

**CITY OF MERCED**  
**Planning Commission**

**MINUTES**

Merced City Council Chambers  
Wednesday, May 23, 2018

Chairperson DYLINA called the meeting to order at 7:00 p.m., followed by a moment of silence and the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Sonia Alshami, Mary Camper, Travis Colby, Peter Padilla, and Chairperson Robert Dylina

Commissioners Absent: Jeremy Martinez (unexcused), (one vacancy)

Staff Present: Director of Development Services McBride, Planning Manager Espinosa, Planner Mendoza-Gonzalez, Chief Deputy City Attorney Fincher, and Recording Secretary Davis

**1. APPROVAL OF AGENDA**

M/S PADILLA-ALSHAMI, and carried by unanimous voice vote (one absent, one vacancy), to approve the Agenda as submitted.

**2. MINUTES**

M/S ALSHAMI-CAMPER, and carried by unanimous voice vote (one absent, one vacancy), to approve the Minutes of May 9, 2018, as submitted.

**3. COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 Conditional Use Permit (CUP) #1225, initiated by Juan Mondragon, on behalf of William Lee Liu and Tai Ho Liu, Trustees, property owner. This application involves a request to allow the sale of beer and wine for on-site consumption within a restaurant (Carnitas Michoacan) located at 1540 Yosemite Parkway. The subject site is generally located at the southeast corner at Yosemite Parkway and Shirley Street, within a Neighborhood Commercial (C-N) Zone.

Commissioner PADILLA recused himself from the hearing due to a professional conflict associated with the applicant.

Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #18-12.

Public testimony was opened at 7:11 p.m.

Speaker from the Audience in Favor:

JUAN MONDRAGON, Applicant, Merced

There were no speakers from the audience in opposition to the project.

Public testimony was completed at 7:13 p.m.

Commissioner ALSHAMI expressed concern with the project site being close to a State highway and the vicinity in which the site was to surrounding liquor stores.

M/S COLBY-CAMPER, to adopt a Categorical Exemption regarding Environmental Review #18-46, and approve Conditional Use Permit #1225, subject to the Findings and thirteen (13) Conditions set forth in Staff Report #18-12 (RESOLUTION #3094):

AYES: Commissioners Camper, Colby, and Chairperson Dylina

NOES: Commissioner Alshami

ABSENT: Commissioner Martinez, (one vacancy)

ABSTAIN: Commissioner Padilla

The motion failed due to the lack of a majority vote.

SECRETARY'S NOTE: Due to the fact that the motion for approval failed to receive four affirmative votes, the item was deemed denied.

Commissioner PADILLA returned to the dais.

#### 4.2 Fiscal Year 2018-2019 Capital Improvement Program (CIP)

Planning Manager ESPINOSA discussed the function of the Planning Commission in review of the CIP. For further information, refer to Staff Report #18-11.

M/S COLBY-ALSHAMI, and carried by the following vote, to find that the Fiscal Year 2018-2019 Capital Improvement Program is consistent with the General Plan:

AYES: Commissioners Alshami, Camper, Colby, Padilla, and Chairperson Dylina

NOES: None

ABSENT: Commissioner Martinez, (one vacancy)

ABSTAIN: None

### 5. INFORMATION ITEMS

#### 5.1 Calendar of Meetings/Events

Planning Manager ESPINOSA briefed the Planning Commission on items for the next few Planning Commission meetings.

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6. **ADJOURNMENT**

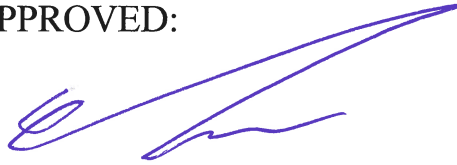
There being no further business, Chairperson DYLINEA adjourned the meeting at 7:22 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary  
Merced City Planning Commission

APPROVED:



ROBERT DYLINEA, Chairperson  
Merced City Planning Commission