



# 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 22, 2025

6:00 PM

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### A. CALL TO ORDER

Chairperson GONZALEZ called the meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

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

### B. ROLL CALL

**Clerk's Note:** The Planning Commission has 1 vacancy at this time.

**Present:** 6 - Member Jose Delgadillo, Chair Anthony Gonzalez, Member Yang Pao Thao, Member Walter Smith, Member Emanuelle Ochoa, and Vice Chair Jeremiah Greggains

**Absent:** 0

### C. PUBLIC COMMENT

There were no public comments.

### D. CONSENT CALENDAR

D.1

**SUBJECT:** Planning Commission Minutes of January 8, 2025

**ACTION:**

Approving and filing the Planning Commission Minutes of January 8, 2025

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

**Aye:** 6 - Member Delgadillo  
Chair Gonzalez  
Member Pao Thao  
Member Smith  
Member Ochoa  
Vice Chair Greggains

**No:** 0

Absent: 0

## E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

**SUBJECT:** Vesting Tentative Subdivision Map #1334, initiated by Stonefield Homes Inc., property owner. This application involves a request to subdivide approximately 9.9 acres of land into forty-eight (48), residential lots ranging in size from 6,000 square feet to 14,995 square feet. This property is generally located at the southwest corner of Campus Parkway and East Childs Avenue and has a General Plan designation of High to Medium Density Residential (HMD) and a Zoning designation of Medium Density Residential (R-3-2). \*\*PUBLIC HEARING\*\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #24-39 (CEQA Section 15162 Findings)  
2) Vesting Tentative Subdivision Map #1334

### SUMMARY

The applicant is proposing a tentative map for forty-eight (48) single-family residential lots, south of East Childs Avenue, west of Campus Parkway (Attachment B). The proposed subdivision would subdivide approximately 9.9 acres of land into forty-eight (48) residential single-family lots ranging in size from 6,000 square feet to 14,995 square feet, with no lot being smaller than 6,000 square feet. Planning staff, along with other City staff, have reviewed the project and recommend approval subject to conditions.

### RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-39 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1334 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4147 at Attachment A.

Senior Planner MENDOZA-GONZALEZ reviewed the report on this item for Associate Planner RENTERIA. For further information, refer to Staff Report #25-030.

Public Testimony was opened at 6:14 PM.

Speakers from Audience in Favor

MATTHEW RODGERS, Engineer for the Applicant, Benchmark

Engineering, Modesto, CA

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

Speakers from Audience in Opposition

JEAN OKUYE, Valley Land Alliance, Livingston, CA

ASHLEY MARIE SUAREZ, Leadership Counsel for Justice and  
Accountability, Merced, CA

Public Testimony was closed at 6:23 PM.

**A motion was made by Member Ochoa, seconded by Member Delgadillo, and carried by the following vote, to adopt a CEQA Section 15162 Findings regarding Environmental Review #24-39 and approve Vesting Tentative Subdivision Map #1334, subject to the Findings and forty (40) Conditions set forth in Staff Report #25-030 (RESOLUTION #4146).**

**Aye:** 6 - Member Delgadillo  
Chair Gonzalez  
Member Pao Thao  
Member Smith  
Member Ochoa  
Vice Chair Greggains

**No:** 0

**Absent:** 0

**E.2**

**SUBJECT:** Study Session on the Rezones for the Housing Element to meet the Requirements for the Regional Housing Needs Allocation (RHNA)

**ACTION**

For information and discussion.

**SUMMARY**

Study Session on Rezoning Required to meet the needs of RHNA.

**ATTACHMENTS**

1. Presentation

Principal Planner LAN reviewed the report on this item. For further information, refer to Staff Report #25-003.

Public Testimony was opened at 6:52 PM.

Speaker from the Audience (Neutral)

ASHLEY MARIE SUAREZ, Leadership Counsel for Justice and Accountability, Merced, CA

Public Testimony was closed at 6:56 PM.

## 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 the items for the next several Planning Commission meetings.

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

Jan.	21	City Council, 6:00 p.m. <b>(Tuesday)</b>
	22	Planning Commission, 6:00 p.m.
Feb.	3	City Council, 6:00 p.m.
	5	Planning Commission, 6:00 p.m.
	18	City Council, 6:00 p.m. <b>(Tuesday)</b>
	19	Planning Commission, 6:00 p.m.
	25	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
Mar.	3	City Council, 6:00 p.m.
	5	Planning Commission, 6:00 p.m. <b>(To Be Cancelled)</b>
	17	City Council, 6:00 p.m.
	19	Planning Commission, 6:00 p.m.

## G. ADJOURNMENT

**Clerk's Note:** The Regular Meeting was adjourned at 7:02 PM.


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

**Aye:** 6 - Member Delgadillo  
Chair Gonzalez  
Member Pao Thao  
Member Smith  
Member Ochoa  
Vice Chair Greggains

**No:** 0

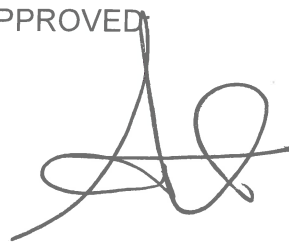
**Absent:** 0

BY:



KIM ESPINOSA, SECRETARY  
MERCED CITY PLANNING COMMISSION

APPROVED:



ANTHONY GONZALEZ, CHAIRPERSON  
MERCED CITY PLANNING COMMISSION