



CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, July 9, 2025

6:00 PM

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

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 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. Assisted hearing devices are available for meetings held in the Council Chamber.

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 against the right-hand side 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 3 minutes each, unless the number of speakers is over 10, which in that case, comments shall be limited to 2 minutes each. For all other issues, for 3 or less speakers, 3 minutes each and for over 10 speakers, 2 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 no later than 1 PM on the day of the meeting. 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.

A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

B. ROLL CALL

C. PUBLIC COMMENT

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 3 minutes. The Chairperson may, at their discretion, reduce the time to 2 minutes if there are more than 10 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. [25-642](#) **SUBJECT:** Planning Commission Minutes of June 4, 2025

ACTION:

Approving and filing the Planning Commission Minutes of June 4, 2025

E. PUBLIC HEARINGS

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 [25-638](#) **SUBJECT:** Public Hearing - General Plan Amendment #24-03, Residential Planned Development (RP-D) Establishment #83, Vesting Tentative Subdivision Map #1333, Zone Change #435 and Environmental Review Checklist #24-30, initiated by Lennar Homes of California, on behalf of Merced Gateway, LLC and Lyons Investments, property owners. These actions are to support the construction of over 61 acres of residential development (up to 570 detached units) and over 9 acres of commercial development. The approximate 73.7-acre subject site is located at 3610 East Gerard Avenue (APNs

061-680-001, 061-710-009 and 061-710-023) generally located on the southwest corner of East Gerard Avenue and Campus Parkway.

REPORT IN BRIEF

Request for Planning Commission to consider recommending approval of General Plan Amendment #24-03 to amend the General Plan Land Use Designation from being listed as Business Park (BP) and Manufacturing/Industrial (IND) to Business Park (BP), Low Medium Residential (LMD), High-Medium Residential (HMD) and Open Space-Park Recreation (OS-PK) and recommend approval or denial of Zone Change #435 to rezone the site to establish Residential Planned Development (RP-D) #83. In addition, staff requests that the Planning Commission consider approving Vesting Tentative Subdivision Map (VSTM) #1333 and adopting Environmental Review Checklist #24-30. The applicant is proposing to develop 570 residential lots and about 9 acres of commercial/business park uses.

RECOMMENDATION

Recommend approval or denial to City Council:

- 1) Environmental Review #24-30 (Negative Declaration)
- 2) General Plan Amendment #24-03
- 3) Residential Planned Development Establishment #83
- 4) Zone Change #435

Approve/Disapprove/Modify:

- 1) Environmental Review #24-30 (Negative Declaration)
 - 2) Vesting Tentative Subdivision Map #1333
- [subject to City Council approval of General Plan Amendment #24-03, Residential Planned Development Establishment #83 and Zone Change #435]

E.2. [25-622](#)

SUBJECT: Conditional Use Permit #25-0007 and Site Plan Review Permit #25-0009, initiated by Marco Ospina, applicant for Marketplace at Merced LLC, property owner. The Conditional Use Permit would allow a 48-foot-tall shopping center sign (with a digital screen) for the Market Place at Merced. The Site Plan Review Permit would allow the applicant to set the development standards for the shopping center sign. The subject site is generally located on the north side of West Olive Avenue, approximately 425 feet east of R Street. The subject site has a General Plan designation of Regional/Community Commercial (RC), and a Zoning classification of Planned Development (P-D) #1.
PUBLIC HEARING

- ACTION:** Approve/Disapprove/Modify
- 1) Environmental Review #25-0017 (*Categorical Exemption*)
 - 2) Conditional Use Permit #25-0007
 - 3) Site Plan Review #25-0009

SUMMARY

Marco Ospina is requesting conditional use permit approval and site plan review permit approval to construct a 48-foot-tall pylon sign with a digital screen. The proposed shopping center sign would be located at the southern portion of a 27.42-acre parcel that also has a 439,012-square-foot building with various commercial tenants. The 27.42-acre site is currently developed, commonly known as Market Place at Merced (previously Merced Mall) is located on the north side of West Olive Avenue, approximately 425 feet east of R Street. Shopping Center Signs are allowed in the Regional/Community Commercial designation with approval of a conditional use permit, pursuant to Merced Municipal Code (MMC) 20.62.140-Additional Shopping Center Signs. Digital screens are allowed pursuant to MMC Section 20.62.250 - Digital Display Signs. The site plan review permit allows the applicant to set the development standards for the shopping center sign, as the site is located within Planned Development (P-D) #1. The Planning Commission will be reviewing this proposal to ensure that the proposal is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development with the surrounding uses. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff has reviewed this request and recommends that the Planning Commission approve Environmental Review #25-0017 (Categorical Exemption), Conditional Use Permit #25-0007, and Site Plan Review Permit #25-0009, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of draft Planning Commission Resolution #4162

F. ACTION ITEMS

G. INFORMATION ITEMS

- G.1. [25-643](#) **SUBJECT:** Report by Acting Planning Manager of Upcoming Agenda Items

ACTION

Information only.

G.2. [25-644](#)

SUBJECT: Calendar of Meetings/Events

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| Jul. | 7 | City Council, 6:00 p.m. |
| | 9 | Planning Commission, 6:00 p.m. |
| | 21 | City Council, 6:00 p.m. |
| | 23 | Planning Commission, 6:00 p.m. |
| Aug. | 4 | City Council, 6:00 p.m. |
| | 6 | Planning Commission, 6:00 p.m. |
| | 18 | City Council, 6:00 p.m. |
| | 20 | Planning Commission, 6:00 p.m. |
| | 26 | Bicycle and Pedestrian Advisory Committee, 4:00 p.m. |

H. ADJOURNMENT