

CITY OF MERCED
Planning Commission

Resolution #4110

WHEREAS, the Merced City Planning Commission at its regular meeting of June 7, 2023, confirmed the denial of **Vesting Tentative Subdivision Map #1326**, initiated by ISEA International, property owner. The proposed subdivisions would subdivide one parcel (approximately 10.76 acres) into 53 single-family lots, ranging in size between 5,000 square feet to 6,750 square feet. The approximate 10.76-acre subject site is generally located south of Cardella Road, between El Redondo Drive and Horizon Avenue. The subject site is more particularly described as Parcel 1 as shown on the map entitled “Parcel Map for YCH” recorded in Volume 102, Page 16, in Merced County Records; also known as a portion of Assessor’s Parcel Number (APN) 206-030-017; and,

WHEREAS, the Merced City Planning Commission held a public hearing regarding this matter on April 5, 2023. At that time, the Planning Commission voted to deny Vesting Tentative Subdivision Map #1326 based on the following Findings:

N. The project is not consistent with the overall Vision of the Urban Village Neighborhood concept of the *2030 Merced Vision General Plan*;

O. The proposed density is not consistent with the density required for residential development in the existing General Plan designations for the site - Commercial Office (CO)/Neighborhood Commercial (CN).

NOW THEREFORE, after reviewing the City’s Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby deny a Negative Declaration regarding Environmental Review #22-50, and deny Vesting Tentative Subdivision Map #1326.

Upon motion by Commissioner_____, seconded by Commissioner _____, and carried by the following vote:

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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June 7, 2023

Adopted this 7th day of June 2023

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary