

Planning Commission Minutes Excerpt
JANUARY 22, 2020

*Secretary's note:

Prior to the reading of Item 4.1, Commissioners CAMPER, DELGADILLO, DYLINE, WHITE, and Chairperson HARRIS disclosed that they had attended a community meeting regarding Conditional Use Permit #1238.

- 4.1 Conditional Use Permit #1238, initiated by Merced Holdings, LP, property owner. This application involves a request to construct a mixed-use development with 214 apartment units and approximately 37,117 square feet of commercial uses within four buildings (two 2-story buildings and two 3-story buildings) on an approximately 5.94-acre parcel, generally located at the southeast corner of Yosemite Avenue and McKee Road. The property has a General Plan designation of Neighborhood Commercial (CN) and is zoned Neighborhood Commercial (C-N).

Associate Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #20-01. Staff also received three letters in opposition to the project prior to the meeting from Richard and Karen ALBRIGHT, Judith L. HOWERTON, and Rick TELEGAN. During the meeting staff received one letter in opposition from Casey STEED, as well as one letter in support of the project from Michael BELLUOMINI.

Public testimony was opened at 7:49 p.m.

Speakers from the Audience in Favor:

RAJ JOSHI, Applicant, Los Angeles
JOE ENGLENOFF, Applicant, Los Angeles
CARY COBURN, Merced
MICHAEL BELLUOMINI, Merced

Speakers from the Audience in Opposition:

CASEY STEED, Merced
MARK WALKER, Merced
JOE CORVELLO, Merced

CURTIS PAPINEAU, Merced
PAULA DEMANETT, Merced
JANET HUGHES, Merced
DARALENE SILVEIRA, Merced
CURTIS GORMAN, Merced
DAN ALEMAN, Merced
JOHN MCMILLEN, Merced
EARL WELCH, Merced
MICHAEL STRASSER, Merced
SALLY STRASSER, Merced
JOEL MOSES, Merced
RONALD G. MYERS, Merced

Public testimony was completed at 9:16 p.m.

M/S RASHE-WHITE, and carried by the following vote, to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program regarding Environmental Review #19-37, and approve Conditional Use Permit #1238, subject to the Findings and thirty-six (36) Conditions set forth in Staff Report #20-01, with the addition of Condition #37 as follows (RESOLUTION #4035):

(New language underlined, deleted language ~~strike through~~.)

“37. Hours for use of the rooftop deck shall be limited to from 7:00 a.m. to 10:00 p.m. daily.”

AYES: Commissioners Butticci, Camper, Delgadillo, Dylina, Rashe, White, and Chairperson Harris

NOES: None

ABSENT: None

ABSTAIN: None