

CITY OF MERCED
Planning Commission

MINUTES

Merced City Council Chambers
Wednesday, April 18, 2018

Acting Chairperson COLBY called the meeting to order at 7:03 p.m., followed by a moment of silence and the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Sonia Alshami, Mary Camper, Travis Colby, and Peter Padilla

Commissioners Absent: Chairperson Robert Dylina (unexcused), Jeremy Martinez (excused), (one vacancy)

Staff Present: Planning Manager Espinosa, Associate Planner Nelson, Chief Deputy City Attorney Fincher, and Recording Secretary Davis

1. **APPROVAL OF AGENDA**

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

2. **MINUTES**

M/S ALSHAMI-CAMPER, and carried by unanimous voice vote (two absent, one vacancy), to approve the Minutes of April 4, 2018, as submitted.

3. **COMMUNICATIONS**

None.

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4. **ITEMS**

- 4.1 Vesting Tentative Subdivision Map (VTSM) #1291 (“Bright Homes”), initiated by Bright Development. This application involves a request for an extension of time for filing a final map for VTSM #1291. VTSM #1291 was approved on January 16, 2007, to allow the subdivision of 39.8 acres of land into 168 single-family lots generally located on the east side of G Street at Merrill Place (extended) within an R-1-5 zone with a General Plan designation of Low Density Residential (LD). This extension request was referred to the Planning Commission for final action by the City’s Site Plan Review Committee on March 15, 2018.

Staff requested that this item be continued to the Planning Commission meeting of June 6, 2018. For further information, refer to Staff Report #18-10.

Public testimony was opened at 7:06 p.m.

Speaker from the Audience in Favor:

DAVE BUTZ, Bright Development, Applicant, Modesto

Speaker from the Audience in Opposition:

RICK TELEGAN, Exposition Properties, LLC., Fresno

M/S COLBY-PADILLA, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of June 6, 2018, at 7:00 p.m. in the City Council Chambers.

AYES: Commissioners Alshami, Camper, Padilla, and Acting-Chairperson Colby

NOES: None

ABSENT: Commissioner Martinez and Chairperson Dylina, (one vacancy)

ABSTAIN: None

- 4.2 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). (Item continued from meeting of April 4, 2018)

Staff requested that this item be re-continued to the Planning Commission meeting of May 9, 2018. For further information, refer to Staff Report #18-08 - Addendum.

Public testimony was opened at 7:15 p.m.

M/S COLBY-ALSHAMI, and carried by the following vote, to re-continue the public hearing to the Planning Commission meeting of May 9, 2018, at 7:00 p.m. in the City Council Chambers.

AYES: Commissioners Alshami, Camper, Padilla, and Acting-Chairperson Colby

NOES: None

ABSENT: Commissioner Martinez and Chairperson Dylina, (one vacancy)

ABSTAIN: None

- 4.3 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. (Item continued from meeting of April 4, 2018)

[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 May 9, 2018.]

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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**

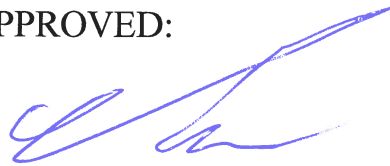
There being no further business, Acting Chairperson COLBY adjourned the meeting at 7:22 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary
Merced City Planning Commission

APPROVED:



TRAVIS COLBY, Acting Chairperson
Merced City Planning Commission