



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, April 3, 2024

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 OCHOA led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Present: 7 - Chairperson Michael Harris, Member Jose Delgadillo, Vice Chair Mary Camper, Member Anthony Gonzalez, Member Yang Pao Thao, Member Walter Smith, and Member Emanuelle Ochoa

Absent: 0

C. ORAL COMMUNICATIONS

Chairperson HARRIS thanked KIM ESPINOSA for rejoining the Development Services Department and LEAH BROWN and JONNIE LAN for helping during the Planning Commissioners Academy.

D. CONSENT CALENDAR

D.1

SUBJECT: Planning Commission Minutes of February 21, 2024

ACTION:

Approving and filing the Planning Commission Minutes of February 21, 2024

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

Aye: 7 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 0

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 #1324 ("Bellevue Ranch North Village 29-A") initiated by Benchmark Engineering, applicant for Bellevue Merced, LLC, property owner. This application involves the subdivision of approximately 27.35 acres into 140 single-family lots ranging in size generally between 5,000 square feet and 13,250 square feet. This property is generally located at the northwest corner of M Street (extension) and Conrad Street (future), within Planned Development (P-D) #42 with a Low Density Residential (LD) General Plan Designation; *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #22-41 (CEQA 15162 Findings and CEQA 15183 Exemption)
- 2) Vesting Tentative Subdivision Map #1324

SUMMARY

The subject site is located at the northwest corner of M Street (extension) and Conrad Street (future), as shown at Attachments B and C. The proposed subdivision would subdivide approximately 27.35 acres of land into 140 single-family lots (Attachment C). The lots would generally range in size between 5,000 square feet and 13,250 square feet. This site is part of the Bellevue Ranch Master Development Plan (northern portion as shown at Attachment D) and is commonly referred to as Village 29-A of Bellevue Ranch North.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #22-41 (CEQA Section 15162 Findings and 15183 Exemption) and Vesting Tentative Subdivision Map #1324 - "Bellevue Ranch North Village 29-A" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4131 at Attachment A of Planning

Commission Staff Report #24-254.

Clerk's Note: Item E.1 and E.2 were heard after E.3 to allow time for the applicant's team to arrive.

Senior Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #24-254.

Public Testimony was opened at 6:54 PM.

Staff received 1 email from ASHLEY MARIE SUAREZ. The email was provided to the Planning Commission via email prior to the meeting and posted on the City's website.

Speaker from the Audience in Favor

RICK MUMMERT, Engineer for the Applicant, Benchmark Engineering, Escalon, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 7:05 PM.

A motion was made by Member Delgadillo, seconded by Member Thao and carried by the following vote, to adopt CEQA Section 15162 Findings and CEQA Section 15183 Exemption regarding Environmental Review #22-41 and approve Vesting Tentative Subdivision Map #1324, subject to the Findings and forty-six (46) Conditions set forth in Staff Report #24-254 (RESOLUTION #4131).

Aye: 7 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 0

E.2

SUBJECT: Vesting Tentative Subdivision Map #1325 ("Bellevue Ranch

North Village 29-B") initiated by Benchmark Engineering, applicant for Bellevue Merced, LLC, property owner. This application involves the subdivision of approximately 16.07 acres into 98 single-family lots ranging in size generally between 4,499 square feet and 7,759 square feet. This property is generally located at the southeast corner of M Street (extension) and Farmland Avenue (extension), within Planned Development (P-D) #42 with a Low-Medium Density Residential (LMD) General Plan Designation; *PUBLIC HEARING*

ACTION

[Choose one of the below depending on if the Commission takes final action or makes a recommendation to Council]

ACTION:

Approve/Disapprove/Modify

- 1) Environmental Review #22-42 (CEQA 15162 Findings and CEQA 15183 Exemption)
- 2) Vesting Tentative Subdivision Map #1325

SUMMARY

The subject site is located at the southeast corner of M Street (extension) and Farmland Avenue (extension), as shown at Attachments B and C. The proposed subdivision would subdivide approximately 16.07 acres of land into 98 single-family lots (Attachment C). The lots would generally range in size between 4,499 square feet and 7,759 square feet. This site is part of the Bellevue Ranch Master Development Plan (northern portion of plan is shown at Attachment D) and is commonly referred to as Village 29-B of Bellevue Ranch North.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #22-42 (CEQA Section 15162 Findings and 15183 Exemption) and Vesting Tentative Subdivision Map #1325 - "Bellevue Ranch North Village 29-B" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4132 at Attachment A of Planning Commission Staff Report #24-255.

Senior Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #24-255.

Public Testimony was opened at 7:18 PM.

Staff received 1 email from ASHLEY MARIE SUAREZ. The email was provided to the Planning Commission via email prior to the meeting and posted on the City's website.

Speaker from the Audience in Favor

RICK MUMMERT, Engineer for the Applicant, Benchmark Engineering, Escalon, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 7:23 PM.

A motion was made by Member Gonzalez, seconded by Member Ochoa and carried by the following vote, to adopt CEQA Section 15162 Findings and CEQA Section 15183 Exemption regarding Environmental Review #22-42 and approve Vesting Tentative Subdivision Map #1325, subject to the Findings and forty-seven (47) Conditions set forth in Staff Report #24-255 (RESOLUTION #4132).

Aye: 7 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 0

E.3

SUBJECT: General Plan Amendment #23-05, Zone Change #434, Establishment of Planned Development (P-D) #81, Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02, initiated by Unite Security Company, LLC, on behalf of Nicholas Mary Lee, Trustee, property owner for the 3.50 acre property located at 470 E. Olive Avenue. The General Plan Amendment would change the General Plan land use designation from Low-Medium Density Residential (LMD) to Business Park (BP). The Zone Change would allow the Establishment of the Planned Development to change the land use from Low Medium Density Residential (R-2) to "Self-Storage." The Site Plan Review Permit would allow the development of a self-storage facility (approximately 681 storage units) with long-term boat and recreational vehicle parking spaces (approximately 74 parking spaces). The Conditional Use Permit would allow a live/work unit for an onsite manager for the self-storage facility. The Minor Use Permit would be for interface review to allow

commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. *PUBLIC HEARING*

ACTION:**PLANNING COMMISSION:**

Recommendation to City Council:

- 1) Environmental Review #23-45 (*Mitigated Negative Declaration*)
- 2) General Plan Amendment #23-05
- 3) Zone Change #434
- 4) Establishment of Planned Development (P-D) #81

Approve/Disapprove/Modify:

- 1) Environmental Review #23-45 (*Mitigated Negative Declaration*)
- 2) Conditional Use Permit #1276
- 3) Site Plan Review Permit #538
- 4) Minor Use Permit #24-02
[subject to City Council approval of General Plan Amendment #23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81]

CITY COUNCIL:

Approve/Disapprove/Modify:

- 1) Environmental Review #23-45 (*Mitigated Negative Declaration*)
- 2) General Plan Amendment #23-05
- 3) Zone Change #434
- 4) Establishment of Planned Development (P-D) #81

SUMMARY

The subject site is an undeveloped 3.50-acre parcel generally located at 470 E. Olive Avenue within the northeast quadrant of the City. The subject site is located on the south side of Olive Avenue, approximately 500 feet west of Oleander Avenue (Attachment C). The applicant is requesting to change the General Plan land use designation from Low Medium Density Residential (LMD) to Business Park (BP), and to change the Zoning classification from Low Medium Density Residential (R-2) to Planned Development (P-D) #81, with a land use designation of "self storage." The Site Plan Review permit would allow the development of a self-storage facility with approximately 681 storage units, and a long-term boat and recreational vehicle parking facility with approximately 74 spaces. The Conditional Use Permit would allow one live/work unit for an onsite manager. The Minor Use Permit is required for interface review of

commercial development adjacent to a Low Density Residential (R-1-6) Zone. The applicant has provided a site plan (Attachment D), floor plans (Attachment E), and elevations (Attachment F) for this proposal.

RECOMMENDATION

General Plan Amendment, Zone Change, and Establishment of Planned Development

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #23-45 (Mitigated Negative Declaration), General Plan Amendment #23-05, Zone Change #434, and Establishment of Planned Development (P-D) #81 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B, and the Mitigation Monitoring Program in Exhibit C of the Draft Resolution.

Conditional Use Permit, Site Plan Review, and Minor Use Permit

Planning staff recommends that the Planning Commission approve Conditional Use Permit #1276, Site Plan Review #538, and Minor Use Permit #24-02 (including the adoption of the Draft Resolution at Attachment B) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B, and the Mitigation Monitoring Program in Exhibit C of the Draft Resolution, and contingent upon City Council approval of the General Plan Amendment, Zone Change, and Establishment of Planned Development.

Senior Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to the Staff Report #24-256.

Public Testimony was opened at 6:26 PM.

Speaker from the Audience in Favor

KRISTIN SCHEIDT, Engineer for the Applicant, O'Dell Engineering, Merced, CA

Speaker from the Audience in Opposition

DIANE WILSON, Resident, Merced, CA

Public Testimony was closed at 6:31 PM.

A motion was made by Vice Chair Camper, seconded by Member Delgadillo and carried by the following vote, to recommend to the City Council the denial of General Plan Amendment #23-05, Zone Change #431, and Establishment of Planned Development (PD) #81.

Aye: 7 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 0

A motion was made by Member Gonzalez, seconded by Member Ochoa and carried by the following vote, to deny the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program regarding Environmental Review #23-45 and deny approval of Conditional Use Permit #1276, Site Plan Review Permit #538, and Minor Use Permit #24-02.

Aye: 7 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 0

F. INFORMATION ITEMS

F.1 **SUBJECT:** Report by Temporary Director of Development Services of Upcoming Agenda Items

ACTION

Information only.

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

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

Apr.	2	City Council, 6:00 p.m. (Tuesday)
	3	Planning Commission, 6:00 p.m.
	15	City Council, 6:00 p.m.
	17	Planning Commission, 6:00 p.m.
	27	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

May	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:32 PM.

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

Aye: 7 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 0

BY:


for

KIM ESPINOSA, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION