

- 4.1 General Plan Amendment #15-03, Zone Change #422, Establishment of Planned Development (P-D) #74, and Conditional Use Permit #1203, for the proposed Merced Gateway Master Plan (hereinafter referred to as the “Project”), initiated by Gateway Park Development Partners, LLC, on behalf of Pluim Family Partnership, property owner. General Plan Amendment #15-03 would: 1) reconfigure the boundary between the Regional/Community Commercial (RC) and High to Medium Density Residential (HMD) designations; and, 2) amend the Official Circulation Plan by adding several driveways along the Campus Parkway Expressway. Planned Development Establishment #74 would establish a Site Utilization Plan for 601,127 square feet of commercial uses (including retail, restaurants, a hotel, and a gas station), 178 multi-family residential dwelling units, and a 1.53-acre fire station site; along with development standards. Zone Change #422 would relocate and reduce the size of a High-Medium Density Residential (R-3-2) site, and change the designation of the Regional/Central Commercial (C-C) area to Planned Development (P-D) #74. The project site is bounded by Gerard Avenue, Coffee Street, Mission Avenue and Pluim Drive (extended), on property currently designated Regional/Community Commercial and High to Medium Density Residential.

Associate Planner NELSON reviewed the report. For further information, refer to Staff Report #17-11.

Public testimony was opened at 7:25 p.m.

Speakers in the Audience in Favor:

ERIC PLUIM, Property Owner, Merced, gave a short presentation of his family history in Merced and the family’s plan to remain involved in the community and with the development of the project.

JOSH CROSS, RRM Design Group, Atascadero, CA, on behalf of the applicant, gives an overview of the Master Plan

RON WOODALL, Sonora, CA, on behalf of the applicant

JOEL KNOX, Golden Valley Neighborhood Association, Merced

JOHN KINSEY, Merced Gateway, LLC, Fresno, CA

Speakers in the Audience (Neutral):

RENEE NELSON, Merced  
KAREN WALLACE, Merced

RENEE NELSON and KAREN WALLACE did not oppose the project, but wanted to bring the issue of the existing traffic on Coffee Street to the attention of the applicant. From Gerard Avenue to South Parsons Avenue, in the morning and afternoon, high levels of traffic due to Pioneer School, will impede access to the entrance of the future apartment complex that will be built on that street. They also wanted to express concern for the future influx of students into the Weaver School District, once the residential buildings were built and occupied.

No one spoke in opposition to the project.

Public testimony was completed at 7:51 p.m.

M/S PADILLA-COLBY, and carried by the following vote, to recommend to City Council Certification of Draft and Final Environmental Impact Report #15-18; Adoption of the Draft Findings of Fact and Draft Statement of Overriding Considerations; Adoption of a Mitigation Monitoring Program, subject to Findings L through P set forth in Staff Report #17-11 (RESOLUTION #3083):

AYES: Commissioners Camper, Colby, Padilla, Smith, and Chairperson Dylina  
NOES: None  
ABSENT: Commissioners Baker and Smoot  
ABSTAIN: None