



# CITY OF MERCED

City Council Chamber  
Merced Civic Center  
678 W. 18th Street  
Merced, CA 95340

## Meeting Agenda

### Planning Commission

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Wednesday, December 6, 2023

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic  
Center, 678 W. 18th Street, Merced, CA 95340

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#### NOTICE TO PUBLIC

##### WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at [www.cityofmerced.org](http://www.cityofmerced.org) or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission.

##### PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium against the right-hand side of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 5 minutes each, unless the number of speakers is over 3, which in that case, comments shall be limited to 3 minutes each. For all other issues, for 3 or less speakers, 5 minutes each and for over 3 speakers, 3 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

Material may be emailed to [planningweb@cityofmerced.org](mailto:planningweb@cityofmerced.org) and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, for example, Item # or Oral Communications. Your comments will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM will be distributed to the Planning Commission and retained for the official record.

You may provide telephonic comments via voicemail by calling (209) 388-7390 by no later than 1 PM on the day of the meeting to be added to the public comment. Voicemails will be limited to a time limit of one (1) minute. Please specify which portion of the agenda you are commenting on, for example, Item #, Consent item #, or Oral Communications. Your comments will be played during the Planning Commission meeting at the appropriate time.

## INDIVIDUALS WITH DISABILITIES

Accommodation for individuals with disabilities may be arranged by contacting the Planning Division at (209) 385-6858. Assisted hearing devices are available for meetings held in the Council Chamber.

### A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

### B. ROLL CALL

### C. ORAL COMMUNICATIONS

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 5 minutes. The Chairperson may, at their discretion, reduce the time to 3 minutes if there are more than 3 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

### D. CONSENT CALENDAR

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

D.1     [23-1070](#)     **SUBJECT:** Planning Commission Minutes of November 8, 2023

**ACTION:**

Approving and filing the Planning Commission Minutes of November 8, 2023

### E. PUBLIC HEARINGS AND ACTION ITEMS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission.

- E.1**     [23-1033](#)     **SUBJECT:** Report to Introduce Annexation and Pre-zoning Application #23-03, General Plan Amendment #23-04, and Environmental Review #23-44 for the Virginia Smith Trust (VST) Property, Generally Located at the northeast corner of Cardella and Lake Roads

**ACTION**

No action required.

**SUMMARY**

This is an information session on the VST Annexation. On December 20, 2023, the Planning Commission will be asked to evaluate Annexation and Pre-zoning Application #23-03, General Plan Amendment #23-04, and Environmental Review #23-44 for the Virginia Smith Trust property and make a recommendation to the City Council.

- E.2**     [23-1081](#)     **SUBJECT:** Adoption of amended resolution regarding General Plan Amendment #17-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #42 for land within the Bellevue Ranch Master Development Plan (BRMDP) area.

**ACTION:**

**PLANNING COMMISSION:**

Recommendation to City Council (adoption of an amended Resolution)

1) Environmental Review #17-07 (*Addendum to General Plan EIR*)

2) General Plan Amendment #17-02

3) Site Utilization Plan Revision #12 to Planned Development (P-D) #42

**CITY COUNCIL:**

Approve/Disapprove/Modify

1) Environmental Review #17-07 (*Addendum to General Plan EIR*)

2) General Plan Amendment #17-02

3) Site Utilization Plan Revision #12 to Planned Development (P-D) #42

**SUMMARY**

The Planning Commission is being asked to adopt an amended resolution regarding their recommendation of approval for General Plan Amendment #17-02, Site Utilization Plan Revision #12 to Planned Development (P-D) #42, and Environmental Review #17-07. This action would clarify the acreage affected by the proposed land use changes as well as the villages and lots affected.

#### RECOMMENDATION

Planning staff recommends that the Planning Commission adopt the amended resolution at Attachment B clarifying their recommendation to the City Council to approve Environmental Review #17-07 (*Addendum to the General Plan EIR*), General Plan Amendment #17-02, and Site Utilization Plan Revision # 12 to Planned Development (P-D) #42.

#### F. INFORMATION ITEMS

F.1     [23-1072](#)     **SUBJECT:** Report by City Manager of Upcoming Agenda Items

##### ACTION

Information only.

F.2     [23-1073](#)     **SUBJECT:** Calendar of Meetings/Events

Dec	4	City Council, 6:00 p.m.
	6	Planning Commission, 6:00 p.m.
	12	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m.
Jan	2	City Council, 6:00 p.m.
	3	Planning Commission, 6:00 p.m. <b>(To be cancelled)</b>
	16	City Council, 6:00 p.m.
	17	Planning Commission, 6:00 p.m.

#### G. ADJOURNMENT