4.1   Site Plan Application #455, initiated by Merced Holdings, LP, property
        owner. This application is a review of Interface Regulations found in
        Section 20.32 of the City of Merced Zoning Ordinance as they relate to
        the proposed project approved by Conditional Use Permit #1238. The
        project is a mixed-use development with 214 apartment units and
        approximately 37,000 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 #20-03 - Addendum. Staff also received
three emails in opposition to the project prior to the meeting from ANN
KELLEY, DARALENE W. SILVEIRA, and RICHARD HARRIMAN, those
emails were read into the record, and provided to the Planning Commission
via email. (Members of the public were given the opportunity to leave voice
mail messages as well prior to the meeting, but none were received).

Public testimony was opened at 7:30 p.m. via teleconference.

Speaker in Favor Via Teleconference:

RAJ JOSHI, Applicant, Los Angeles

Speaker in Opposition Via Teleconference:

RICHARD HARRIMAN, Merced

Public testimony was completed at 8:00 p.m.

M/S   RASHE-DELGADILLO, and carried by the following vote, to find that
the previous environmental review (Initial Study #19-37 for Conditional Use
Permit #1238) remains sufficient and no further documentation is required
(CEQA Section 15162 Findings), and approve Site Plan Review Permit #455,

subject to the Findings and 11 (eleven) Conditions set forth in Staff Report #20-03 - Addendum (RESOLUTION #4036):

AYES: Commissioners Butticci, Camper, Delgadillo, Dylina, Rashe, White, and Chairperson Harris
NOES: None
ABSENT: None
ABSTAIN: None

DRAFT