



# CITY OF MERCED

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

## Minutes Planning Commission

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Wednesday, January 17, 2024

6:00 PM

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### 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 DELGADILLO 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

There were no public comments.

### D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of January 3, 2024

**ACTION:**

Approving and filing the Planning Commission Minutes of January 3, 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

**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**

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.

Acting Senior Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #24-059.

Public Testimony was opened at 6:42 PM.

Staff received 3 emails from LAURA TIPTON. Those emails were provided to the Planning Commission via email prior to the meeting and posted to the City's website.

Speaker from the Audience in Favor

ROBERT DYLINA, Applicant, Merced, CA

Speakers from the Audience (Neutral)

AUGUSTINA POUNCEY, Resident, Merced County

NATHAN BRAY, Merced County Director of Public Works, Merced County

Speaker from the Audience in Opposition

JOHN COTTER, Resident, Merced County

Public Testimony was closed at 7:07 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 #24-059 (RESOLUTION #4126).**

**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:** Cancellation of February 7, 2024, Planning Commission Meeting due to lack of items

**ACTION:**

Cancel the Planning Commission Meeting of February 7, 2024

A motion was made by Vice Chair Camper, seconded by Member Gonzalez and carried by the following vote, to cancel the Planning Commission meeting of February 7, 2024, due to a lack of items.

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: Planning Commission - Definition, Powers and Duties

**ACTION**

Information only.

**SUMMARY**

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

Principal Planner LAN informed the Planning Commission of their powers and duties.

F.2 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.3 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. **(To be cancelled)**
- 18 City Council, 6:00 p.m.
- 20 Planning Commission, 6:00 p.m.

**G. ADJOURNMENT**

**Clerk's Note:** The Regular Meeting adjourned at 7:22 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:



SCOTT MCBRIDE, SECRETARY  
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON  
MERCED CITY PLANNING COMMISSION