

CITY OF MERCED
Planning Commission

MINUTES

Merced City Council Chambers
Wednesday, March 20, 2019

Chairperson DYLINEA called the meeting to order at 7:01 p.m., followed by a moment of silence and the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Mary Camper, Michael Harris, Jeremy Martinez, Peter Padilla, Sam Rashe, and Chairperson Robert Dylina

Commissioners Absent: Scott G. Drexel (excused)

Staff Present: Planning Manager Espinosa, Chief Deputy City Attorney Fincher, Secretary I Hensley, and Recording Secretary Davis

1. APPROVAL OF AGENDA

M/S PADILLA-HARRIS, and carried by unanimous voice vote (one absent), to approve the Agenda as submitted.

2. MINUTES

M/S PADILLA-HARRIS, and carried by unanimous voice vote (one absent), to approve the Minutes of February 20, 2019, as submitted.

3. COMMUNICATIONS

None.

4. **ITEMS**

- 4.1 Vesting Tentative Subdivision Map #1291, initiated by Bright Development. This application involves a request for a one-year extension of time for filing a final map for VTSM #1291. VTSM #1291 would allow the subdivision of 39.8 acres of land into 161 single-family lots generally located on the east side of G Street at Merrill Place (extended) within an R-1-5 zone with a General Plan designation of Low Density Residential (LD). This extension request was referred to the Planning Commission for final action by the City's Site Plan Review Committee on February 14, 2019.

Staff requested that this item and public hearing be continued to the Planning Commission meeting of April 3, 2019. For further information, refer to Staff Report #19-11.

M/S HARRIS-PADILLA, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of April 3, 2019, at 7:00 p.m. in the City Council Chambers.

AYES: Commissioners Camper, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina
NOES: None
ABSENT: Commissioner Drexel
ABSTAIN: None

- 4.2 Vacation #19-01, initiated by Greg Hostetler/Ranchwood Development, to vacate a 0.18-acre lot known as Lot A of the Tuscany East subdivision, generally located at the southeast corner of Merced Avenue and Sable Street.

Planning Manager ESPINOSA reviewed the report on this item. For further information, refer to Staff Report #19-08.

M/S HARRIS-RASHE, and carried by the following vote, to find that the proposed Vacation (to vacate a 0.18-acre lot known as Lot A of the Tuscany East subdivision, generally located at the southeast corner of Merced Avenue and Sable Street), is consistent with the *Merced Vision 2030 General Plan*.

AYES: Commissioners Camper, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina
NOES: None
ABSENT: Commissioner Drexel
ABSTAIN: None

- 4.3 General Plan Amendment #19-01 and Vacation #18-01, initiated by the City of Merced. This application involves a request to modify the City of Merced Circulation Plan (Figures 4.1 and 4.2) and all associated maps and descriptions throughout the General Plan, for the purpose of vacating excess right-of-way and easements along Mission Avenue, between Coffee Street and State Highway 99.

Staff requested that this item and public hearing be continued to the Planning Commission meeting of April 3, 2019. For further information, refer to Staff Report #19-10.

M/S HARRIS-CAMPER, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of April 3, 2019, at 7:00 p.m. in the City Council Chambers.

AYES: Commissioners Camper, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina
NOES: None
ABSENT: Commissioner Drexel
ABSTAIN: None

5. INFORMATION ITEMS

5.1 Calendar of Meetings/Events

Planning Manager ESPINOSA briefed the Planning Commission on items for the next few Planning Commission meetings.

Commissioner CAMPER informed the Commission that she will not be present for the Planning Commission meeting of April 3, 2019; Commissioners HARRIS and MARTINEZ informed the Commission that they will not be present for the Planning Commission meeting of April 17, 2019.

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Commissioner PADILLA inquired about mail addressed to Commissioners.

6. **ADJOURNMENT**

There being no further business, Chairperson DYLINE adjourned the meeting at 7:09 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary
Merced City Planning Commission

APPROVED:



ROBERT DYLINE, Chairperson
Merced City Planning Commission