

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, March 15, 2018

Chairperson McBRIDE called the meeting to order at 1:35 p.m.

ROLL CALL

Committee Members Present: Development Services Director McBride, Acting City Engineer Son, and Engineering Technician IV England (for Acting Assistant Chief Building Official Frazier)

Committee Members Absent: None

Staff Present: Associate Planner/Recording Secretary Nelson, Planning Manager Espinosa, City Surveyor Cardoso, Interim City Attorney Houston (by phone)

1. **MINUTES**

M/S SON-ENGLAND, and carried by unanimous voice vote, to approve the Minutes of February 8, 2018, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

4.1 Extension of Vesting Tentative Subdivision Map (VTSM) #1291 ("Bright Development") for 168 single-family lots on 39.8 acres, located at the northeast corner of G Street and Merrill Place.

Associate Planner NELSON reviewed the request for the extension of VTSM #1291. She recapped the history of the approvals and previous extensions granted by the State of California. She stated that a letter from Miller Starr Regalia,

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attorneys for Bright Development, had submitted a letter to the Site Plan Review Committee on March 14, 2018, which stated that the Findings for denial (recommended by staff) were unwarranted and requested the Site Plan Committee approve the request for an extension. She also stated that a letter from Rick Telegan had been submitted on October 30, 2017, in opposition to the extension. For further information, refer to the memo to the Site Plan Review Committee dated March 15, 2018.

Chairperson McBRIDE opened the public hearing at 1:42 p.m.

Mark BEISSWANGER, representative for Bright Development, spoke in favor of the extension request. He read into the record the three bullet points from page 16 of the letter from Miller Starr Regalia to the City of Merced.

Rick TELEGAN, spoke in opposition to the extension. He stated that his map for the Palisades Subdivision (located north of the Bright Development Subdivision) was never valid because a portion of the property shown on the Palisades map was never annexed into the City.

The public hearing was closed at 1:47 p.m.

Interim City Attorney HOUSTON acknowledged receipt of the letter from Miller Starr Regalia and recommended to the Committee that this request be forwarded to the Planning Commission for final review and decision per Merced Municipal Code Section 20.68.050 C(2). She explained that the Committee may also deny the extension request or approve the request. Both of these actions would be subject to appeal to the Planning Commission and City Council.

Interim City Attorney HOUSTON further explained that by referring the decision to the Planning Commission, the Vesting Tentative Map would not expire on March 16, 2018. The map would remain active until all actions have been taken and appeals have been heard.

M/S SON-ENGLAND, and carried by the following vote, to refer the request for an extension of VTSM #1291 to the Planning Commission for review and action:

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AYES: Committee Members Son, England, 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 1:59 p.m.

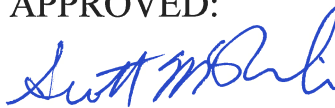
Respectfully submitted,



Julie Nelson, Secretary

Merced City Site Plan Review Committee

APPROVED:



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