

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #14-09 - Addendum

AGENDA ITEM: 4.1

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: July 9, 2014
(Continued from June 18, 2014)

PREPARED BY: Francisco Mendoza-Gonzalez,
Planner

SUBJECT: **Design Review #14-01**, initiated by Shaheen Zamani, property owner. This application involves a request to construct a 3,108-square-foot retail tire store at 1457 W. 16th Street, within a Thoroughfare Commercial (C-T) Zone. *PUBLIC HEARING*

ACTION: Adjourn to the next regularly scheduled meeting of July 23, 2014

SUMMARY:

The applicant has requested this item be continued to the Planning Commission meeting of July 23, 2014, in order to give them more time to prepare their proposal for the Planning Commission's consideration.

Staff met with the applicant and her architect on June 25th to discuss the conditions that were associated with their Design Review application. Although the issues regarding the conditions were resolved, the applicant and her architect have requested that the hearing be continued to make additional changes to the site plan and elevations (Attachment A).



SPUMONI ARCHITECTURAL SERVICES

MEMO

PROJECT: **Crown Tire** **DATE:** June 26, 2014
1457 West 16th Street
Merced, California 95340

OWNER: Shaheen Zamani
1904 Vistana Drive
Atwater, CA 95301

TO: **City of Merced** **FROM:** Michael James Moroni
Planning Division of the City's Development Services Department
678 West 18th Street
Merced, CA 95340

ATTENTION: **Francisco Mendoza-Gonzalez** **PROJECT #:** **13003**
PHONE #: **(209) 385-6929** **PAGE 1 OF:** **1**

ORIGINAL:

Mailed

Filed Only

Other

Due to the Owners request to keep several existing fruit trees at the Northeast corner of the property per the desire of their religious adviser, the previously submitted site plan will be revised to relocate several required parking spaces. Given the site plan revision, and its effect on your request for street elevation revisions, I will need additional time to prepare for re-submittal to the Planning Commission. I am requesting, on behalf of the Owner/Applicant that the Design Review be postponed until these revisions can be completed. Once the revisions are reviewed and approved by the Owner, they will be submitted for your review.

Thank you for your help in this matter,

Sincerely,

Michael James Moroni
Spumoni Architectural Services

Cc: Shaheen Zamani

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