



# CITY OF MERCED

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

## Minutes Planning Commission

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Wednesday, February 8, 2023

7:00 PM

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### A. CALL TO ORDER

Vice Chair CAMPER called the Regular Meeting to order at 7:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner GREGGAINS led the Pledge of Allegiance to the Flag.

### B. ROLL CALL

**Clerk's Note:** The Planning Commission has 1 vacancy at this time.

**Present:** 5 - Member Dorothea White, Member Jose Delgadillo, Vice Chair Mary Camper, Member Jeremiah Greggains, and Member Anthony Gonzalez

**Excused:** 1 - Chairperson Michael Harris

**Absent:** 0

### C. ORAL COMMUNICATIONS

**Clerk's Note:** Due to technical difficulties, the Planning Commission meeting paused from 7:02 PM to 7:11 PM.

There were no public comments.

### D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of January 18, 2023

**ACTION:**

Approving and filing the Planning Commission Minutes of January 18, 2023

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

**Aye:** 5 - Member White  
Member Delgadillo  
Vice Chair Camper  
Member Greggains  
Member Gonzalez

**No:** 0

**Excused:** 1 - Chairperson Harris

**Absent:** 0

## **E. PUBLIC HEARINGS AND ACTION ITEMS**

### **E.1**

**SUBJECT:** Vacation #22-04 - initiated by Mubarak Geham on behalf of Bellevue Paseo, LLC, to abandon the streets within the Paseo Subdivision, creating a private, gated community. The Paseo Subdivision is generally located at the northwest corner of G Street and Bellevue Road.

**ACTION FINDING:**

- 1) The proposed Vacation is consistent with the General Plan.

#### **SUMMARY**

This request is to vacate the 60-foot-wide right-of-way for streets and other public improvements within the Paseo Subdivision to create a private, gated community. The streets vacated include Portico Drive, Mantage Drive, Promenade Avenue, Countryside Avenue, Mosaic Avenue, and Savannah Avenue.

#### **RECOMMENDATION**

Planning staff recommends that the Planning Commission adopt a Finding that the proposed Vacation is consistent with the General Plan.

Senior Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #23-127.

Staff received 1 letter from ISAAC SERRATOS. The letter was provided to the Planning Commission via email prior to the meeting and posted to the City's website. Members of the public were given the opportunity to leave voice mail messages prior to the meeting. One voice mail was received from ISAAC SERRATOS and was played for the Commission at the meeting.

Public Testimony was opened at 7:19 PM.

Speakers from the Audience in Favor

JIM XU, Engineer for the Applicant, Golden Valley Engineering, Merced, CA

MUBAREK GEHAM, Applicant, Bellevue Paseo, LLC, Fresno, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 7:23 PM

**A motion was made by Member Greggains, seconded by Member Delgadillo and carried by the following vote, to adopt a Finding that Vacation #22-04 is consistent with the General Plan.**

**Aye:** 5 - Member White  
Member Delgadillo  
Vice Chair Camper  
Member Greggains  
Member Gonzalez

**No:** 0

**Excused:** 1 - Chairperson Harris

**Absent:** 0

**E.2**

**SUBJECT:** Annexation and Rezoning Application #22-01, initiated by the City of Merced, on behalf of the Regents of the University of California, property owners. The application would involve the annexation of the University of California, Merced Main Campus as described in the University of California, Merced 2020 Long-Range Development Plan (dated March 2020) consisting of approximately 1,026 acres to the City of Merced and pre-zoning of the property to "Public Facility" (P-F) as well as the annexation of the 2-mile long section of Bellevue Road right-of-way from the current Merced City Limits at G Street to Lake Road, as allowed by Assembly Bill 3312 (enacted in 2020). The UC Campus is generally located at the northeast and southeast corners of Bellevue and Lake Roads with a General Plan designation of "School."**\*\*PUBLIC HEARING\*\***

**ACTION** No action required. The matter will be tabled until further notice.

**SUMMARY**

Due to unforeseen circumstances, this matter will need to be tabled until further notice.

**RECOMMENDATION**

No action required.

Planning Manager ESPINOSA informed the Planning Commission that no action is required. The item will be tabled and heard at a future date.

**This Public Hearing Item was tabled.**

**E.3**

**SUBJECT:** Cancellation of February 22, 2023, Planning Commission Meeting due to lack of items

**ACTION:**

Cancel the Planning Commission Meeting of February 22, 2023

**A motion was made by Member Delgadillo, seconded by Member Gonzalez and carried by the following vote, to cancel the Planning Commission meeting of February 22, 2023, due to a lack of items.**

**Aye:** 5 - Member White  
Member Delgadillo  
Vice Chair Camper  
Member Greggains  
Member Gonzalez

**No:** 0

**Excused:** 1 - Chairperson Harris

**Absent:** 0

**F. INFORMATION ITEMS****F.1**

**SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

**ACTION**

Information only.

Planning Manager ESPINOSA went over items for the next several Planning Commission meetings.

**F.2**

**SUBJECT:** Calendar of Meetings/Events

Feb.	6	City Council, 6:00 p.m.
	8	Planning Commission, 7:00 p.m.
	21	City Council, 6:00 p.m. <b>(Tuesday)</b>
	22	Planning Commission, 7:00 p.m. <b>(To be Cancelled)</b>

28 Bicycle and Pedestrian Advisory Commission, 4:00 p.m.  
**(To be Cancelled)**  
Mar. 6 City Council, 6:00 p.m.  
8 Planning Commission, 7:00 p.m.  
20 City Council, 6:00 p.m.  
22 Planning Commission, 7:00 p.m.

## G. ADJOURNMENT

**Clerk's Note:** The Regular Meeting adjourned at 7:31 PM.

**A motion was made by Member Greggains, seconded by Member White and carried by the following vote, to adjourn the Regular Meeting.**

**Aye:** 5 - Member White  
Member Delgadillo  
Vice Chair Camper  
Member Greggains  
Member Gonzalez

**No:** 0

**Excused:** 1 - Chairperson Harris

**Absent:** 0

BY:



KIM ESPINOSA, SECRETARY  
MERCED CITY PLANNING COMMISSION

APPROVED:

MICHAEL HARRIS, CHAIRPERSON  
MERCED CITY PLANNING COMMISSION