



# CITY OF MERCED

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

## Meeting Agenda

### Planning Commission

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Wednesday, January 17, 2024

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic  
Center, 678 W. 18th Street, Merced, CA 95340

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#### NOTICE TO PUBLIC

##### WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at [www.cityofmerced.org](http://www.cityofmerced.org) or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission.

##### PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium at the back of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 5 minutes each, unless the number of speakers is over 3, which in that case, comments shall be limited to 3 minutes each. For all other issues, for 3 or less speakers, 5 minutes each and for over 3 speakers, 3 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

Material may be emailed to [planningweb@cityofmerced.org](mailto:planningweb@cityofmerced.org) and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, for example, Item # or Oral Communications. Your comments will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM will be distributed to the Planning Commission and retained for the official record.

You may provide telephonic comments via voicemail by calling (209) 388-7390 by no later than 1 PM on the day of the meeting to be added to the public comment. Voicemails will be limited to a time limit of one (1) minute. Please specify which portion of the agenda you are commenting on, for example, Item #, Consent item #, or Oral Communications. Your comments will be played during the Planning Commission meeting at the appropriate time.

## INDIVIDUALS WITH DISABILITIES

Accommodation for individuals with disabilities may be arranged by contacting the Planning Division at (209) 385-6858. Assisted hearing devices are available for meetings held in the Council Chamber.

### A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

### B. ROLL CALL

### C. ORAL COMMUNICATIONS

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 5 minutes. The Chairperson may, at their discretion, reduce the time to 3 minutes if there are more than 3 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

### D. CONSENT CALENDAR

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

D.1 [24-073](#)      **SUBJECT:** Planning Commission Minutes of January 3, 2024

**ACTION:**

Approving and filing the Planning Commission Minutes of January 3, 2024

### E. PUBLIC HEARINGS AND ACTION ITEMS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission.

**E.1** [24-059](#)

**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**

This item was originally heard by the Planning Commission during the Planning Commission meeting of December 20, 2023, but due to an error in the meeting start time in the Public Hearing Notice this item is being reheard.

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.

**E.2**     [24-079](#)     **SUBJECT:** Cancellation of February 7, 2024, Planning Commission Meeting due to lack of items

**ACTION:**  
 Cancel the Planning Commission Meeting of February 7, 2024

**F. INFORMATION ITEMS**

**F.1**     [24-090](#)     **SUBJECT:** Planning Commission - Definition, Powers and Duties

**ACTION**  
 Information only.

**SUMMARY**  
 Annual Introduction of Planning Commission to Community and New Commission Members.

**F.2**     [24-074](#)     **SUBJECT:** Report by City Manager of Upcoming Agenda Items

**ACTION**  
 Information only.

**F.3**     [24-075](#)     **SUBJECT:** Calendar of Meetings/Events

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

**G. ADJOURNMENT**