

PLANNING COMMISSION
MINUTES EXCERPT
MAY 6, 2015

- 4.3 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.

[Secretary's Note: Commissioners Colby and Padilla noted for the record that they listened to the recording of the Planning Commission Meeting of April 8, 2015, in order to hear the public testimony for this item and are thus able to participate in tonight's public hearing for this item.]

Associate Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #15-10 - Addendum.

Public testimony was opened at 10:27 p.m.

Speakers from the Audience in Favor:

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

FRANCIS KLINK, Merced

Speakers from the Audience in Opposition:

CARMEN SMITH, Merced

GREG MERINO, Merced

Speaker from the Audience (Neutral):

BALJIT RIAR, Merced

DUANE ANDREWS, Golden Valley Engineering, Merced, representing the applicant, spoke in rebuttal to comments made during the public testimony.

Public testimony was completed at 10:48 p.m.

Chairperson WILLIAMS and Commissioner PADILLA were concerned with the traffic and circulation issues in the general area that would be exacerbated by this project.

The other Commissioners concluded that the project would not cause a great impact to the current traffic situation due to its small size.

M/S COLBY-MCCOY, and carried by the following vote, to recommend to City Council adoption of a Mitigated Negative Declaration regarding Environmental Review #14-32, and approval of General Plan Amendment #14-06 and Zone Change #421, in accordance with Site Plan Option #2, subject to the Findings and twenty-one (21) Conditions set forth in Staff Report #15-10 – Addendum (RESOLUTION #3049):

AYES: Commissioners McCoy, Smoot, Smith, and Colby

NOES: Commissioner Padilla and Chairperson Williams

ABSENT: None (one vacancy)

ABSTAIN: None