
 - ii. Except as modified by these conditions, the front elevation shall contain all features shown on Attachment D; none of the features shall be considered options.
 - iii. Each elevation is to be evenly distributed throughout the site. Prior to submittal of building permits, the applicant shall provide the Development Services Director with a “distribution plan” showing the: house plan elevation, color, roof material, porch design, and garage

- door/pavement design selected for each lot. In no case, shall any more than two adjacent lots in a row have the same elevation.
- iv. Blank rear and side elevations visible from a street are not permitted. The elevation shall include functional features (windows and doors, or be adorned with attractive features in addition to landscaping).
 - v. The color palette for houses shall be varied (at least 6 distinct sets of colors) and be consistent with the style of the house.
 - vi. High quality aesthetically pleasing materials (wood, stone, iron, pre-formed plastic fencing, etc.) shall be used.
28. The cul-de-sac bulb, Mirasol Court, shall be open-end style including sidewalk connectors to adjacent streets and walls from back-of-house to back-of-house. Any wall openings shall be a minimum of 20 feet in width with wrought iron gates to allow pedestrian access per City design practices. Gates shall be handicap accessible.
29. Developer shall complete a functional, two-way roadway connection between LeHigh Drive with R Street (east of the proposed subdivision), including the intersection of R Street and Le High Drive, subject to reimbursement by the City of Merced. It shall include transitions as needed to connect to existing portions of the two streets. Details to be approved by the City Engineer.

Upon motion by Commissioner Acheson, seconded by Commissioner Ward, and carried by the following vote:


AYES: Commissioners Acheson, Amey, Fisher, Ward, Burr, and
Chairman Shankland
NOES: None
ABSENT: Commissioner Conte

PLANNING COMMISSION RESOLUTION #2875

Page 7

April 19, 2006/February 8, 2008/November 22, 2010/July 15, 2011/July 11, 2013/
October 10, 2015/April 5, 2018

Adopted this 19th day of April, 2006



Chairman, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

n:shared:planning:PC Resolutions:#2875 CUP-TSM Terrazzo

February 8, 2008: On February 8, 2008, the Minor Subdivision Committee approved the extension of Vesting Tentative Subdivision Map #1287 ("Terrazzo") for one year. The new expiration date is April 19, 2009.

November 22, 2010: On July 15, 2008, the State of California gave a one-year extension to all active (not expired) tentative maps that were otherwise scheduled to expire on or before December 30, 2010. On July 15, 2009, the State of California gave a second two-year extension. Therefore, Vesting Tentative Subdivision Map #1287 hereby has its expiration date extended to April 19, 2012.

July 15, 2011: On July 15, 2011, the State of California gave a 24-month extension to all active (not expired) tentative maps that were otherwise scheduled to expire on or before January 1, 2014. Therefore, Vesting Tentative Subdivision Map #1287 hereby has its expiration date extended to April 19, 2014.

July 11, 2013: On July 11, 2013, the State of California gave a 24-month extension to all active (not expired) tentative maps that were approved on or after January 1, 2000. Therefore, Vesting Tentative

PLANNING COMMISSION RESOLUTION #2875

Page 8 of 8

April 19, 2006/February 8, 2008/November 22, 2010/July 15, 2011/July 11,
2013/October 10, 2015/April 5, 2018

Subdivision Map #1287 hereby has its expiration date extended to April 19, 2016.

October 10, 2015: On October 10, 2015, the State of California gave a 24-month extension to all active (not expired) tentative maps that were approved on or after January 1, 2002, and not later than July 11, 2013. Therefore, Vesting Tentative Subdivision Map #1287 hereby has its expiration date extended to April 19, 2018.

April 5, 2018: On April 5, 2018, the Site Plan Review Committee approved the extension of Vesting Tentative Subdivision Map #1287 (“Terrazzo”) for one year. The new expiration date is April 19, 2019.

CITY OF MERCED
Planning Commission

Resolution #2876

EXTENDED on 3/31/08, 11/17/10, 7/15/11, 7/11/13, 10/10/15, 4/5/18--See Page 5

WHEREAS, the Merced City Planning Commission at its regular meeting of April 19, 2006, held a public hearing and considered **Vesting Tentative Subdivision Map #1288** ("Cypress Terrace 6, 7a, & 7b"), initiated by Golden Valley Engineering, applicants for Ranchwood Homes, property owner, to allow the subdivision of 46.2 acres located on both sides of Gerard Avenue, west of 'M' Street (currently being annexed into the City) into approximately 260 single family residential lots within an R-1-5 (Low-Density Residential 5,000 square-foot lot minimum) pre-zone; also known as Assessor's Parcel Numbers 059-290-014 and -038 ; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through N of Staff Report #06-29; and,

WHEREAS, the Merced City Planning Commission does resolve to hereby find that the previous environmental review [Expanded Initial Study #04-14 (Mitigated Negative Declaration) for the Ranchwood Annexation] remains sufficient (Section 15162 Findings), and approve Vesting Tentative Subdivision Map #1288, subject to the following conditions:

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (Proposed Vesting Tentative Map) - Attachment B of Staff Report #06-29, except as changed by other conditions.
2. All conditions contained in *Resolution #1175-Amended ("Standard Tentative Subdivision Map Conditions")* shall apply.
3. The proposed project shall comply with all standard Municipal Code (including R-1-5 design standards) and Subdivision Map Act requirements as applied by the City Engineering Department.
4. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply.
5. Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space.

CFD procedures shall be initiated before final map approval. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.

6. The developer/applicant shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
7. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
8. Street names to be approved by City Engineer.
9. Dedicate, by Final Map, all interior street rights-of-way and all necessary easements as needed for irrigation, utilities, drainage, landscaping, and open space.
10. The tentative map shows the removal of a City-owned storm water basin at the southwest corner of Gerard Avenue and 'M' Street. This retention basin shall be filled in and deeded over to the applicant.

The developer shall provide additional basin area to accommodate the removal of the current City-owned basin.

11. All cul-de-sac bulbs shall be open-end style, including sidewalk connectors to adjacent streets and walls from back of house to back of house. Any wall openings shall be a minimum of 20 feet with wrought iron gates to allow pedestrian access per City design practices and handicapped –accessibility standards.
12. There shall be no valley gutters installed within this subdivision.
13. Additional right-of-way and easements shall be granted along Gerard Avenue to comply with the *Merced Vision 2015 General Plan* requirements to allow for a 74-foot wide collector and landscape/public facilities easements varying from 10-feet to 12-feet in width in front of a 6-foot-high masonry wall.
14. Provide for City review and approval of landscape/irrigation plans, prepared by a licensed landscape architect, for all areas of landscaping that are to be maintained by the City.
15. Reconstruct and extend Gerard Avenue and ‘M’ Street pavement to meet City Standards for Collector streets.
16. Compliance with the 40-foot visual corner is required for corner lots (approximately 15 lots), and may result in the applicant constructing smaller homes on these lots or increasing the front yard setbacks. A 4-foot encroachment for the porch area can be allowed within this area. Details to be worked out with staff.
17. At the building permit stage, the site plans for each lot shall include a paved or concrete area designated for refuse containers with paved access to the street. This pad shall be located either in the side yard or back yard and shall be sized to accommodate the storage of 3 refuse cans/containers.
18. The following Courts will need to be designated as local streets: Marcus, Christine, Sherry, & Veronica (49 to 64-foot right-of-way) and cul-de-sac bulbs will need to be labeled as temporary on the Final Map. The streets shall have a temporary turn-around area until such

PLANNING COMMISSION RESOLUTION #2876

Page 4 of 5

April 19, 2006/March 31, 2008/November 17, 2010/July 15, 2011/July 11, 2013/
Oct 10, 2015/April 5, 2018

time as development to the west permits for these streets to be extended.

19. The drainage basin shall be designed in an open manner with no barriers, fences, etc., hindering its use. A recommended slope of 6:1 should be provided to allow for City Public Works staff to operate their equipment and maintain this area in an efficient manner.
20. The pedestrian opening between Gerard Avenue and Brent/Dillon Courts shall be a minimum width of 50-feet with a sidewalk a minimum of 8-feet in width. The entire 50-foot-wide area shall be landscaped and improved per City standards. (Details to be worked out at the Final Map stage.)
21. There shall be a minimum of a 20-foot all weather access easement along the southern portions of Lots B and C. There shall be two emergency access gates installed at the two southern stub streets (M Street and Calle Street) as they intersect with Lots B and C.

Upon motion by Commissioner Ward, seconded by Commissioner Fisher, and carried by the following vote:

AYES: Commissioners Acheson, Amey, Fisher, Ward, Burr, and
Chairman Shankland

NOES: None

ABSENT: Commissioner Conte

Adopted this 19th day of April, 2006



Chairman, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

March 31, 2008: On March 31, 2008, the Minor Subdivision Committee approved a one-year extension for Vesting Tentative Subdivision Map #1288 (“Cypress Terrace 6, 7a, and 7b”). The new expiration date is April 19, 2009.

November 17, 2010: On July 15, 2008, the State of California gave a one-year extension to all active (not expired) tentative maps that were otherwise scheduled to expire on or before December 30, 2010. On July 15, 2009, the State of California gave a second two-year extension. Therefore, Vesting Tentative Subdivision Map #1288 hereby has its expiration date extended to April 19, 2012.

July 15, 2011: On July 15, 2011, the State of California gave a 24-month extension to all active (not expired) tentative maps that were otherwise scheduled to expire on or before January 1, 2014. Therefore, Vesting Tentative Subdivision Map #1288 hereby has its expiration date extended to April 19, 2014.

July 11, 2013: On July 11, 2013, the State of California gave a 24-month extension to all active (not expired) tentative maps that were approved on or after January 1, 2000. Therefore, Vesting Tentative Subdivision Map #1288 hereby has its expiration date extended to April 19, 2016.

October 10, 2015: On October 10, 2015, the State of California gave a 24-month extension to all active (not expired) tentative maps that were approved on or after January 1, 2002, and not later than July 11, 2013. Therefore, Vesting Tentative Subdivision Map #1288 hereby has its expiration date extended to April 19, 2018.

April 5, 2018: On April 5, 2018, the Site Plan Review Committee approved the extension of Vesting Tentative Subdivision Map #1287 (“Terrazzo”) for one year. The new expiration date is April 19, 2019.