



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, February 17, 2021

7:00 PM

A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 7:00 PM

Clerk's Note: The meeting was held via teleconference per Governor Newsom's Executive Order N-29-20 and roll call votes were taken.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner DYLINE led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: The Planning Commission has one vacancy at the time.

Present: 5 - Chairperson Michael Harris, Stephanie Buttici, Robert Dylina, Dorothea White, and Jose Delgadillo

Absent: 1 - Vice Chair Mary Camper

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of February 3, 2021

ACTION:

Approving and filing the Planning Commission Minutes of February 3, 2021

A motion was made by Member Delgadillo, seconded by Member White, to approve Consent Calendar. The motion carried by the following vote:

Aye: 5 - Harris
Buttici
Dylina
White
Delgadillo

No: 0

Absent: 1 - Camper

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: General Plan Amendment #20-02 and Site Utilization Plan Revision #1 to Planned Development #12, initiated by Robert Vermeltfoort on behalf of REM Land Group, LLC, Property Owner. This application involves consideration of a change from Commercial Office (CO) and Industrial (IND) to Business Park. The new Site Utilization Plan envisions a proposed mini-mart with fuel island, a proposed drive-through business and a proposed office/retail building. The property is generally located at the northeast corner of State Highway 59 and Olive Avenue., within a zoning classification of Planned Development (P-D) #12. **PUBLIC HEARING**

ACTION

No action required, item to be tabled.

SUMMARY

Staff is requesting that this item be tabled at the request of the applicant. The applicant has requested additional time to provide an updated traffic study.

RECOMMENDATION

Planning staff recommends that the Planning Commission open the public hearing and hear any testimony provided, then table the matter.

Principal Planner HREN informed the Planning Commission that no action is required, the item will be tabled and brought back at a future date.

General Plan Amendment #20-02 was tabled.

E.2

SUBJECT: General Plan Amendment #20-01 and Site Utilization Plan Revision #23 to Planned Development (P-D) #16 for approximately 6.39 acres of land, generally located on the south side of Devonwood Drive, east of Wal-Mart. The General Plan Amendment would change the General Plan designation from Low-Medium Density Residential (LMD) to High Density Residential (HMD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Single Family Residential to Multi-Family Residential. These changes would allow the future development of a 156-unit apartment complex. **PUBLIC HEARING**

ACTION Item to be Tabled; No Action Required

SUMMARY

The applicant is considering other options for this property. Therefore, he has agreed to table the matter until a final decision has been made.

RECOMMENDATION

The Item is being Tabled; no action required.

Planning Manager ESPINOSA informed the Planning Commission that no action is required, the item will be tabled and brought back at a future date.

General Plan Amendment #20-01 was tabled.

F. INFORMATION ITEMS

F.1. **SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

Planning Manager ESPINOSA went over items for the next several Planning Commission meetings.

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

Feb. 16 City Council, 6:00 p.m. **(By Teleconference)**
17 Planning Commission, 7:00 p.m. **(By Teleconference)**
23 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. **(By Teleconference)**
Mar. 1 City Council, 6:00 p.m. **(By Teleconference)**
3 Planning Commission, 7:00 p.m. **(By Teleconference)**
15 City Council, 6:00 p.m. **(May be by Teleconference)**
17 Planning Commission, 7:00 p.m. **(By Teleconference)**
Apr. 5 City Council, 6:00 p.m. **(May be by Teleconference)**
7 Planning Commission, 7:00 p.m. **(By Teleconference)**
19 City Council, 6:00 p.m. **(May be by Teleconference)**
21 Planning Commission, 7:00 p.m. **(By Teleconference)**
27 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. **(By Teleconference)**

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:12 PM

A motion was made by Member White, seconded by Member Dylina , to adjourn the Regular Meeting. The motion carried by the following vote:

Aye: 5 - Harris
Butticci
Dylina
White
Delgadillo

No: 0

Absent: 1 - Camper