CITY OF MERCED

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

Minutes

Planning Commission

Wednesday, December 4, 2024   **6:00 PM**

A. CALL TO ORDER

Commissioner GREGGAINS called the Regular Meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner SMITH led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Vice-Chair Gonzalez was absent, excused. The Planning Commission has 1 vacancy at this time.

Present: 5 - Member Jose Delgadillo, Member Yang Pao Thao, Member Walter Smith, Member Emanuelle Ochoa, and Member Jeremiah Greggains

Absent: 1 - Vice Chair Anthony Gonzalez

C. PUBLIC COMMENT

There were no public comments.

D. CONSENT CALENDAR

D.1

SUBJECT: Planning Commission Minutes of October 23, 2024

ACTION:
Approving and filing the Planning Commission Minutes of October 23, 2024

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

Aye: 5 - Member Delgadillo
Member Pao Thao
Member Smith
Member Ochoa
Member Greggains

No: 0

Absent: 1 -   Vice Chair Gonzalez

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1   **SUBJECT:** <u>Study Session on Housing Element Progress and General Plan Update and Central Merced/Downtown Rail Station Area Plan Request for Proposals</u>

         ACTION: Discussion/Questions

         SUMMARY

Staff will provide an update on the preparation of the City's Sixth Cycle Housing Element. The City's Sixth Cycle Housing Element was due to the Department of Housing and Community Development (HCD) on January 31, 2024. This update will review the City's strategy for meeting the required Regional Housing Needs Allocation (RHNA), including the timeline for the zone changes needed to meet the RHNA shortfall, and the next steps in the Housing Element update process. Staff will also provide an update on the General Plan Update and Central Merced/Downtown Rail Station Area Plan Request for Proposals (RFP), which was issued in October 2024.

         RECOMMENDATION

   No action required. Discussion and questions only.

Deputy Director of Development Services LOWRANCE and Temporary Director of Development Services ESPINOSA informed the Planning Commission of the Housing Element Progress and the General Plan Update.

Public Testimony was opened at 6:18 PM.

Staff received 1 email from JEAN OKUYE. The email was provided to the Planning Commission via email prior to the meeting and posted on the City's website.

<u>Speaker from the Audience (Neutral)</u>

ASHLEY MARIE SUAREZ, Leadership Counsel for Justice and Accountability, Merced, CA

There were no speakers in favor of or opposition to the project.

Public Testimony was closed at 6:21 PM.

Public Testimony was reopened at 6:35.

Speaker from the Audience (Neutral)

FRANCISCO SALAZAR, Atwater Elementary School District, Merced, CA

Public Testimony was closed at 6:36 PM.

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 the items for the next several Planning Commission meetings.

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

Dec.	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	10	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	16	City Council, 6:00 p.m.
	18	Planning Commission, 6:00 p.m. **(To be Cancelled)**
Jan.	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	21	City Council, 6:00 p.m. **(Tuesday)**
	22	Planning Commission, 6:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:40 PM.

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

Aye: 5 -   Member Delgadillo
                Member Pao Thao
                Member Smith
                Member Ochoa
                Member Greggains

No: 0

Absent: 1 - Vice Chair Gonzalez

BY: APPROVED:

KIM ESPINOSA, SECRETARY   CHAIRPERSON
MERCED CITY PLANNING COMMISSION   MERCED CITY PLANNING COMMISSION