



CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, May 8, 2024

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 against 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 [24-442](#) **SUBJECT:** Planning Commission Minutes of April 17, 2024

ACTION:

Approving and filing the Planning Commission Minutes of April 17, 2024

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 [24-384](#)

SUBJECT: Commercial Cannabis Business Permits #24-01 and #24-02, initiated by Oktay Senvardarli, on behalf of Moak, Inc., property owner. This application is to permit the manufacturing and distribution of cannabis on a 43,045 square-foot-vacant lot at 847 Beechcraft Ave. The property is zoned Light Industrial (I-L), with a General Plan designation of Manufacturing Industrial (IND). **PUBLIC HEARING**

ACTION:

Approve/Disapprove/Modify

- 1) Environmental Review #24-06 (*Categorical Exemption*)
- 2) Commercial Cannabis Business Permits #24-01 (Manufacturing)
- 3) Commercial Cannabis Business Permits #24-02 (Distribution)

SUMMARY

This application is for two permits to utilize the property at 847 Beechcraft Avenue, for cannabis-related business activities. The permits seek to allow Moak, Inc. to operate a manufacturing and distribution facility for cannabis-related products. The project proposes to construct a new facility on an existing vacant lot. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-06 (*Categorical Exemption*), and Commercial Cannabis Business Permits (CCBP) #24-01 and #24-02, per the Draft Resolution at Attachment A and subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

E.2 [24-349](#)

SUBJECT: Vesting Tentative Subdivision Map #1330 ("Bellevue Ranch West Village 18-22") initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, and Stonefield Home, Inc., property owners. This application involves a request to subdivide approximately 35 acres into 215 single-family lots ranging in size from approximately 2,200 square feet to approximately 13,000 square feet. The subject site is generally located at the southwest corner of M Street and Bellevue Road, within Planned Development (P-D) #42, with a General Plan designation of Low to Medium Density Residential (LMD); *PUBLIC

HEARING*

- ACTION:** Approve/Disapprove/Modify
- 1) Environmental Review #24-08 (CEQA 15162 Findings and CEQA 15183 Exemption)
 - 2) Vesting Tentative Subdivision Map #1330

SUMMARY

The subject site is located at the southwest corner of M Street and Bellevue Road, as shown at Attachments B and C. The proposed subdivision would subdivide 35 acres of land into 215 single-family lots (Attachment C). The lots would generally range in size between 2,250 square feet and 13,000 square feet. This site is part of the Bellevue Ranch Master Development Plan and is commonly referred to as portions of Villages 18 B, 21-A&B, and 22-A of Bellevue Ranch West (Attachment D).

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-08 (CEQA Section 15162 Findings and 15183 Exemption) and Vesting Tentative Subdivision Map #1330 - "Bellevue Ranch West Village 18-22" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4134 at Attachment A of Planning Commission Staff Report #24-349.

F. INFORMATION ITEMS

F.1 [24-443](#) **SUBJECT:** Report by Temporary Director of Development Services of Upcoming Agenda Items

ACTION
Information only.

F.2 [24-444](#) **SUBJECT:** Calendar of Meetings/Events

May	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.
Jun.	3	City Council, 6:00 p.m.
	5	Planning Commission, 6:00 p.m.
	17	City Council, 6:00 p.m.

- 20 Planning Commission, 6:00 p.m. **(Thurs.) (To be
Cancelled)**
- 25 Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

G. ADJOURNMENT