



# CITY OF MERCED

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

## Minutes Planning Commission

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Wednesday, April 21, 2021

7:00 PM

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### A. CALL TO ORDER

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

**Clerk's note:** The meeting was held via teleconference per Governor Newsom's Executive Order N-29-20 and roll call votes were taken.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner DYLINA led the Pledge of Allegiance to the Flag.

### B. ROLL CALL

**Clerk's Note:** Commissioner DELGADILLO was absent, excused.

The Planning Commission has one vacancy at this time.

**Present:** 5 - Chairperson Michael Harris, Member Stephanie Butticci, Member Robert Dylina, Member Dorothea White, and Vice Chair Mary Camper

**Absent:** 1 - Member Jose Delgadillo

### C. ORAL COMMUNICATIONS

**Clerk's Note:** The following comment was provided via voicemail.

Dennis EVANS, Merced - provided information to the Commission regarding "Enhancing Sustainable Communities with Green Infrastructure"

### D. CONSENT CALENDAR

Item D.2 Vacation #21-03 was pulled for separate consideration.

**A motion was made by Member White, seconded by Member Butticci, to approve the Consent Calendar. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Harris  
Member Butticci  
Member Dylina  
Member White  
Vice Chair Camper

No: 0

Absent: 1 - Member Delgadillo

**D.1**

**SUBJECT:** Planning Commission Minutes of April 7, 2021

**ACTION:**

Approving and filing the Planning Commission Minutes of April 7, 2021

**D.2**

**SUBJECT:** Vacation #21-03, to vacate the northern portion of the Arbor Walkway easement (approximately 2,800 square feet) which would revert development rights back to adjacent property owner of 534 W. Main Street, Merced.

**ACTION:**

Finding

The proposed vacation is consistent with the General Plan.

**SUMMARY**

The property owner of 534 W. Main Street is requesting the vacation of the northern portion of Arbor Walkway. Engineering and Planning Department staff have reviewed this request and recommend that the Planning Commission adopt a Finding stating that the proposed Vacation is consistent with the General Plan. The General Plan does not address the abandonment of easements; and thus, this action does not conflict with any General Plan policies, text, or maps, so it can be considered “consistent.” The area to be vacated consists of approximately 2,800 square feet.

**RECOMMENDATION**

Adopt a motion by minute action adopting a Finding that the proposed Vacation #21-03 is consistent with the General Plan.

Vice Chair CAMPER pulled this item to hear more details about the proposed Vacation.

**A motion was made by Member Dylina, seconded by Vice Chair Camper, to find Vacation #21-03 consistent with the General Plan. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Harris  
 Member Butticci  
 Member Dylina  
 Member White  
 Vice Chair Camper

**No:** 0

**Absent:** 1 - Member Delgadillo

**E. PUBLIC HEARINGS AND ACTION ITEMS**

**E.1**

**SUBJECT:** General Plan Amendment #21-01 and Zone Change #427, initiated by MCP, LLC, property owner. The application involves a change from the current General Plan land use designation of Low Density Residential (LD) to Low-Medium Density Residential (LMD), and a Zone Change from Low Density Residential (R-1-6) to Medium Density Residential (R-3-2) for four 0.22-acre parcels located at 565, 575, 601, and 609 Q Street. The applicant would like to develop a 4-plex on 4 separate parcels, for a total of 16 units. The current zoning designation allows for up to 3 units on 4 separate parcels, for a total of 12 units. The 0.88-acre subject sites are generally located at the west side of Q Street, directly south of West 6th Street. \*PUBLIC HEARING\*

**ACTION:** No action required, item to be tabled.

**SUMMARY**

Staff recommends that this item be tabled. There was an error in the original public hearing notice which incorrectly showed the proposed General Plan designation as Low-Medium Density Residential (LMD) when it should be High-Medium Density Residential (HMD). Staff has updated the Public Hearing Notice and recirculated it with the correct proposed General Plan designation to be heard at the Planning Commission Meeting of May 5, 2021.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission open the public hearing and hear any testimony provided, then table the matter.

Associate Planner MENDOZA-GONZALEZ informed the Planning Commission that no action is required, the item will be tabled and brought back at the next meeting.

**A motion was made by Vice Chair Camper, seconded by Member White, to table**

**Environmental Review #21-04, Zone Change #427, and General Plan Amendment #21-01. The motion carried by the following vote:**

**Aye:** 5 - Chairperson Harris  
 Member Butticci  
 Member Dylina  
 Member White  
 Vice Chair Camper

**No:** 0

**Absent:** 1 - Member Delgadillo

**F. INFORMATION ITEMS**

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

**ACTION**

Information only.

Planning Manager ESPINOSA described upcoming items for future agendas

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

- Apr. 19     City Council, 6:00 p.m. **(By Teleconference)**
- 21     Planning Commission, 7:00 p.m. **(By Teleconference)**
- 27     Bicycle/Pedestrian Advisory Commission, 4:00 p.m. **(By Teleconference)**
- May 3     City Council, 6:00 p.m.
- 5     Planning Commission, 7:00 p.m. **(By Teleconference)**
- 17     City Council, 6:00 p.m.
- 19     Planning Commission, 7:00 p.m.
- June 3     City Council, 6:00 p.m.
- 5     Planning Commission, 7:00 p.m.
- 17     City Council, 6:00 p.m.
- 19     Planning Commission, 7:00 p.m.

**G. ADJOURNMENT**

**Clerk's Note:** The Regular Meeting adjourned at 7:22 PM

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

**Aye:** 5 - Chairperson Harris  
Member Butticci  
Member Dylina  
Member White  
Vice Chair Camper

**No:** 0

**Absent:** 1 - Member Delgadillo