



# CITY OF MERCED

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

## Master

File Number: 25-302

File ID: 25-302

Agenda Public Hearing Item  
Section:

Status: Agenda Ready

Version: 1

Agenda  
Section:

In Control: Planning  
Commission

File Created: 04/11/2025

Subject:

Final Action: 05/07/2025

Title: **SUBJECT:** Conditional Use Permit #25-0006, initiated by AT&T Mobility, on behalf of The City of Merced, property owner. This application involves a request to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-palm tree at 3400 Parsons Avenue, generally located at the northeast corner of Parsons Avenue and Brookdale Drive, with a General Plan designation of Open Space (OP-S), and a Zoning classification of (R-1-6) \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #25-0002 (*Categorical Exemption*)  
2) Conditional Use Permit #25-0006

### SUMMARY

AT&T Mobility is requesting approval to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-palm tree at 3400 Parsons Avenue (Attachment D) within a Low Density Residential (R-1-6) Zone. The project is located at the northeast corner of Parsons Avenue and Brookdale Drive within the City's Rahilly Park. Per Merced Municipal Code Land Use Table 20.58-2 - Review Procedures for Support Towers for Wireless Communication Facilities, a site plan review is required for stealth facilities within an R-1 Zone that are over 140% of the maximum height allowed within this zone. However, as described in the background section of this report, because the Site Plan Review Committee April 3, 2025, referred this request to the Planning Commission, the land use permit required is now a conditional use permit. Staff is recommending approval of this application subject to the conditions contained in the Staff Report.

### RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #25-0002 (*Categorical Exemption*), and Conditional Use Permit #25-0006, including the adoption of the Draft Resolution at Attachment A, subject to the conditions in Exhibit A and the

findings/considerations in Exhibit B.
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**Internal Notes:****Sponsors:****Enactment Date:**

**Attachments:** ATT A - #4155 Exhibit A CUP#25-0006 3400 Parsons Ave - Cell Tower.pdf, ATT B - Location Map.pdf, ATT C - Site Plan .pdf, ATT D - Elevation.pdf, ATT E - AT&T Photo Simulations\_v1.pdf, ATT F - AT&T Coverage Maps\_v1.pdf, ATT G - EME Compliance Report.pdf, ATT H - Rahilly Park\_ASA.alternate site analysis.pdf, ATT I - Draft Site Plan Resolution.pdf, ATT J - PUBLIC COMMENTS.pdf, ATT K - PHN Map for CUP 25-0006.pdf, ATT L - Categorical Exemption.pdf, ATT M - Presentation.pdf

**Enactment Number:****Recommendation:****Hearing Date:****Entered by:****Effective Date:****History of Legislative File**

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/07/2025	approved				Pass
<p><b>Action Text:</b> A motion was made by Member Delgadillo, seconded by Member Thao, and carried by the following vote to adopt a Categorical Exemption regarding Environmental Review #25-0002 and approve Conditional Use Permit #25-0006, subject to the Findings and twenty-two (22) Conditions set forth in Staff Report #25-302 (RESOLUTION #4155).</p> <p><b>Notes:</b> Development Services Technician II LEE reviewed the report on this item. For further information, refer to Staff Report #25-302.</p> <p>Public Testimony was opened at 6:14 PM.</p> <p>Staff received 4 emails from CARL JONES, JULIE HORAL, LYNN MALLOY, and SANDRA BOESE. The emails were provided to the Planning Commission via email prior to the meeting and posted on the City's website.</p> <p><u>Speaker from the Audience in Favor</u></p> <p>CARL JONES, Applicant, AT&amp;T, Folsom, CA</p> <p><u>Speakers from the Audience in Opposition</u></p> <p>BRENDA MORGUN, Leader of Opposition, Merced, CA</p> <p>JULIE HORAL, Resident, Merced, CA</p> <p>TOM MARTINEZ, Resident, Merced, CA</p>							

ADISON MARTINEZ, Resident, Merced, CA

AURORA MARTINEZ, Resident, Merced, CA

GENEVIEVE RASMUSSEN, Resident, Merced, CA

ESMERALDA MARTINEZ, Resident, Merced, CA

Public Testimony was closed at 6:44 PM.

Aye: 5 Delgadillo, Pao Thao, Smith, Ochoa, and Greggains

No: 0

Absent: 1 Gonzalez

Abstain: 1 Swiggart

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