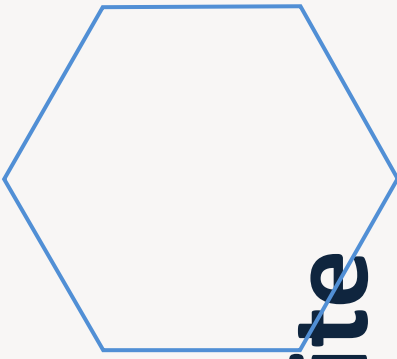




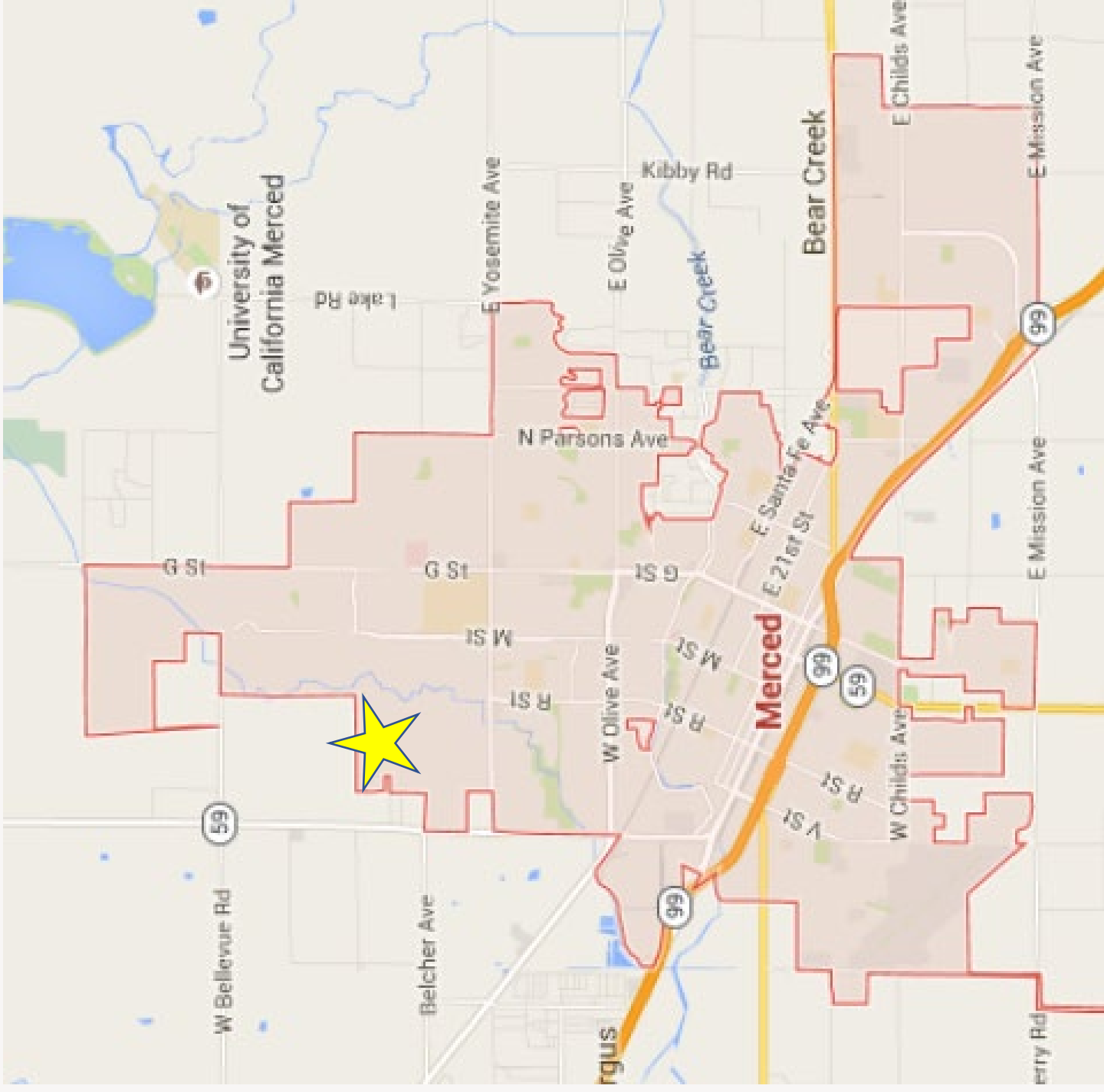
Conditional Use Permit #25-0018, Site Plan Review Permit #25-0010 and Minor Use Permit #25-0017

December 17, 2025
Planning Commission

Valeria Renteria,
Associate Planner



City-Scale Context



County of Merced

West Cardella Road

Subject Site

Vacant

Horizon Avenue

Single-Family
Residential

Scarlet Court

Clary Court

Anise Court

Adobe Court

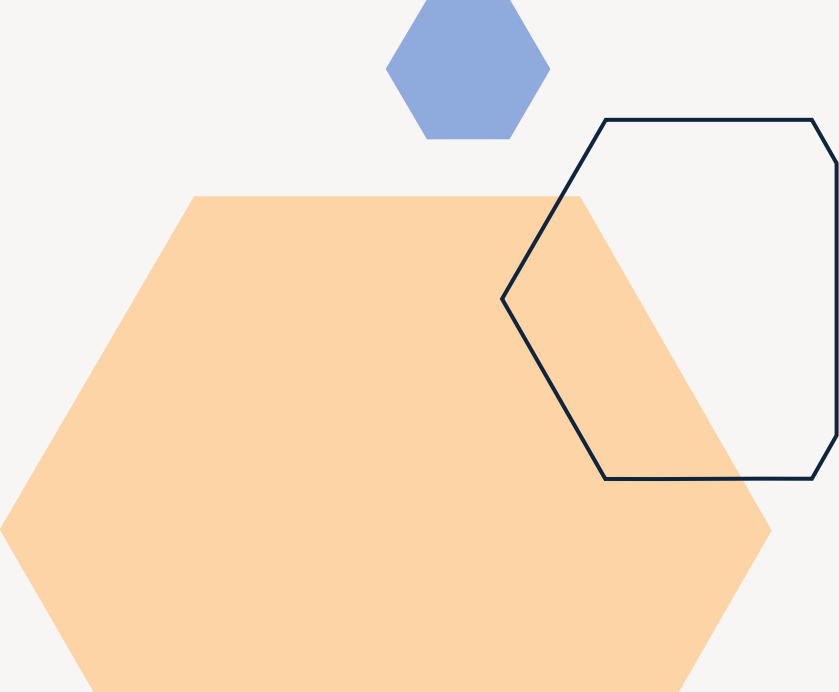
Monaco Drive

El Redondo Drive

Vacant

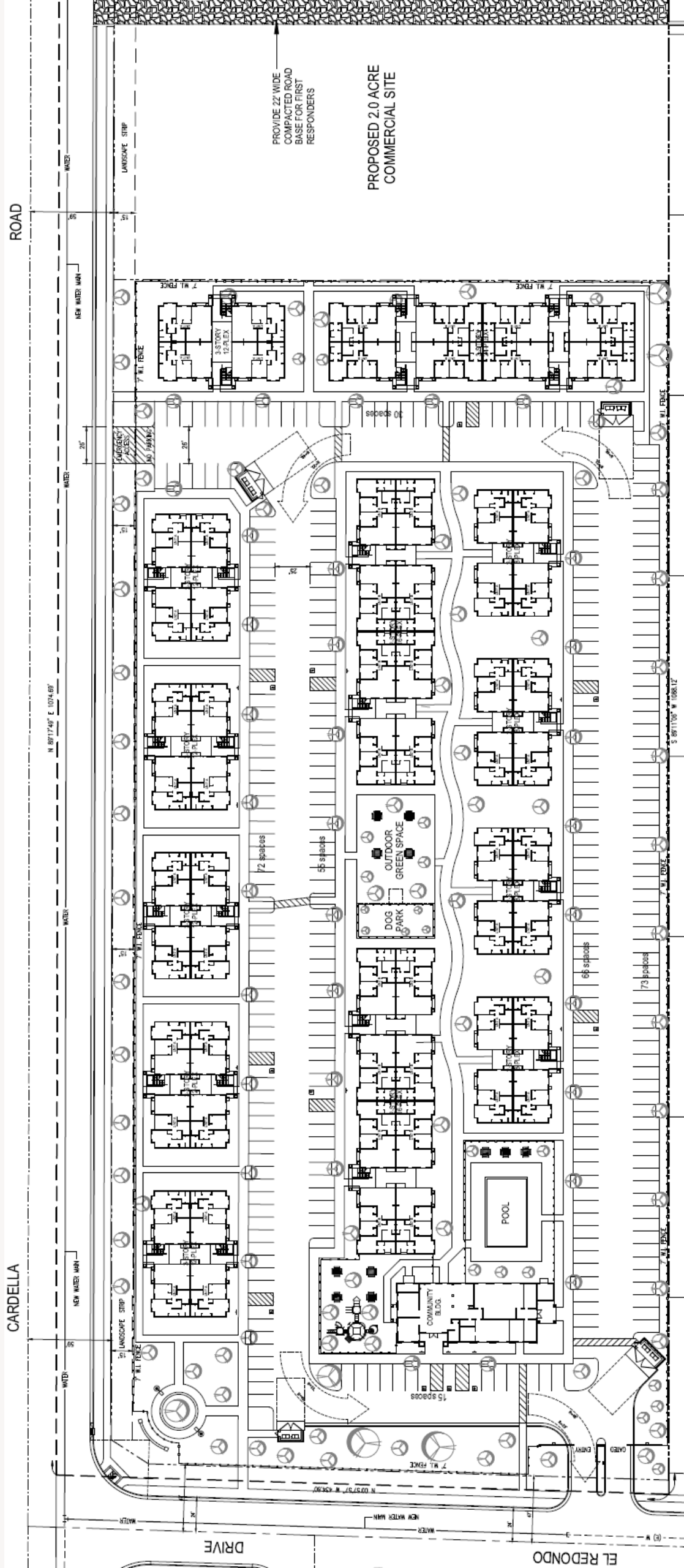


Background

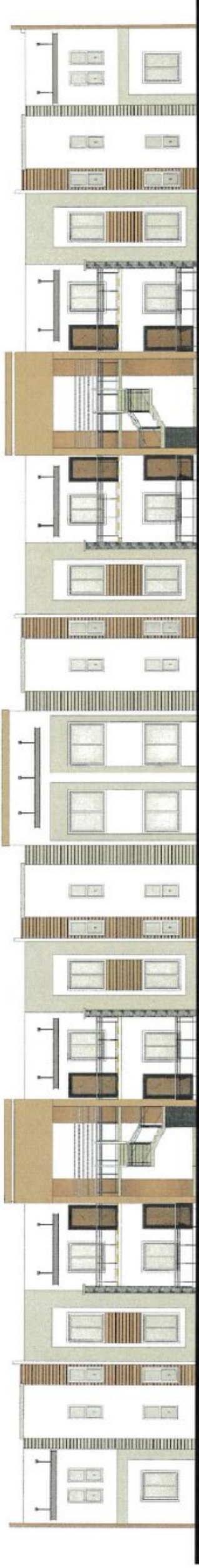


- Subject site (10.9 ac) was annexed into the City in 2003 as part of the Fahrens Creek North Annexation (Annexation No. 190). This annexation incorporated approximately 152.19 acres of land into the city limits.
- The subject site has a land use designation of Neighborhood Commercial (CN) and Commercial Office (CO) which are primarily for commercial uses, but do allow high density residential development with approval of a CUP.

Site Plan



Elevations



2-story Apartment Building
16 units – 3 bed / 2 bath
1,218 SF



3-story Apartment Building
24 units – 3 bed / 2 bath
1,218 SF

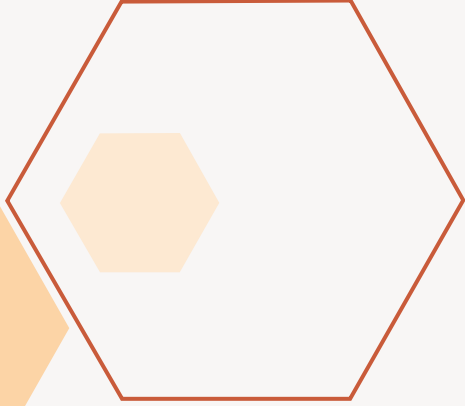
Elevations



3-story Apartment Building
12 Units
2 bed / 2 bath
984 SF

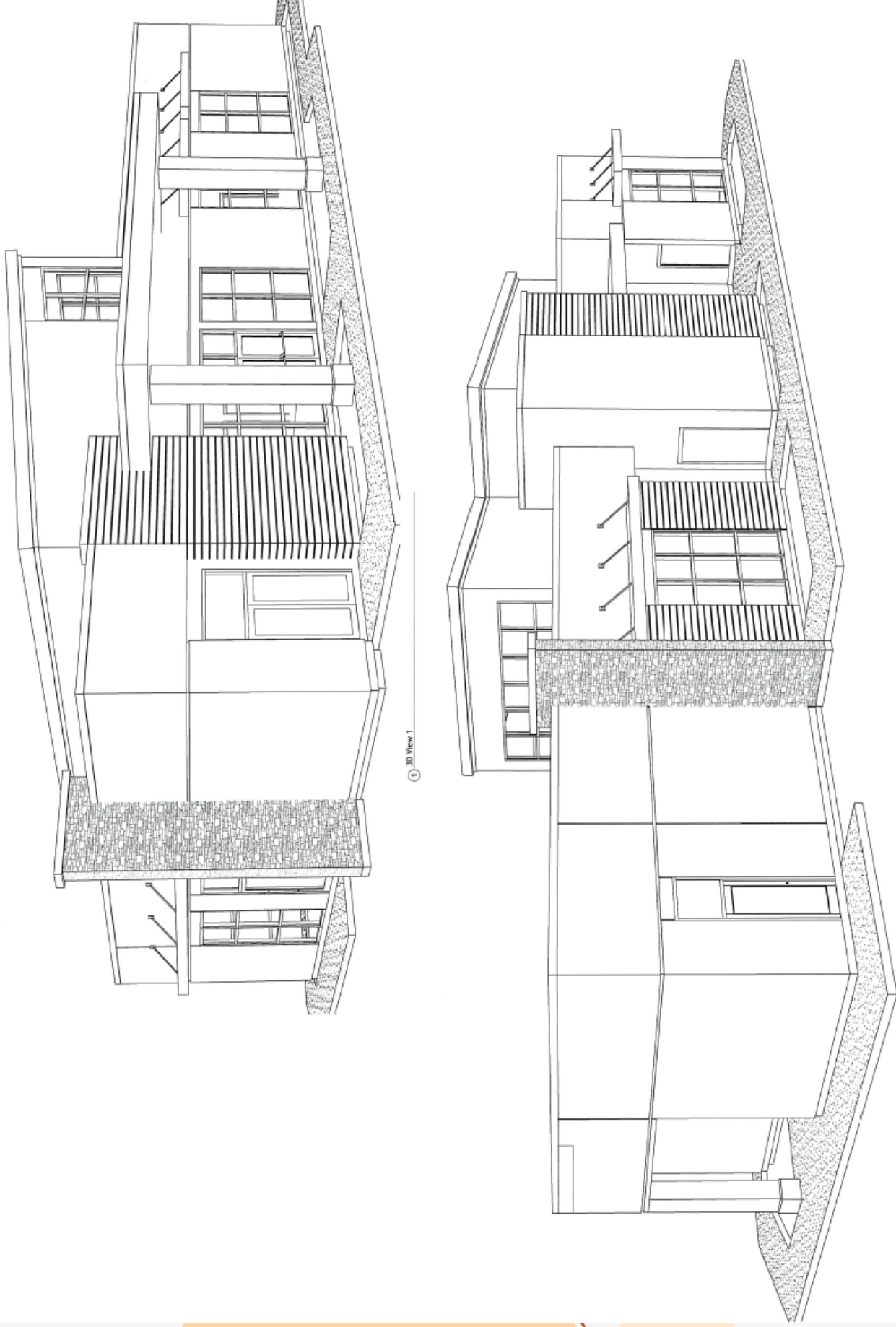


2-story Apartment
Building
8 Units
2 bed / 2 bath
984 SF



Elevations

Community Building



Four hexagons of different colors (orange, light gray, light blue, and light gray) are arranged in a cluster at the bottom of the slide.

Public Comment

- A Public Hearing Notice was mailed out to property owners within 300 feet of the project site, 3 weeks prior to the Public Hearing.

Conditions of Approval

Condition #11 - The applicant shall work with the Fire Department to determine if each building shall have its own independent Fire Department connection and fire control room.

Condition #22 - The developer shall be responsible for paying 12.5% of the cost to install a traffic signal at the intersection of Cardella Road and El Redondo Drive. Details and final estimated costs shall be determined by the City Engineer. This would be due before issuance of a building permit, or as otherwise required by the City Engineer. The developer would need to work with a traffic engineer to install traffic control measures at the intersection of Cardella Road and El Redondo Drive (such as top signs) that would be used until the traffic signal is installed.

Condition #23 - The developer shall be responsible for paying 12.5% of the cost to install a traffic signal at the intersection of Cardella Road and Horizon Avenue. This would be due before issuance of a building permit, or as otherwise required by the City Engineer. If the proposed two acres of future commercial development are subdivided from the apartment development before the issuance of a building permit, the 12.5% shall be due at the time that the future 2-acre commercial lot is developed.

Conditions of Approval

Condition #27 - All landscaping within the public right-of-way along Cardella Road and El Redondo Drive shall comply with state and local requirements for water conservation. All irrigation provided to street trees or other landscaping shall be provided with a drip irrigation or micro-spray system and shall comply with the City's Water Efficient Landscape Ordinance (MMC Section 20.36.030). Landscape plans for all public landscaping shall be provided with the Improvement Plans.

Condition #28 - All undeveloped areas shall be maintained free of weeds and debris.

Condition #29 - The developer would be responsible for their portion of frontage improvements along El Redondo Drive and Cardella Road. Should this development be initiated before the adjacent/entitled subdivision to the west (Royal Wood Villas/Estates), then the developer shall be responsible for constructing El Redondo Drive from Cardella Drive south to its current terminus. All roads shall be constructed to meet City Standards, or as otherwise required by the City Engineer.

Condition #30 - The developer would be responsible for their portion of frontage improvements along Horizon Avenue. If the two acres of commercial are subdivided, the frontage improvements along Horizon Avenue will be the responsibility of the developer of that site and a compacted road base emergency access shall be constructed in the meantime.

Planning Commission Action

Approve / Disapprove / Modify

- Environmental Review #25-0040 (Cat. Ex.)
- Conditional Use Permit #25-0018 (Subject to the conditions in the Staff Report)
- Site Plan Review Permit #25-0010
- Minor Use Permit #25-0017

