



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, December 20, 2023

6:00 PM

A. CALL TO ORDER

Vice Chairperson CAMPER called the Regular Meeting to order at 6:02 PM.

A.1. Moment of Silence

A.2 Pledge of Allegiance to the Flag

Commissioner OCHOA led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Commissioners SMITH, THAO, and Chairperson HARRIS were absent, excused.

Present: 4 - Member Jose Delgadillo, Vice Chair Mary Camper, Member Anthony Gonzalez, and Member Emanuelle Ochoa

Absent: 3 - Chairperson Michael Harris, Member Yang Pao Thao, and Member Walter Smith

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

D.1

SUBJECT: Planning Commission Minutes of December 6, 2023

ACTION:

Approving and filing the Planning Commission Minutes of December 6, 2023

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

Aye: 4 - Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Ochoa

No: 0

Absent: 3 - Chairperson Harris
Member Pao Thao
Member Smith

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: Vesting Tentative Subdivision Map #1327 and Site Plan Review Permit #530 ("Royal Wood Villas") for Redondo and Cardella, LLC, property owner. This application involves a request to subdivide a 5.46-acre portion of a 10.42-acre parcel into 75 single-family lots (with zero-lot line dwellings) ranging in size from 1,500 square feet to 2,275 square feet, generally located on the south side of Cardella Road, west of El Redondo Drive (extended), within Residential Planned Development (RP-D) #57, with a General Plan designation of Village Residential (VR). *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #23-34 (CEQA 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1327
- 3) Site Plan Review Permit #530

SUMMARY

The subject site is located south of Cardella Road, west of future extended El Redondo Drive. The applicant is requesting to subdivide a 5.46-acre portion of a 10.42-acre parcel into 75 small single-family lots with zero-lot line dwellings. Royal Wood Villas would be a gated community with private streets. The proposed single-family home lots range in size between 1,500 square feet and 2,275 square feet. The subject site is located within a Residential Planned Development (RP-D) #57 with a General Plan designation of Village Residential (VR). Because the proposal is located within a Residential Planned Development, a site plan review permit is required to assess the proposed site plan and development standards.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #23-34 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1327 ("Royal Wood Villas"), Site Plan Review Permit #530 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4126 at Attachment A of Planning Commission Staff Report #23-1069.

Acting Senior Planner MENDOZA-GONZALEZ reviewed the report on this

item. For further information, refer to Staff Report #23-1069.

Public Testimony was opened at 6:26 PM.

Speaker from the Audience in Favor

ROBERT DYLINE, Applicant, Merced, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:30 PM.

A motion was made by Member Delgadillo, seconded by Member Ochoa and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #23-34 and approve Vesting Tentative Subdivision Map #1327 and Site Plan Review Permit #530, subject to the Findings and forty-eight (48) Conditions set forth in Staff Report #23-1069 (RESOLUTION #4126).

Aye: 4 - Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Ochoa

No: 0

Absent: 3 - Chairperson Harris
Member Pao Thao
Member Smith

Clerk's Note: Due to an error in the meeting start time listed in the public hearing notice, the vote was invalidated, and this item is being reheard on January 17, 2024.

E.2

SUBJECT: Annexation and Pre-zoning Application #23-03, General Plan Amendment #23-04, Establishment of Planned Development #80, Adoption of VST Specific Plan and Environmental Review #23-44 all initiated by the Virginia Smith Trust (VST), Property Owner. The application would involve the annexation of approximately 654 acres of land generally located at the northeast corner of Cardella and Lake Roads (4600 Lake Road), the Pre-zoning of the property as Planned Development (P-D) #80, the adoption of the VST Specific Plan, and an amendment to the text of the General Plan. This property is located at 4600 Lake Road (APNs 060-010-004 and 060-020-048) and is generally bounded by the University of California, Merced, Campus to the north, agriculturally zoned land in Merced County to the south, agriculturally zoned land in Merced County to the east, and Lake and Cardella Roads to the west **PUBLIC HEARING**

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ACTION**PLANNING COMMISSION:**

Recommendation to City Council

- 1) Annexation and Pre-zoning Application #23-03
- 2) General Plan Amendment #23-04
- 3) Establishment of Planned Development (P-D) #80
- 4) Adoption of the Virginia Smith Trust Specific Plan
- 5) Environmental Review #23-44

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Annexation and Pre-zoning Application #23-03
- 2) General Plan Amendment #23-04
- 3) Approval of Pre-Annexation Development

Agreement

- 4) Establishment of Planned Development (P-D) #80
- 5) Adoption of the Virginia Smith Trust Specific Plan
- 6) Environmental Review #23-44

SUMMARY

This is a request to amend the General Plan land use designations for approximately 654 acres of land south of the University of California, Merced campus. This request also asks that you recommend to the City Council adoption of the Virginia Smith Trust (VST) Specific Plan, Annex and and Pre-zone the property in line with the new Specific Plan and General Plan designations, approve the accompanying environmental review which acknowledges and adopts the Environmental Impact Report prepared for and adopted by the County, and establish Planned Development (P-D) #80. The proposed land use changes would allow the development of university-supporting residential, mixed use and commercial projects, including a percentage of affordable housing, in areas not currently designated for such uses.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Annexation and Pre-zoning Application #23-03, General Plan Amendment #23-04, Establishment of Planned Development (P-D) #80 (including the adoption of Draft Planning Commission Resolution #4127 as Attachment A of Planning Commission Staff Report #23-1114), Adoption of the Virginia Smith Trust Specific Plan and Environmental Review #23-44 subject to the conditions and the findings/considerations (Exhibits A and B, respectively) of Draft Resolution #4127.

Principal Planner LAN reviewed the report on this item. For further information, refer to the Staff Report #23-1114.

Public Testimony was opened at 6:43 PM.

Staff received 2 emails from STEPHEN PECK and KEVIN MALONE. Those emails were provided to the Planning Commission via email prior to the meeting and posted to the City's website.

Speakers from the Audience in Favor

STEPHEN PECK, Applicant, Morro Bay, CA

STEVE TIETJEN, VST Director, Merced County

YOLANDA CAMPOS, MCOE, Merced, CA

ROSA BARRAGAN, MCOE, Merced, CA

ERICK SERRATO, Merced Workforce Board, Merced, CA

JIM CUNNINGHAM, Merced Boosters, Merced, CA

LAURA FONG, MCOE, Merced County

MARTIN MACIAS, MCOE, Merced, CA

RYAN HELLER, Resident, Merced, CA

GENEVA BRETT, MCOE and VST Trustee, Los Banos, CA

ADAM GRAY, Assembly Member, Merced, CA

Clerk's Note: The Planning Commission meeting recessed from 7:29 PM to 7:31 PM.

Speaker from the Audience (Neutral)

JOSUE HERRERA, Resident, Merced, CA

Speakers from the Audience in Opposition

ANA MARIA FABIAN LOMELI, Resident, Merced, CA (as translated by Francisco Mendoza-Gonzalez)

ASHLEY MARIE SUAREZ, Leadership Counsel, Merced, CA

RICARDO MACIEL, Resident, Merced, CA (as translated by Francisco Mendoza-Gonzalez)

ISABEL SANCHEZ, Resident, Merced, CA

MONIQUE TORRES, Resident, Merced, CA

MADELINE HARRIS, Leadership Counsel, Merced, CA

Public Testimony was closed at 7:43 PM.

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 the Focus Subsequent Environmental Impact Report SCH 2001021056 and Mitigation Monitoring Program, and approval of Pending Annexation and Pre-zoning APplications #23-03, General Plan Amendment #23-04, Establishment of Planned Development (P-D) #80, and Adoption of the Virginia Smith Trust Specific Plan, subject to the Findings and twenty-four (24) conditions set forth in Staff Report #23-1114 (RESOLUTION #4127).

Aye: 4 - Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Ochoa

No: 0

Absent: 3 - Chairperson Harris
Member Pao Thao
Member Smith

E.3

SUBJECT: Cancellation of January 3, 2024, Planning Commission Meeting due to lack of items

ACTION:

Cancel the Planning Commission Meeting of January 3, 2024

A motion was made by Member Delgadillo, seconded by Member Gonzalez and carried by the following vote, to not cancel the Planning Commission meeting of January 3, 2024 due to items needing to be heard at that meeting.

Aye: 4 - Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Ochoa

No: 0

Absent: 3 - Chairperson Harris
Member Pao Thao
Member Smith

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.	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m.
Jan.	2	City Council, 6:00 p.m. (Tuesday)
	3	Planning Commission, 6:00 p.m. (To be cancelled)
	16	City Council, 6:00 p.m. (Tuesday)
	17	Planning Commission, 6:00 p.m.
Feb.	5	City Council, 6:00 p.m.
	7	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m. (Tuesday)
	21	Planning Commission, 6:00 p.m.
	29	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:53 PM.

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

Aye: 4 - Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Ochoa

No: 0

Absent: 3 - Chairperson Harris
Member Pao Thao
Member Smith

BY:



SCOTT MCBRIDE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION