



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, October 23, 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

Vice Chair GONZALEZ led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Commissioners Thao, Smith, and Ochoa were absent, excused.

Present: 4 - Chairperson Michael Harris, Member Jose Delgadillo, Vice Chair Anthony Gonzalez, and Member Jeremiah Greggains

Absent: 3 - Member Yang Pao Thao, Member Walter Smith, and Member Emanuelle Ochoa

C. PUBLIC COMMENT

There were no public comments.

Temporary Director of Development Services ESPINOSA introduced Deputy Director of Development Services DIANA LOWRANCE to the Planning Commission.

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of October 9, 2024

ACTION:

Approving and filing the Planning Commission Minutes of October 9, 2024

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

Aye: 4 - Chairperson Harris
Member Delgadillo
Vice Chair Gonzalez
Member Greggains

No: 0

Absent: 3 - Member Pao Thao
Member Smith
Member Ochoa

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: Conditional Use Permit #1282, initiated by Maria Aguilar, on behalf of Antonio and Laura Sanchez, property owners. This application involves a request to operate a food truck within the parking lot at 301 West 16th Street, generally located on the northwest corner of Martin Luther King Jr Way and West 16th Street, within a Central Commercial (C-C) Zone. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
1) Environmental Review #24-27 (*Categorical Exemption*)
2) Conditional Use Permit #1282

SUMMARY

Maria Aguilar is requesting conditional use permit approval to operate a food truck within the parking lot located at 301 West 16th Street (Attachment B). Mobile Food Vendors are considered a conditional use within a Central Commercial (C-C) Zone. The proposed food truck would be located within a parking lot near the southern corner portion of the parcel (Attachment C). The Planning Commission will be reviewing this proposal to ensure that the new site plan is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development. Staff is recommending approval of this request subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-27 (Categorical Exemption) and Conditional Use Permit #1282 (including the adoption of the Resolution at Attachment A).

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #24-941.

Public Testimony was opened at 6:10 PM.

Speakers from the Audience in Favor

MARIA AGUILAR, Applicant, Merced, CA (Senior Planner Francisco Mendoza-Gonzalez interpreted)

ANTONIO SANCHEZ, Property Owner, Atwater, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:17 PM.

A motion was made by Member Greggains, seconded by Vice Chair Gonzalez and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #24-27 and approve Conditional Use Permit #1282, subject to the Findings and thirty-seven (37) Conditions set forth in Staff Report #24-941 (RESOLUTION #4143).

Aye: 4 - Chairperson Harris
Member Delgadillo
Vice Chair Gonzalez
Member Greggains

No: 0

Absent: 3 - Member Pao Thao
Member Smith
Member Ochoa

E.2

SUBJECT: General Plan Amendment #24-01, Northeast Yosemite Specific Plan Amendment #6, Zone Change #433, Establishment of Planned (P-D) Development #82, and Vesting Tentative Subdivision Map #1329 ("Paulson Ranch"), initiated by Stonefield Home, Inc., property owner. The General Plan Amendment would amend the Merced General Plan Transportation and Circulation Element by modifying the City of Merced Circulation Plan (Figure 4.1) and all associated maps and descriptions throughout the General Plan, to eliminate Destiny Drive (a collector road) from going through the subject site to Paulson Road (extension). The Northeast Yosemite Specific Plan Amendment would modify the design, layout, and circulation of the residential subdivision previously approved for this site. The Zone Change would be a change in zoning from Medium Density Residential (R-3-2) for a 1.08-acre portion of the project site for the Establishment of Planned Development (P-D) #82 to allow for 16 of the 113 lots to be small lots between 2,200 square feet and 3,700 square feet (with a zero-lot-line development). The Vesting Tentative Subdivision Map would subdivide approximately 39.12 acres into 113 single family lots (mostly between 6,000 and 7,000 square feet). The subject site is generally located on the south side of E. Cardella Road, 1,900 feet east of G Street. *PUBLIC HEARING*

ACTION: Table (withdraw) this item (at the applicant's request).

SUMMARY

The developer is revising its proposal. The developer requests that this item be tabled to allow them to make modifications to its site plan and land use requests. After submission of the new proposal, staff will set a new public hearing date and prepare new notices of the hearing date and time.

RECOMMENDATION

Planning staff recommends that this item be tabled to allow the developer to make changes to its proposal.

This item was tabled to allow the applicant to make modifications to their site plan and land use requests.

E.3

SUBJECT: Cancellation of November 6, 2024, Planning Commission Meeting due to a lack of items and November 20, 2024, and December 18, 2024, Planning Commission Meetings due to the holidays

ACTION:

Cancel the Planning Commission Meetings of November 6, 2024, November 20, 2024, and December 18, 2024

A motion was made by Vice Chair Gonzalez, seconded by Member Delgadillo and carried by the following vote, to cancel the Planning Commission meetings of November 6, 2024, November 20, 2024, and December 18, 2024, due to a lack of items and the holidays.

Aye: 4 - Chairperson Harris
Member Delgadillo
Vice Chair Gonzalez
Member Greggains

No: 0

Absent: 3 - Member Pao Thao
Member Smith
Member Ochoa

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 ESPINOSA went over items for the next several Planning Commission meetings.

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

Oct.	21	City Council, 6:00 p.m.
	22	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	23	Planning Commission, 6:00 p.m.
Nov.	4	City Council, 6:00 p.m.
	6	Planning Commission, 6:00 p.m. (To be Cancelled)
	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m. (To be Cancelled)
Dec.	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	10	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	16	City Council, 6:00 p.m.
	18	Planning Commission, 6:00 p.m. (To be Cancelled)

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:28 PM.

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

Aye: 4 - Chairperson Harris
Member Delgadillo
Vice Chair Gonzalez
Member Greggains

No: 0

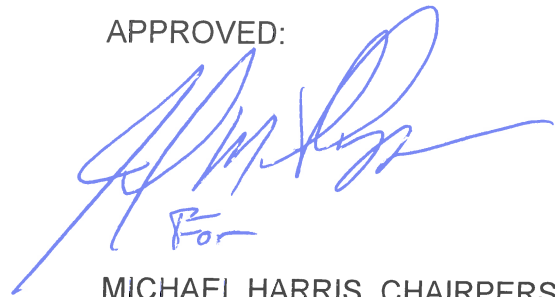
Absent: 3 - Member Pao Thao
Member Smith
Member Ochoa

BY:



KIM ESPINOSA, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION