

**CITY OF MERCED**  
**Planning Commission**

**MINUTES**

Merced City Council Chambers  
Wednesday, April 4, 2018

Chairperson Dylina called the meeting to order at 7:01 p.m., followed by a moment of silence and the Pledge of Allegiance.

**ROLL CALL**

Commissioners Present: Sonia Alshami, Travis Colby, Jeremy Martinez, and Chairperson Robert Dylina

Commissioners Absent: Mary Camper (unexcused), Peter Padilla (excused), (one vacancy)

Staff Present: Director of Development Services McBride, Planning Manager Espinosa, Principal Planner Hren, Chief Deputy City Attorney Fincher, and Recording Secretary Lane

**1. APPROVAL OF AGENDA**

M/S COLBY-ALSHAMI, and carried by unanimous voice vote (two absent, one vacancy), to approve the Agenda as submitted.

**2. MINUTES**

M/S ALSHAMI-COLBY, and carried by unanimous voice vote (two absent, one vacancy), to approve the Minutes of March 21, 2018, as submitted.

**3. COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 Vesting Tentative Subdivision Map #1306 (“Stoneridge South”), initiated by Golden Valley Engineering, applicant for Biltmore Financial, Inc., property owner. This application involves the subdivision of approximately 29.75 acres of an approximately 39.7-acre parcel into 160 single-family lots. This property is generally located approximately 620 feet east of G Street between Winder Avenue and Mission Avenue, within Planned Development (P-D) #58 and has a General Plan Designation of Village Residential (VR).

Planning Manager ESPINOSA noted a memo from staff advising that the applicant requested this item be continued to the Planning Commission meeting of April 18, 2018. This item was provided to the Commission prior to the meeting. For further information, refer to Staff Report #18-08.

Public testimony was opened at 7:05 p.m.

Speaker from the Audience (Neutral):

STEVEN A. SMITH, Merced

Speaker from the Audience in Opposition:

TAMMY FAULKNER, Merced

M/S COLBY-ALSHAMI, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of April 18, 2018, at 7:00 p.m. in the City Council Chambers.

AYES: Commissioners Alshami, Colby, Martinez, and Chairperson Dylina

NOES: None

ABSENT: Commissioners Camper and Padilla, (one vacancy)

ABSTAIN: None

April 4, 2018

- 4.2 Zone Change #425, initiated by Merced Gateway LLC. This application involves amending the Zoning of two parcels from Agricultural (A-1-20) to Business Park (B-P), consistent with the parcels' existing General Plan designations. The parcels total 71.135 acres and are located approximately 1,300 feet east of Coffee Drive along the north and south sides of Campus Parkway to approximately 264 feet west of the intersection of Gerard Avenue and Campus Parkway, between Gerard Avenue and Mission Drive.

Principal Planner HREN reviewed the report on this item. For further information, refer to Staff Report #18-07.

[Secretary's note: Due to the recusal of Planning Commissioner ALSHAMI, who lives close to the project site, this resulted in the lack of a quorum. This item was automatically continued and will be heard at the Planning Commission Meeting of April 18, 2018. ]

4.3 2017-2018 Annual Planning Commission Attendance Report

Planning Manager ESPINOSA noted that the City Clerk will notice the current Planning Commission vacancy of former Commissioner Smith and the upcoming vacancy of Commissioner Colby at their April 16, 2018, City Council meeting. Interviews and appointments will soon follow.

M/S COLBY-ALSHAMI, and carried by the following vote, to approve the Annual Planning Commission Attendance Report as submitted, correcting Chairperson's DYLINEA's entry on the roster to indicate that his was a replacement appointment.

AYES: Commissioners Alshami, Colby, Martinez, and Chairperson Dylina

NOES: None

ABSENT: Commissioners Camper and Padilla, (one vacancy)

ABSTAIN: None

April 4, 2018

5. **INFORMATION ITEMS**


5.1 **Calendar of Meetings/Events**

Planning Manager ESPINOSA briefed the Planning Commission on items for the next few Planning Commission meetings.


6. **ADJOURNMENT**

There being no further business, Chairperson DYLINEA adjourned the meeting at 7:21 p.m.

Respectfully submitted,

  
KIM ESPINOSA, Secretary  
Merced City Planning Commission

APPROVED:

  
for ROBERT DYLINEA, Chairperson  
Merced City Planning Commission