



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, March 19, 2025

6:00 PM

A. CALL TO ORDER

Vice Chair GREGGAINS called the meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner OCHOA led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: The Planning Commission has 1 vacancy at this time.
Commissioner Thao and Chairperson Gonzalez were absent, excused.

Present: 4 - Member Jose Delgadillo, Member Walter Smith, Member Emanuelle Ochoa, and
Vice Chair Jeremiah Greggains

Absent: 2 - Chair Anthony Gonzalez, and Member Yang Pao Thao

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of February 5, 2025

ACTION:

Approving and filing the Planning Commission Minutes of February 5, 2025

A motion was made by Member Ochoa, seconded by Member Delgadillo and carried by the following vote, to approve the Consent Agenda.

Aye: 4 - Member Delgadillo
Member Smith
Member Ochoa
Vice Chair Greggains

No: 0

Absent: 2 - Chair Gonzalez
Member Pao Thao

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: Vesting Tentative Subdivision Map #1335 (“Bellevue Ranch North Village 24”) initiated by Benchmark Engineering, applicant for Hostetler Investments, LLC, property owner. This application involves a request to subdivide approximately 17.90 acres into 55 single-family lots within a gated community. The lots would range in size from approximately 8,000 square feet to approximately 18,000 square feet. The subject site is generally located on the west side of G Street, south of E. Old Lake Road, within Planned Development (P-D) #42, with a General Plan designation of Low Density Residential (LD); *PUBLIC HEARING*.

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #24-41 (CEQA 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1335

SUMMARY

The subject site is located west of G Street, south of E. Old Lake Road, as shown at Attachment B. The proposed subdivision would subdivide approximately 17.90 acres of land into 55 single-family lots within a gated community (Attachment C). The lots would generally range in size between 8,000 square feet and 18,000 square feet, with most of the lots being approximately 10,000 square feet.

This subject site is part of the Bellevue Ranch Master Development Plan and is commonly referred to as Village 24 (Attachment E). This subdivision would be the second phase of a gated community. The first phase of the gated community was approved in 2019 by the Planning Commission (Village 23 - 58 single-family lots on 23.20 acres) and is currently pending construction. Together Villages 23 and 24 would total 113 single-family lots within this gated community.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-41 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1335 - “Bellevue Ranch North Village 24” (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4148 at Attachment A of Planning Commission Staff Report

#25-077.

Senior Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #25-077.

Public Testimony was opened at 6:17 PM.

Speaker from the Audience in Favor

MATTHEW RODGERS, Engineer for Applicant, Benchmark Engineering, Modesto, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:18 PM.

A motion was made by Member Ochoa, seconded by Vice Chair Greggains to find that the previous environmental review [Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055)] remains sufficient and no further documentation is required (CEQA Section 15162 Findings), and approve Vesting Tentative Subdivision Map #1335, subject to the Findings and forty-six (46) Conditions set forth in Staff Report #25-077 (RESOLUTION #4148). The motion failed.

Aye: 3 - Member Delgadillo
 Member Ochoa
 Vice Chair Greggains

No: 1 - Member Smith

Absent: 2 - Chair Gonzalez
 Member Pao Thao

A motion was made by Member Ochoa, seconded by Member Delgadillo to find that the previous environmental review [Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055)] remains sufficient and no further documentation is required (CEQA Section 15162 Findings), and approve Vesting Tentative Subdivision Map #1335, subject to the Findings and forty-six (46) Conditions set forth in Staff Report #25-077 (RESOLUTION #4148). The motion failed.

Aye: 3 - Member Delgadillo
 Member Ochoa
 Vice Chair Greggains

No: 1 - Member Smith

Absent: 2 - Chair Gonzalez
 Member Pao Thao

Public Testimony was continued to the Planning Commission meeting of April 9, 2025.

A motion was made by Member Ochoa, seconded by Member Delgadillo and carried by the following vote, to continue the public hearing to the Planning Commission Meeting of April 9, 2025.

Aye: 4 - Member Delgadillo
 Member Smith
 Member Ochoa
 Vice Chair Greggains

No: 0

Absent: 2 - Chair Gonzalez
 Member Pao Thao

E.2

SUBJECT: Conditional Use Permit #1284, initiated by Merced City School District, property owner. This application involves a request to build an off-campus education center at 2600 K Street. The subject site is generally located on the east side of K Street, approximately 75 feet north of West 26th Street. The subject site has a General Plan designation of Public/ General Use (PG) and a zoning classification of Low Density Residential, (R-1-6). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify
 1) Environmental Review #24-40 (*Categorical Exemption*)
 2) Conditional Use Permit #1284

SUMMARY

Merced City School District is requesting conditional use permit approval to build an off-campus education center. The subject site currently has a steel building which would be demolished with approval of this conditional use permit, located on a 0.69-acre parcel on the east side of K Street, approximately 75 feet north of West 26th Street. Community Assembly uses are considered a conditional use within a Low Density Residential (R-1-6) Zone. The Planning Commission will be reviewing this proposal to ensure that the site plan 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 #24-40 (Categorical Exemption) and Conditional Use Permit #1284, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Assistant Planner LIVINGSTON reviewed the report on this item. For further information, refer to Staff Report #25-158.

Public testimony was opened at 6:36 PM.

Speaker from the Audience in Favor

BRIAN BEHN, Applicant, Merced County School District, Merced, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:38.

A motion was made by Member Ochoa, seconded by Member Delgadillo and carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #24-40, and approve Conditional Use Permit #1284, subject to the Findings and thirty-eight (38) Conditions set forth in Staff Report #25-158 (RESOLUTION #4151).

Aye: 4 - Member Delgadillo
 Member Smith
 Member Ochoa
 Vice Chair Greggains

No: 0

Absent: 2 - Chair Gonzalez
 Member Pao Thao

E.3

SUBJECT:

General Plan Amendment #24-02/ Site Utilization Plan Revision #3 to Planned Development #20/ Vesting Tentative Subdivision Map #1332 / Site Plan #551/ Minor Use Permit #24-13, initiated by Eric Gonsalves, on behalf of Yosemite 1380 LLC, property owner. The General Plan Amendment would change the General Plan land use designation from Commercial Office (CO) to Business Park (BP) for 2.72 acres and from Commercial Office (CO) to High Medium Density (HMD) residential for the remaining 4.48 acres. The Site Utilization Plan Revision would change the land use designation within P-D #20 from Commercial Office to Self-Storage for 2.72 acres and to Single-Family Residential (Gated Community) for the remaining 4.48 acres. The

Minor Use Permit would be for interface review to allow commercial development adjacent to or across from a Low Density Residential (R-1-6) Zone. The Site Plan Review Permit would allow the development a self-storage facility (approximately 500 storage units). The vesting tentative subdivision map would divide the self-storage from the residential lots and create the 41 residential lots. *PUBLIC HEARING*

ACTION:

PLANNING COMMISSION:

Recommendation to City Council:

- 1) Environmental Review #24-25 (*Negative Declaration*)
- 2) General Plan Amendment #24-02
- 3) Site Utilization Plan Revision #3 to Planned Development #20

Approve/Disapprove/Modify:

- 1) Environmental Review #24-25 (*Negative Declaration*)
- 2) Vesting Tentative Subdivision Map #1332
- 3) Site Plan Review Permit #551
- 4) Minor Use Permit #24-13
 [subject to City Council approval of General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development #20]

CITY COUNCIL:

Approve/Disapprove/Modify:

- 1) Environmental Review #24-25 (*Negative Declaration*)
- 2) General Plan Amendment #24-02
- 4) Site Utilization Plan Revision #3 to Planned Development #20

SUMMARY

The Project site consists of two parcels that total approximately 8.05 acres located at 1380 Yosemite Avenue (APN: 006-050-068) and 3595 Parsons Avenue (APN: 006-050-072) (Attachment C). The subject site has a General Plan designation of Commercial Office (CO) and a Zoning classification of Planned Development #20. The subject site is surrounded by a variety of uses which include residential to the east, south, and west, Episcopal Church of the Resurrection to the north and University Surgery Center immediately to the northeast vicinity of the project site.

The applicant is requesting approval to develop a gated community (41 single-family homes) and a self-storage facility. 17 of the 41 of the residential lots would be single story single-family homes and the remaining 24 would be two-story single-family homes. The proposed residential lots would range in size between 2,160 square feet and 5,374 square feet. These lots would be located within the southern portion of the subject site and would total approximately 4.48 acres. The remainder 2.72 acres would be used to establish a self-storage facility. The northern portion of the parcel along E. Yosemite Avenue, would be reserved for the self-storage with approximately 500 storage units. The applicant has provided a site plan floor plans, and elevations (Attachment E) for this proposal.

RECOMMENDATION

General Plan Amendment Site Utilization Plan Revision to Planned Development

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #24-25 (Negative Declaration), General Plan Amendment #24-02, and Site Utilization Plan Revision #3 to Planned Development #20 (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 the Draft Resolution.

Vesting Tentative Subdivision Map, Site Plan Review, and Minor Use Permit

Planning staff recommends that the Planning Commission approve Vesting Tentative Subdivision Map #1332, Site Plan #551 and Minor Use Permit #24-13 (including the adoption of the Draft Resolution at Attachment B) subject to the conditions in Exhibit A, the findings/considerations in Exhibit B, and the Mitigation Monitoring Program in Exhibit C of the Draft Resolution, and contingent upon City Council approval of General Plan Amendment #24-02 and Site Utilization Plan Revision #3 to Planned Development #20.

Associate Planner RENTERIA reviewed the report on this item. For further information, refer to Staff Report #25-184.

Public Testimony was opened at 6:55 PM.

Staff received 9 emails from DAVID MILLER, JANET WAINWRIGHT, LADISLAO and KELLY RODRIGUEZ, LINDA SCHUTT, LORETTA STOUT, ROBERT and CAROL DINUZZO, STEVE STOUT, TOM and DEBBIE CLENDENIN, and TREVOR and LINDA HIRST. Staff also received 1 petition from Oakmont Estates Residents. The emails and petition were provided to the Planning Commission via email prior to the

meeting and posted on the City's website.

Speaker from the Audience in Favor

ERIC GONSALVES, Applicant, Yosemite 1380 LLC, Merced, CA

Speakers from the Audience in Opposition

ROBERT DINUZZO, Resident, Merced, CA

TOM CLENDENIN, Resident, Merced, CA

PHILLIP HAMM PH.D., Resident, Merced, CA

LEE R. BOESE, Resident, Merced, CA

STEVE STOUT, Resident, Atwater, CA

Public Testimony was closed at 7:13 PM.

Public Testimony was reopened at 7:16 PM.

Speaker from Audience in Opposition

TOM CLENDENIN, Resident, Merced, CA

Public Testimony was closed at 7:19 PM

A motion was made by Member Delgadillo, seconded by Member Ochoa and carried by the following vote, to continue the public hearing to the Planning Commission Meeting of April 9, 2025.

Aye: 4 - Member Delgadillo
 Member Smith
 Member Ochoa
 Vice Chair Greggains

No: 0

Absent: 2 - Chair Gonzalez
 Member Pao Thao

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 items for the next several Planning Commission meetings.

F.2

SUBJECT: Calendar of Meetings/Events

- Mar. 17 City Council, 6:00 p.m.
- 19 Planning Commission, 6:00 p.m.
- Apr. 7 City Council, 6:00 p.m.
- 9 Planning Commission, 6:00 p.m.
- 21 City Council, 6:00 p.m.
- 22 Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
- 23 Planning Commission, 6:00 p.m. **(May Be Cancelled)**
- May 5 City Council, 6:00 p.m.
- 7 Planning Commission, 6:00 p.m.
- 19 City Council, 6:00 p.m.
- 21 Planning Commission, 6:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:26 PM.

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

Aye: 4 - Member Delgadillo
Member Smith
Member Ochoa
Vice Chair Greggains

No: 0

Absent: 2 - Chair Gonzalez
Member Pao Thao