



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, December 6, 2023

6:00 PM

A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner GONZALEZ led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Commissioners OCHOA, SMITH, and Vice Chair CAMPER were absent, excused.

Present: 4 - Chairperson Michael Harris, Member Jose Delgadillo, Member Anthony Gonzalez, and Member Yang Pao Thao

Absent: 3 - Vice Chair Mary Camper, Member Walter Smith, and Member Emanuelle Ochoa

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

D.1

SUBJECT: Planning Commission Minutes of November 8, 2023

ACTION:

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

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

Aye: 4 - Chairperson Harris
Member Delgadillo
Member Gonzalez
Member Pao Thao

No: 0

Absent: 3 - Vice Chair Camper
Member Smith
Member Ochoa

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

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.

Principal Planner LAN, VST Director STEVE TIETJEN, and Project Planner STEPHEN PECK reviewed the report on this item. For further information, refer to Staff Report #23-1033.

Principal Planner LAN informed the Planning Commission that no action is required. The public hearing for this item will be during the Planning Commission Meeting of December 20, 2023.

E.2

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.

Principal Planner LAN reviewed the report on this item. For further information, refer to Staff Report #23-1081.

A motion was made by Member Gonzalez, seconded by Member Delgadillo and carried by the following vote, to recommend to City Council the adoption of an Addendum to the Merced Vision 2030 General Plan Environmental Impact Report (Environmental Review #17-07) and the approval of General Plan Amendment #17-02 and the Site Utilization Plan Revision #12 to Planned Development #42, subject to the Findings and sixteen (16) Conditions set forth in Staff Report #23-1081 (AMENDED RESOLUTION #4125).

Aye: 4 - Chairperson Harris
Member Delgadillo
Member Gonzalez
Member Pao Thao

No: 0

Absent: 3 - Vice Chair Camper
Member Smith
Member Ochoa

F. INFORMATION ITEMS

F.1 **SUBJECT:** Report by City Manager of Upcoming Agenda Items

ACTION

Information only.

City Manager MCBRIDE went over items for the next several Planning Commission meetings.

F.2**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. (To be cancelled)
	16	City Council, 6:00 p.m.
	17	Planning Commission, 6:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:52 PM.

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

Aye: 4 - Chairperson Harris
Member Delgadillo
Member Gonzalez
Member Pao Thao

No: 0

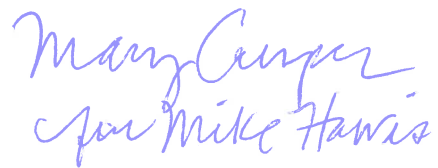
Absent: 3 - Vice Chair Camper
Member Smith
Member Ochoa

BY:



SCOTT MCBRIDE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION