



CITY OF MERCED

City Council Chamber
Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Minutes Planning Commission

Wednesday, October 4, 2023

6:00 PM

A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner SMITH led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Chairperson HARRIS honored and congratulated Scott MCBRIDE for his recent appointment to City Manager.

Present: 6 - Chairperson Michael Harris, Vice Chair Mary Camper, Member Anthony Gonzalez, Member Yang Pao Thao, Member Walter Smith, and Member Emanuelle Ochoa

Absent: 1 - Member Jose Delgadillo

C. ORAL COMMUNICATIONS

Speakers from the Audience

MITCHELL VINCIGUERRA, NorCal Carpenter's Union

TEMO AGUILAR, NorCal Carpenter's Union

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of September 6, 2023

ACTION:

Approving and filing the Planning Commission Minutes of September 6, 2023

A motion was made by Member Ochoa, seconded by Vice Chair Camper and carried by the following vote, to approve the Consent Agenda.

Aye: 6 - Chairperson Harris
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 1 - Member Delgadillo

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: Vacation #23-03 - initiated by the Richman Group on behalf of Devonwood 64, LP, property owner, to abandon a 64-foot-wide Public Utilities Easement (PUE) on the south side of Devonwood Drive, west of Bannon Lane.

ACTION FINDING:

- 1) The proposed Vacation is consistent with the General Plan.

SUMMARY

This request is to vacate a 64-foot-wide Public Utilities Easement (PUE) on the south side of Devonwood Drive, west of Bannon Lane. The applicant would grant a new 40-foot-wide PUE to accommodate the existing utilities in the area.

RECOMMENDATION

Planning staff recommends that the Planning Commission adopt a Finding that the proposed Vacation is consistent with the General Plan.

Senior Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #23-837.

A motion was made by Vice Chair Camper, seconded by Member Gonzalez and carried by the following vote, to adopt a Finding that Vacation #23-03 is consistent with the General Plan.

Aye: 6 - Chairperson Harris
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 1 - Member Delgadillo

E.2

SUBJECT: Vacation #23-04 - initiated by the Merced City School District, property owner, to abandon a 15-foot-wide Public Utilities Easement (PUE) on their property located at 2111 Wardrobe Avenue.

ACTION FINDING:

- 1) The proposed Vacation is consistent with the General Plan.

SUMMARY

This request is to vacate a 15-foot-wide Public Utilities Easement (PUE) that generally runs north and south through the property at 2111 Wardrobe Avenue. The applicant would grant a new 15-foot-wide PUE to accommodate the existing utilities in the area.

RECOMMENDATION

Planning staff recommends that the Planning Commission adopt a Finding that the proposed Vacation is consistent with the General Plan.

A motion was made by Member Ochoa, seconded by Vice Chair Camper and carried by the following vote, to adopt a Finding that Vacation #23-04 is consistent with the General Plan.

- Aye:** 6 - Chairperson Harris
 Vice Chair Camper
 Member Gonzalez
 Member Pao Thao
 Member Smith
 Member Ochoa

No: 0

Absent: 1 - Member Delgadillo

E.3

SUBJECT: Density Bonus #23-02, initiated by the Richman Group, on behalf of Devonwood 64, LP, property owner. This application involves a request to reduce the minimum parking requirements and concessions for relief from certain Design Standards for Multi-family Dwellings. The reduction in parking requirements and granting of concessions would allow the construction of a 156-unit affordable apartment complex on approximately 5.9 acres of land, generally located on the south side of Devonwood Drive between Loughborough Drive and Austin Avenue.

ACTION: PLANNING COMMISSION:

- Recommendation to City Council
- 1) Environmental Review #23-30 (Categorical Exemption)

2) Density Bonus Application #23-02

CITY COUNCIL:

Approve/Disapprove/Modify

1) Environmental Review #23-30 (Categorical Exemption)

2) Density Bonus Application #23-02

SUMMARY

This is a request to consider Density Bonus #23-02 which would allow a reduction to the minimum parking requirements and concessions for relief from certain Design Standards for Multi-family Dwellings. Approval of the Density Bonus would allow the construction of a 100% affordable apartment complex with 156 units on the south side of Devonwood Drive, between Loughborough Drive and Austin Avenue. Staff is recommending the Planning Commission recommend approval to the City Council. No public hearing is required per state statutes and local ordinances.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #23-30 (Categorical Exemption) and Density Bonus #23-02 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.

Senior Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #23-824.

A motion was made by Member Gonzalez, seconded by Member Thao and carried by the following vote, to recommend to City Council adoption of a Categorical Exemption regarding Environmental Review # 23-30 and approval of Density Bonus # 23-02, subject to the Findings set forth in Staff Report # 23-824 (RESOLUTION #4123).

Aye: 6 - Chairperson Harris
Vice Chair Camper
Member Gonzalez
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 1 - Member Delgadillo

E.4

SUBJECT: Annexation and Rezoning Application #22-01, initiated by the City of Merced, on behalf of the Regents of the University of

California, property owners. The application would involve the annexation of the University of California, Merced Main Campus as described in the University of California, Merced 2020 Long-Range Development Plan (dated March 2020) consisting of approximately 1,125 acres to the City of Merced and rezoning of the property to “Public Facility” (P-F) as well as the annexation of the 2-mile long section of Bellevue Road right-of-way from the current Merced City Limits at G Street to Lake Road (approximately 14 acres) for a total of 1,139 acres, as allowed by Assembly Bill 3312 (enacted in 2020) for a total annexation area of 1,139 acres. The UC Campus is generally located at the northeast and southeast corners of Bellevue and Lake Roads with a General Plan designation of “School.”**PUBLIC HEARING**

ACTION PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #22-15 (*Addendum to Merced Vision 2030 General Plan EIR*)
- 2) Annexation #22-01
- 3) Rezoning #22-01

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #22-15 (*Addendum to Merced Vision 2030 General Plan EIR*)
- 2) Annexation #22-01
- 3) Rezoning #22-01

SUMMARY

The application includes the annexation of the approximately 1,125-acre University of California Merced Long Range Development Plan (LRDP) area as well as the 2-mile-long right-of-way for Bellevue Road from G Street to Lake Road (approximately 14 acres) (Attachment B). The UC Campus land would be rezoned “Public Facility” (P-F). The UC and the City are in agreement on this annexation. Staff is recommending the Planning Commission recommend approval of this annexation to the City Council.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #22-15 [*Addendum to the Merced Vision 2030 General Plan Environmental Impact Report*] and Annexation and Rezoning Applications #22-01 (including the adoption

of the Draft Resolution at Attachment A) subject to the findings/ considerations in Exhibit A of the Draft Resolution at Attachment A.

Senior Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #23-102.

Public Testimony was opened at 6:52 PM.

Speaker from the Audience in Favor

DANIEL OKOLI, Vice Chancellor and Chief Operating Officer, UC Merced

There were no speakers in opposition to the project.

Public Testimony was closed at 6:57 PM.

A motion was made by Member Ochoa, seconded by Member Gonzalez and carried by the following vote, to recommend to City Council adoption of Environmental Review #22-15 [Addendum to the Merced Vision 2030 General Plan EIR] and approval of Annexation and Rezoning Applications #22-01, subject to the Findings set forth in Staff Report #23-102 (RESOLUTION #4124)

- Aye:** 6 - Chairperson Harris
- Vice Chair Camper
- Member Gonzalez
- Member Pao Thao
- Member Smith
- Member Ochoa

No: 0

Absent: 1 - Member Delgadillo

E.5

SUBJECT: Continued Election of Chairperson and Vice-Chairperson

ACTION

Election of Chairperson and Vice-Chairperson

Vice Chair CAMPER nominated Chairperson HARRIS to continue as Chairperson. Commissioner OCHOA nominated Vice Chair CAMPER to continue as Vice Chair. Both Chairperson HARRIS and Vice Chair CAMPER accepted the nominations. There were no other nominations for Chairperson or Vice Chairperson.

A motion was made by Vice Chair Camper, seconded by Member Ochoa and carried by the following vote, to elect Mike Harris as Chairperson and Mary Camper as Vice Chairperson.

Aye: 6 - Chairperson Harris
 Vice Chair Camper
 Member Gonzalez
 Member Pao Thao
 Member Smith
 Member Ochoa

No: 0

Absent: 1 - Member Delgadillo

F. INFORMATION ITEMS

F.1 **SUBJECT:** Report by Director of Development Services of Upcoming Agenda Items

ACTION

Information only.

Director of Development Services MCBRIDE went over items for the next several Planning Commission meetings.

F.2 **SUBJECT:** Calendar of Meetings/Events

Oct	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	16	City Council, 6:00 p.m.
	18	Planning Commission, 6:00 p.m.
	24	Bicycle and Pedestrian Advisory Commission, 4:00 p.m.
Nov	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:09 PM.

A motion was made by Member Gonzalez, seconded by Member Ochoa and carried by the following vote, to adjourn the Regular Meeting.

Aye: 6 - Chairperson Harris
 Vice Chair Camper
 Member Gonzalez
 Member Pao Thao
 Member Smith
 Member Ochoa

No: 0

Absent: 1 - Member Delgadillo

BY:



SCOTT MCBRIDE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:



MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION