

PLANNING COMMISSION
MINUTES EXCERPT
APRIL 8, 2015

- 4.2 General Plan Amendment #14-06 and Zone Change #421, initiated by Golden Valley Engineering, on behalf of Merced Holdings, LP, property owner. This application is a request to change the General Plan and Zoning designations for two parcels totaling 5.42 acres located at the southeast corner of Yosemite Avenue and McKee Road. The requested change is to amend the General Plan designation from Low Density Residential (LD) to Neighborhood Commercial (CN) and to change the Zoning designation from R-1-6 to Neighborhood Commercial (C-N) to allow the future construction of an approximately 62,000-square-foot shopping center.

Associate Planner NELSON reviewed the report on this item. She noted a letter in favor of Option 1 of the project, from a citizen, Jack Lesch, which was provided to the Commission prior to the meeting. For further information, refer to Staff Report #15-10.

Public testimony was opened at 8:31 p.m.

Speaker from the Audience in Favor:

DUANE ANDREWS, Golden Valley Engineering, Merced, representing the applicant

Speakers from the Audience in Opposition:

FRANCIS KLICK, Merced
CASEY STEED, Merced
ATHENA HENRI, Merced
GREG MERINO, Merced

Speaker from the Audience (Neutral):

DON BORGWARD, Atwater

Public testimony was completed at 9:01 p.m.

M/S SMOOT-SMITH, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of May 6, 2015, in order to allow the full Commission to make a decision on this item.

AYES: Commissioners McCoy, Smoot, Smith, and Chairperson Williams

NOES: None

ABSENT: Commissioners Padilla and Colby (one vacancy)

ABSTAIN: None