



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, March 22, 2023

7:00 PM

A. CALL TO ORDER

Vice Chair CAMPER called the Regular Meeting to order at 7:01 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner GONZALEZ led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Chairperson HARRIS was absent, excused. Commissioner GREGGAINS arrived at 7:03 PM. 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

Absent: 1 - Chairperson Michael Harris

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

D.1

SUBJECT: Planning Commission Minutes of March 8, 2023

ACTION:

Approving and filing the Planning Commission Minutes of March 8, 2023

A motion was made by Member Delgadillo, seconded by Member White 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

Absent: 1 - Chairperson Harris

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: Conditional Use Permit #1270, initiated by Hamid Yahya, property owner. This application involves a request to establish a food truck parking area to allow two food truck vendors within a parking lot located at 1150 Martin Luther King Jr. Way, generally located at the southeast corner of W. 12th Street and Martin Luther King Jr. Way, within a zoning classification of General Commercial (C-G), and a General Plan designation of General Commercial (CG). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #23-04 (*Categorical Exemption*)
- 2) Conditional Use Permit #1270

SUMMARY

Hamid Yahya is requesting conditional use permit approval to establish a food truck parking area to allow two food truck vendors, located at 1150 Martin Luther King Jr. Way. Food truck parking areas are considered a conditional use within a General Commercial (C-G) Zone. The proposed parking area is shared with the Merced Food Center. The Planning Commission will be reviewing this proposal to ensure that the provided site plan is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff has reviewed this request and recommends that the Planning Commission approve Environmental Review #23-04 (Categorical Exemption) and Conditional Use Permit #1270, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Development Services Technician II DAVIS reviewed the report on this item. For further information, refer to Staff Report #23-253.

There was no one present wishing to speak regarding the project; therefore, public testimony was opened and closed at 7:15 PM.

A motion was made by Member Greggains, seconded by Member White and

carried by the following vote, to adopt a Categorical Exemption regarding Environmental Review #23-04 and approve Conditional Use Permit #1270, subject to the Findings and thirty (30) Conditions set forth in Staff Report #23-253 (RESOLUTION #4107).

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

No: 0

Absent: 1 - Chairperson Harris

F. INFORMATION ITEMS

F.1 **SUBJECT:** Report by Director of Development Services of Upcoming Agenda Items

ACTION

Information only.

Director of Development Services MCBRIDE went over items for the next several Planning Commission meetings.

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

March	20	City Council, 6:00 p.m.
	22	Planning Commission, 7:00 p.m.
April	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. (To be cancelled)
	25	Bicycle and Pedestrian Advisory Commission, 4:00 p.m.
May	1	City Council, 6:00 p.m.
	3	Planning Commission, 7:00 p.m. (To be cancelled)
	15	City Council, 6:00 p.m.
	17	Planning Commission, 7:00 p.m.

G. ADJOURNMENT

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

A motion was made by Member White, seconded by Member Delgadillo 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

Absent: 1 - Chairperson Harris

BY:

A handwritten signature in blue ink that reads "Julie Nelson for".

SCOTT MCBRIDE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION