



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, April 5, 2023

7:00 PM

A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 7:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner DELGADILLO led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerks's Note: The Planning Commission has 1 vacancy at this time.

Present: 6 - Chairperson Michael Harris, Member Dorothea White, Member Jose Delgadillo, Vice Chair Mary Camper, Member Jeremiah Greggains, and Member Anthony Gonzalez

Absent: 0

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

A motion was made by Member White, seconded by Member Delgadillo and carried by the following vote, to approve the Consent Agenda.

Aye: 6 - Chairperson Harris
Member White
Member Delgadillo
Vice Chair Camper
Member Greggains
Member Gonzalez

No: 0

Absent: 0

D.1

SUBJECT: Planning Commission Minutes of March 22, 2023

ACTION:

Approving and filing the Planning Commission Minutes of March 22,

2023

D.2

SUBJECT: Planning Commission Annual Attendance Report

ACTION

Reviewing and approving the Annual Attendance Report.

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: Vesting Tentative Subdivision Map #1322 and Minor Modification #22-01 for the Renaissance 154 Subdivision, initiated by Benchmark Engineering, on behalf of Likwid Asset Management, LLC, property owner. This application involves a request to subdivide 25.59 acres of land into 154 single-family lots ranging in size from 4,121 square feet to 9,663 square feet. The Minor Modification would allow six lots to be less than the minimum 4,400-square-foot lot size. This property is generally located north of Merced Avenue, approximately 1,300 feet east of Coffee Street and has General Plan designation of Low Density (LD) Residential and a Zoning designation of Residential Planned Development (RP-D) #56. **PUBLIC HEARING**

ACTION:

Approve/Disapprove/Modify

- 1) Environmental Review #22-31 (Categorical Exemption)
- 2) Vesting Tentative Subdivision Map #1322
- 3) Minor Modification #22-01

SUMMARY

The project site is located north of Merced Avenue, approximately 1,300 feet east of Coffee Street. The proposed subdivision would subdivide 25.59 acres of land into 154 single-family lots. The Minor Modification would allow six of the lots to be less than the minimum lot size of 4,400 square feet. Planning staff, along with other City staff, have reviewed the project and recommend approval subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #22-31 (Categorical Exemption), Vesting Tentative Subdivision Map #1322 "Renaissance 154," and Minor Modification #22-01, (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4108 at Attachment A.

Senior Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #23-227.

Public Testimony was opened at 7:11 PM.

Speaker from the Audience in Favor

RICK MUMMERT, Applicant, Benchmark Engineering, Escalon, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 7:13 PM.

A motion was made by Member Delgadillo, seconded by Member Camper and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #22-31 and approve Vesting Tentative Subdivision Map #1322 and Minor Modification #22-01, subject to the Findings and thirty-five (35) Conditions set forth in Staff Report #23-227 (RESOLUTION #4108).

Aye: 6 - Chairperson Harris
Member White
Member Delgadillo
Vice Chair Camper
Member Greggains
Member Gonzalez

No: 0

Absent: 0

E.2

SUBJECT: General Plan Amendment #22-05, Fahrens Creek Specific Plan Amendment #5, Zone Change #432, Establishment of Residential Planned Development (RP-D) #78, and Vesting Tentative Subdivision Map #1326 initiated by ISEA International, property owner, for an approximately 10.76 acre parcel generally located on the south side of Cardella Road, between El Redondo Drive and Horizons Avenue (1250 Cardella Road). The General Plan Amendment would change the General Plan land use designation from Office Commercial (CO)/Neighborhood Commercial (CN) to Low Density Residential (LD). The Fahrens Creek Specific Plan Amendment would change the land use designation for the Specific Plan from Office Commercial/Neighborhood Commercial to Low Density Residential. The Zone Change would change the Zoning designation from Planned Development (P-D) #50 to Residential Planned Development (RP-D) #78. The Vesting Tentative Subdivision Map would subdivide the parcel into 53 single-family lots, ranging in size from 5,000 square feet to 6,718 square feet, *PUBLIC HEARING*

ACTION**PLANNING COMMISSION:**

Recommendation to City Council

- 1) Environmental Review #22-50 (*Negative Declaration*)
- 2) General Plan Amendment #22-05
- 3) Fahrens Creek Specific Plan Amendment #5
- 4) Zone Change #432
- 5) Residential Planned Development (RP-D) #78

Approve/Disapprove/Modify:

- 1) Environmental Review #22-50 (*Negative Declaration*)
- 2) Tentative Subdivision Map #1326
(subject to City Council approval of General Plan Amendment #22-05, Fahrens Creek Specific Plan Amendment #5, Zone Change #432, and Establishment of Residential Planned Development (RP-D) #78)

CITY COUNCIL:

Approve/Disapprove/Modify:

- 1) Environmental Review #22-50 (*Negative Declaration*)
- 2) General Plan Amendment #22-05
- 3) Fahrens Creek Specific Plan Amendment #5
- 4) Zone Change #432
- 5) Establishment of Residential Planned Development (RP-D) #78

SUMMARY

The subject site is an undeveloped 10.76-acre lot located in Northwest Merced at 1250 Cardella Road. The subject site is generally located on the south side of Cardella Road, between El Redondo Drive and Horizons Avenue (Location Map at Attachment C). The General Plan Amendment would change the General Plan land use designation from Office Commercial (CO)/Neighborhood Commercial (CN) to Low Density Residential (LD). The Fahrens Creek Specific Plan Amendment would change the Specific Plan land use designation from Office Commercial/Neighborhood Commercial to Low Density Residential. The Zone Change would change the Zoning designation from Planned Development (P-D) #50 to Residential Planned Development (RP-D) #78. The Tentative Subdivision Map would subdivide the parcel into 53 single-family lots, ranging in size from 5,000 square feet to 6,718 square feet. The proposed density of the subdivision would be approximately 4.93

dwelling units per acre. This density would comply with the proposed General Plan designation of Low Density (LD) Residential, which allows between 2 to 6 dwelling units per acre.

RECOMMENDATION

Planning staff is neutral with this proposal and is not recommending approval or denial. The Planning Commission may recommend approval or denial of Environmental Review #22-50 [Negative Declaration], General Plan Amendment #22-05, Fahrens Creek Specific Plan Amendment #5, Zone Change #432, and Establishment of Residential Planned Development #78; and approve or deny Tentative Subdivision Map #1326 (subject to City Council adopting the General Plan Amendment, Fahrens Creek Specific Plan Amendment, Zone Change, and Establishment of Residential Planned Development #78) including the adoption of the Draft Resolutions at Attachments A and B of Staff Report #23-289, subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of each attachment.

Associate Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #23-289.

Public Testimony was opened at 7:43 PM.

Speaker from the Audience in Favor

RAMIRO MARQUEZ, representing the applicant, Golden Valley Engineering, Merced, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 7:46 PM.

Clerk's Note: Misunderstanding the motion, Commissioner Gonzalez initially voted "no." He verbally changed his vote to "yes."

A motion was made by Chairperson Harris, seconded by Member Gonzalez and carried by the following vote, to recommend to City Council denial of the adoption of a Negative Declaration regarding Environmental Review #22-50, General Plan Amendment #22-05, Fahrens Creek Specific Plan Amendment #5, Zone Change #432, Establishment of Residential Planned Development #78; and deny the adoption of a Negative Declaration regarding Environmental Review #22-50 and Vesting Tentative Subdivision Map #1326.

Aye: 6 - Chairperson Harris
Member White
Member Delgadillo
Vice Chair Camper
Member Greggains
Member Gonzalez

No: 0

Absent: 0

E.3

SUBJECT: General Plan Amendment #22-03 (Amended), initiated by Eric Pluim on behalf of Gateway Park Development Partners, LLC, property owners. This application involves a request to change the General Plan roadway classification from Divided Arterial to Collector for a portion of Mission Avenue from Coffee Street east to the end of the City Limits at Tower Road (extended)**PUBLIC HEARING**

ACTION:

PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #22-25 (*Addendum to General Plan EIR*)
- 2) General Plan Amendment #22-03

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #22-25 (*Addendum to General Plan EIR*)
- 2) General Plan Amendment #22-03

SUMMARY

This is an amended request to amend the General Plan Circulation Element by changing the roadway classification from Divided Arterial to Collector for a portion of Mission Avenue from Coffee Street east to the end of the City Limits at Tower Road (extended). This change is requested to improve the circulation for future development in the area. Staff is recommending approval.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #22-25 (*Addendum to the General Plan EIR*) and General Plan Amendment #22-03 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution.

Senior Planner NELSON reviewed the report on this item. For further

information, refer to Staff Report #23-283.

Public Testimony was opened at 8:11 PM.

Speakers from the Audience in Favor

ERIC PLUIM, Applicant, Sacramento, CA

JOHN KINSEY, Merced Gateway, LLC, Fresno, CA

Speaker from the Audience (Neutral)

ANGEL CORTEZ JR., Resident, Merced County

There were no speakers in opposition to the project.

Public Testimony was closed at 8:19 PM.

A motion was made by Vice Chair Camper, seconded by Member Delgadillo and carried by the following vote, to recommend to City Council approval of the Addendum to the Merced Vision 2030 General Plan Environmental Impact Report (Environmental Review #22-25) and General Plan Amendment #22-03, subject to the Findings and seven (7) Conditions set forth in Staff Report #23-283 (RESOLUTION #4111).

Aye: 6 - Chairperson Harris
Member White
Member Delgadillo
Vice Chair Camper
Member Greggains
Member Gonzalez

No: 0

Absent: 0

E.4

SUBJECT: Cancellation of April 19, 2023, and May 3, 2023, Planning Commission Meetings due to lack of items

ACTION:

Cancel the Planning Commission Meetings of April 19, 2023, and May 3, 2023

A motion was made by Member Greggains, seconded by Vice Chair Camper and carried by the following vote, to cancel the Planning Commission meetings of April 19, 2023, and May 3, 2023, due to a lack of items.

F. INFORMATION ITEMS

F.1

SUBJECT: Report by Director of Development Services of Upcoming

Agenda Items**ACTION**

Information only.

Director of Development Services MCBRIDE went over items for the next several Planning Commission meetings.

F.2**SUBJECT:** Calendar of Meetings/Events

April	3	City Council, 6:00 p.m.
	5	Planning Commission, 7:00 p.m.
	17	City Council, 6:00 p.m.
	19	Planning Commission, 7:00 p.m. (To be cancelled)
	25	Bicycle and Pedestrian Advisory Commission, 4:00 p.m.
May	1	City Council, 6:00 p.m.
	3	Planning Commission, 7:00 p.m. (To be cancelled)
	15	City Council, 6:00 p.m.
	17	Planning Commission, 7:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 8:25 PM.

A motion was made by Member Greggains, seconded by Member Gonzalez and carried by the following vote, to adjourn the Regular Meeting.

Aye: 6 - Chairperson Harris
Member White
Member Delgadillo
Vice Chair Camper
Member Greggains
Member Gonzalez

No: 0

Absent: 0

BY:

A handwritten signature in blue ink, appearing to read 'Scott McBride', with a long horizontal flourish extending to the right.

SCOTT MCBRIDE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

A handwritten signature in blue ink, appearing to read 'Michael Harris', with a long horizontal flourish extending to the right.

MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION