

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
Thursday, October 24, 2019

Acting Chairperson HREN called the meeting to order at 1:33 p.m.

1. **ROLL CALL**

Committee Members Present: Chief Building Official Frazier, City Engineer Beltran, and Principal Planner Hren (for Director of Development Services McBride)

Committee Members Absent: None

Staff Present: Economic Development Director Quintero, Deputy Fire Chief Wilson, Planning Manager Espinosa, and Associate Planner/Recording Secretary Mendoza-Gonzalez

2. **MINUTES**

M/S BELTRAN-FRAZIER, and carried by unanimous voice vote, to approve the Minutes of October 10, 2019, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 Site Plan Application #444, submitted by Roman Catholic Bishop of Fresno, property owner, to install ten modular buildings (eight modular buildings being 960 square feet, and two modular buildings being 480 square feet) east of an existing church located at 671 E. Yosemite Avenue, within a Low Density Residential (R-1-6) Zone, with a General Plan designation of Low Density (LD) Residential.

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Resolution #444 for further information.

The applicant's Engineer, Garth Pecchenino, was in attendance to answer questions from the Committee.

Committee Member BELTRAN recommended adding Condition #20 which would require the applicant to install public improvements (as needed) if the projects exceed a valuation of \$100,000.00.

M/S FRAZIER - BELTRAN, and carried by the following vote, to adopt Environmental Review #19-29 (Categorical Exemption), and approve Site Plan Application #444, subject to the Findings and nineteen (19) conditions set forth in Draft Resolution #444 with the addition of Condition #20:

(Note: ~~Strikethrough~~ deleted language, underline added language.)

- 20) "As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000.00. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State/Federal standards and regulations."

AYES: Committee Members Beltran, Frazier, and Acting Chairperson Hren

NOES: None

ABSENT: None

- 4.2 Extension of Vesting Tentative Subdivision Map (VTSM) #1263 ("Crossing at River Oaks"), submitted by Golden Valley Engineering on behalf of TRS Enterprises, property owners, for the

subdivision of 66.76 acres into 277 single-family lots generally located at the southeast corner of Childs Avenue and Coffee Road.

Associate Planner MENDOZA-GONZALEZ reviewed the application for this item. For further information, refer to the memo to the Site Plan Review Committee dated October 24, 2019.

The applicant was not in attendance.

The Committee had no questions for staff and no one from the audience spoke on this matter.

M/S FRAZIER-BELTRAN, and carried by the following vote, to grant a one-year extension for Vesting Tentative Subdivision Map #1263, subject to the Findings and twenty-five (25) conditions set forth in the Planning Commission Resolution #2792:

AYES: Committee Members Beltran, Frazier, and Acting
Chairperson Hren
NOES: None
ABSENT: None

- 4.3 Clarification of Condition #7 of Site Plan Review #440, submitted by Seritage SRC Finance, LLC, property owner, to modify the interior/exterior of an existing building, and to construct two new building pads at 1011 W. Olive Avenue within Planned Development (P-D) #1, with a General Plan designation of Regional/Community Commercial (RC).

Associate Planner MENDOZA-GONZALEZ reviewed this item, noting that Condition #7 was being revised to clarify that the applicant would be required to submit a Master Sign Program for their site only, and not the entire Merced Mall.

The applicant, Sean Lahijani, was in attendance to answer questions from the Committee.

The Committee had no questions for staff and no one from the audience spoke on this matter.

M/S BELTRAN -FRAIZER, and carried by the following vote, to approve the clarification to Condition #7 of Site Plan Review #440:

AYES: Committee Members Beltran, Frazier, and Acting
Chairperson Hren
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**

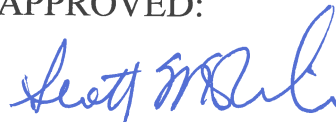
There being no further business, Acting Chairperson HREN adjourned the meeting at 1:50 p.m.

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