

CITY OF MERCED
Site Plan Review Committee

MINUTES

Planning Conference Room
2nd Floor Civic Center
January 16, 2020

Acting Chairperson HREN called the meeting to order at 1:34 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 City Clerk Levesque, Fire Inspector Abeyta, Planning Manager Espinosa, and Associate Planner/Recording Secretary Mendoza-Gonzalez

2. **MINUTES**

M/S FRAZIER - BELTRAN, and carried by unanimous voice vote, to approve the Minutes of December 5, 2019, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

[Secretary's Note: Item 4.3 was moved ahead of Item 4.2, as the applicant for Item 4.2 was arriving late.]

4.1 Site Plan Application #451, submitted by Valley Children's Hospital, property owner, to construct a new medical center with pediatric and primary care services at 301 E. Yosemite Avenue,

within Planned Development (P-D) #72, with a General Plan designation of Neighborhood Commercial (CN).

Associate Planner MENDOZA-GONZALEZ reviewed the application. Refer to Draft Site Plan Resolution #451 for further information.

The applicant, his engineer, and his contractor were in attendance to answer questions from the Committee.

Committee Member BELTRAN recommended modifying Condition #17 which would require public improvements if the projects exceed a valuation of \$100,000.00.

Associate Planner MENDOZA-GONZALEZ distributed a Memorandum recommending modifying Condition #26 regarding improvements on Sandpiper Avenue and adding language regarding the reimbursement process for roadway improvements per Merced Municipal Code Section 17.58.

M/S BELTRAN - FRAIZER, and carried by the following vote, to adopt Environmental Review #19-41 (Categorical Exemption), and approve Site Plan Application #451, subject to the Findings and thirty-four (34) conditions set forth in Draft Resolution #451 with the modifications of Condition #17 and Condition #26:

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

- 17) ~~“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.
- 26) “The developer shall install the full width of Sandpiper Avenue up to the northern intersection of Childrens Way. The

developer shall also install other public improvements such as sidewalk, curb, gutter, and street lights along the eastern half of right-of-way for Sandpiper Avenue, as required by the City Engineer. If the full width of Sandpiper Avenue is constructed with the development of the parcel to the west, this project would be responsible for paying their fair share towards the construction of Sandpiper Avenue along their parcel frontage in compliance with the City's reimbursement policy for infrastructure. Reimbursements for street frontage improvements shall be given and calculated according to Merced Municipal Code Section 17.58. The value to be used in determining all collector-width reimbursement amounts shall be the current cost based on the work being done at the time the application involving reimbursement is submitted. The cost at the time of original installation does not apply."

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

NOES: None

ABSENT: None

- 4.3 Site Plan Application #452, submitted by O'Keefes's, Inc., DBA for Safti First, for Merced RPI, LLC, property owner, to develop a 2,400-square-foot office for an existing window manufacturing plant located at 2001 Grogan Avenue, within a Light Industrial (I-L) Zone.

Associate Planner MENDOZA-GONZALEZ reviewed the application for this item. Refer to Draft Site Plan Resolution #452 for further information.

The applicant and his engineer were in attendance.

Committee Member BELTRAN recommended modifying Condition #16 which would require public improvements if the projects exceed a valuation of \$100,000.00.

Committee Member BELTRAN recommended modifying Condition #25 to indicate that replacing 5,000 square feet or more of

impervious surface area would require compliance with Post Construction Standards for the City's Phase II MS-4 Permit.

M/S BELTRAN - FRAIZER, and carried by voice vote to adopt Environmental Review #19-42 (Categorical Exemption), and approve Site Plan Application #452, subject to the Findings and twenty-eight (28) conditions set forth in Draft Resolution #452 with the modifications to Condition #16 and Condition #25:

- 16) ~~"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.
- 25) ~~"The project shall comply with all the Post Construction Standards required to comply with State requirements for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System). Replacing 5,000 square feet or more of impervious surface area would require compliance with Post Construction Standards for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System)."~~

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

NOES: None

ABSENT: None

- 4.2 Site Plan Application #450, submitted by Vanessa Moreno, for Alamitos Auto Parts, Inc., property owner, to allow a food truck within the J.M. Equipment parking lot located at 835 Martin Luther King Jr. Way, within a General Commercial (C-G) Zone.

Associate Planner MENDOZA-GONZALEZ reviewed the application for this item. Refer to Draft Site Plan Resolution #450 for further information.

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

M/S BELTRAN -FRAIZER, and carried by the following vote, to adopt Environmental Review #19-40 (Categorical Exemption), and approve Site Plan Application #450, subject to the Findings and twenty (20) conditions set forth in Draft Resolution #450:

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 2:30 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