



CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, November 8, 2023

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.

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 at the back 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 5 minutes each, unless the number of speakers is over 3, which in that case, comments shall be limited to 3 minutes each. For all other issues, for 3 or less speakers, 5 minutes each and for over 3 speakers, 3 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 and should be limited to 300 words or less. 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.

You may provide telephonic comments via voicemail by calling (209) 388-7390 by no later than 1 PM on the day of the meeting to be added to the public comment. Voicemails will be limited to a time limit of one (1) minute. Please specify which portion of the agenda you are commenting on, for example, Item #, Consent item #, or Oral Communications. Your comments will be played during the Planning Commission meeting at the appropriate time.

INDIVIDUALS WITH DISABILITIES

Accommodation for individuals with disabilities may be arranged by contacting the Planning Division at (209) 385-6858. Assisted hearing devices are available for meetings held in the Council Chamber.

A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

B. ROLL CALL

C. ORAL COMMUNICATIONS

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 5 minutes. The Chairperson may, at their discretion, reduce the time to 3 minutes if there are more than 3 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 [23-985](#) **SUBJECT:** Planning Commission Minutes of October 4, 2023

ACTION:

Approving and filing the Planning Commission Minutes of October 4, 2023

E. PUBLIC HEARINGS AND ACTION ITEMS

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 [23-979](#)

SUBJECT: General Plan Amendment #17-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #42, initiated by Benchmark Engineering, on behalf of Bellevue Merced, LLC, Baxter Ranches, LLC, and Stonefield Home, Inc. The General Plan Amendment and Site Utilization Plan Revision would amend the land use designation for approximately 238.86 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) area. The Site Utilization Plan Revision would also amend Table 6.1 of the BRMDP related to required roadway improvements and the timing of said improvements. This property is generally bounded by the City Limit line to the north, Cardella Road and existing urban development to the south, G Street to the east, and a mix of agricultural and urban uses to the west**PUBLIC HEARING**

ACTION:

PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #17-07 (*Addendum to General Plan EIR*)
- 2) General Plan Amendment #17-02
- 3) Site Utilization Plan Revision #12 to Planned

Development (P-D)
#42

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #17-07 (*Addendum to General Plan EIR*)
- 2) General Plan Amendment #17-02
- 3) Site Utilization Plan Revision #12 to Planned

Development (P-D)
#42

SUMMARY

This is a request to amend the General Plan and Site Utilization Plan land use designations for approximately 239 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) area including Villages 19A and 19B, 21, 22A and 22B, R Street Multi-Family, 25, 26, 28A, 28B, 30, a portion of Lot J, 34A, 34B, 35A, and 35B. The Site Utilization Plan Revision also includes amendments to Table 6.1 of the BRMDP related to required roadway improvements and the timing of said

improvements. The proposed changes are a result of biological (wetland) areas being identified within the BRMDP area that preclude development within those specific areas. The proposed land use changes would allow the development of housing, including a percentage of affordable housing, in areas not currently designated for residential use. The land use changes also include changes in density for some areas currently designated for residential uses.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #17-07 (*Addendum to the General Plan EIR*), General Plan Amendment #17-02, and Site Utilization Plan Revision # 12 to Planned Development (P-D) #42 (including the adoption of the Draft Resolution at Attachment A of Planning Commission Staff Report #23-979) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution.

E.2 [23-984](#)

SUBJECT: Cancellation of November 22, 2023, Planning Commission Meeting due to the holidays

ACTION:

Cancel the Planning Commission Meeting of November 22, 2023

F. INFORMATION ITEMS

F.1 [23-986](#)

SUBJECT: Report by Acting City Manager of Upcoming Agenda Items

ACTION

Information only.

F.2 [23-987](#)

SUBJECT: Calendar of Meetings/Events

Nov	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m. (To be cancelled)
Dec	4	City Council, 6:00 p.m.
	6	Planning Commission, 6:00 p.m.
	12	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m.

G. ADJOURNMENT

