



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, May 18, 2022

7:00 PM

A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 7:00 PM

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner GREGGAINS led the Pledge of Allegiance to the Flag.

B. ROLL CALL

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

Present: 7 - Chairperson Michael Harris, Member Robert Dylina, Member Dorothea White, Member Jose Delgadillo, Vice Chair Mary Camper, Member Jeremiah Greggains, and Member Ronnie DeAnda

Absent: 0

D.1

SUBJECT: Planning Commission Minutes of April 20, 2022

ACTION:

Approving and filing the Planning Commission Minutes of April 20, 2022

ATTACHMENTS

1. Draft Minutes of April 20, 2022

A motion was made by Member Delgadillo, second by Member White, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Chairperson Harris
Member Dylina
Member White
Member Delgadillo
Vice Chair Camper
Member Greggains
Member DeAnda

No: 0

Absent: 0

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1 **SUBJECT: Annual Review of the Five-Year (2022-2027) Capital Improvement Program (CIP), Determination of Whether the Individual Projects are Consistent with the General Plan Maps, Policies, and Principles and Recommendation to the City Council Regarding the Consistency with the Merced Vision 2030 General Plan**

ACTION Adopt a finding that the CIP is consistent with the General Plan

SUMMARY

A function of the Planning Commission is the annual review of the Capital Improvement Program (CIP). The CIP is a list of the physical improvements the City plans on funding and constructing over the next five years. The Planning Commission’s role is to determine whether the individual projects are consistent with the General Plan maps, policies, and principles. The Draft Project List for the 2022-2027 Five-Year Capital Improvement Program document is provided at Attachment A. Please note that the budget numbers are still being finalized so they are subject to change prior to City Council consideration.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council that the Draft Five-Year Capital Improvement Program is consistent with the “*Merced Vision 2030 General Plan*” and related master plans.

City Engineer BELTRAN reviewed the report on this item. For further information, refer to Staff Report #22-343.

A motion was made by Member Delgadillo, seconded by Member Greggains, to adopt a finding that the Fiscal Year 2022-2023 Capital Improvement Program is consistent with the General Plan. The motion carried by the following vote:

- Aye:** 7 - Chairperson Harris
 Member Dylina
 Member White
 Member Delgadillo
 Vice Chair Camper
 Member Greggains
 Member DeAnda

No: 0

Absent: 0

E.2

SUBJECT: Vesting Tentative Subdivision Map #1319 for the Mission 106 Subdivision, initiated by Benchmark Engineering, on behalf of Stonefield Home, Inc., property owner. This application involves a request to subdivide 9.71 acres of land into 106 small single-family lots ranging in size from 1,875 square feet to 5,011 square feet. This property is generally located south of Winder Avenue, approximately 650 feet east of G Street and has General Plan designation of Village Residential (VR) and a Zoning designation of Planned Development (P-D) #58. **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify
 1) Environmental Review #22-21 (Categorical Exemption)
 2) Vesting Tentative Subdivision Map #1319

SUMMARY

The project site is located south of Winder Avenue, approximately 650 feet east of G Street. The proposed subdivision would subdivide 9.71 acres of land into 106 small single-family lots. 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 #22-21 (CEQA Section 15183 Findings) and Vesting Tentative Subdivision Map #1319 “Mission 106” (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4091 at Attachment A.

Senior Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #22-360.

Public testimony was opened at 7:35 PM

Speakers from the Audience in Favor:

Rick Mummert, Applicant, Principal Benchmark Engineering

There were no speakers in opposition to the project.

Public testimony was closed at 7:45 PM

Mr. MUMMERT requested a modification to Condition #34 as follows:

(Note: ~~Strikethrough~~ deleted language, underline added language.)

"34. The water and storm drain lines shall extend across the full project frontage on Mission Avenues. The water line shall be looped to Mather Road. Any oversizing of the water lines shall be eligible for reimbursement or credit per Merced Municipal Code Section 15.40.090 (Water). MMC Section 15.40.090 provides that reimbursement may be given for any water line in excess of 8-inches, provided that the installing applicant does not need more than an eight-inch diameter water line to serve his own premises. Water lines extended beyond the project development shall be eligible for reimbursement from a subsequent applicant per MMC Section 15.40.070 and 15.40.080. Per MMC Section 15.40.080, no reimbursement shall be given after the 10th anniversary of the date the water lines were accepted by the City."

A motion was made by Member Dylina, seconded by Member White, to adopt CEQA Section 15183 Findings regarding Environmental Review #22-21, and approve Vesting Tentative Subdivision #1318 "Mission 106" subject to the Conditions set forth in Exhibit A, with a modification to Condition 34 as shown above. (RESOLUTION #4091). The motion carried by the following vote:

- Aye:** 7 - Chairperson Harris
- Member Dylina
- Member White
- Member Delgadillo
- Vice Chair Camper
- Member Greggains
- Member DeAnda

No: 0

Absent: 0

F. INFORMATION ITEMS

F.1 **SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

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

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

- May 2 City Council, 6:00 p.m.
- 4 Planning Commission, 7:00 p.m. **(Cancelled)**

- 16 City Council, 6:00 p.m.
- 18 Planning Commission, 7:00 p.m.
- June 6 City Council, 6:00 p.m.
- 8 Planning Commission, 7:00 p.m.
- 21 City Council, 6:00 p.m. **(Tuesday)**
- 22 Planning Commission, 7:00 p.m.
- 28 Bicycle and Pedestrian Advisory Commission, 4:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 8:00 PM

A motion was made by Vice Chair Camper, seconded by Member Delgadillo, to adjourn the Regular Meeting. The motion carried by the following vote:

- Aye:** 7 - Chairperson Harris
 Member Dylina
 Member White
 Member Delgadillo
 Vice Chair Camper
 Member Greggains
 Member DeAnda

No: 0

Absent: 0

BY:



KIM ESPINOSA, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION