



CITY OF MERCED

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

Minutes Planning Commission

Wednesday, May 5, 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 CAMPER led the Pledge of Allegiance to the Flag.

B. ROLL CALL

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

Present: 6 - Chairperson Michael Harris, Member Stephanie Butticci, Member Robert Dylina, Member Dorothea White, Member Jose Delgadillo, and Vice Chair Mary Camper

Absent: 0

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

D.1

SUBJECT: Planning Commission Minutes of April 21, 2021

ACTION:

Approving and filing the Planning Commission Minutes of April 21, 2021

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

Aye: 6 - Chairperson Harris
Member Butticci
Member Dylina
Member White
Member Delgadillo
Vice Chair Camper

No: 0

Absent: 0

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: General Plan Amendment #21-01 and Zone Change #427, initiated by MCP, LLC, property owner. The application involves a change from the current General Plan land use designation of Low Density Residential (LD) to High-Medium Density Residential (HMD), and a Zone Change from Low Density Residential (R-1-6) to Medium Density Residential (R-3-2) for four 0.22-acre parcels located at 565, 575, 601, and 609 Q Street. The applicant would like to develop a 4-plex on 4 separate parcels, for a total of 16 units. The current zoning designation allows for up to 3 units on 4 separate parcels, for a total of 12 units. The 0.88-acre subject sites are generally located at the west side of Q Street, directly south of West 6th Street. *PUBLIC HEARING*

ACTION:

PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #21-04 (Negative Declaration)
- 2) General Plan Amendment #21-01
- 3) Zone Change #427

SUMMARY

The subject site is located in southcentral Merced, on the west side of Q Street, south of W. 6th Street, and consists of 4 identical parcels, totaling 0.88-acres at 565, 575, 601, and 609 Q Street. The applicant would like to change the sites' current General Plan land use designation of Low Density Residential (LD) to High-Medium Density Residential (HMD), and the Zoning designations of Low Density Residential (R-1-6) to Medium Density Residential (R-3-2). The applicant would like to develop a 4-plex on each of the 4 separate lots, for a total of 16 units. The current zoning designation allows for up to 3 units (including accessory dwelling units) on the 4 separate parcels, for a total of 12 units. This General Plan Amendment does not include any text changes to the General Plan, but rather amends the land use designation for a specific area (on the 2030

General Plan Map - Figure 2.3 Land Use Diagram) to allow an increase in residential density. Staff is recommending approval.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of Environmental Review #21-04 [*Negative Declaration*], General Plan Amendment #21-01, and Zone Change #427 including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

Commissioner DYLINEA recused himself prior to the reading of this item and turned off his camera and microphone due to an economic interest in the project.

Associate Planner MENDOZA-GONZALEZ reviewed the report on this item. For further information, refer to Staff Report #21-263. Staff received two comment letters and one letter/petition prior to the meeting. The letter/petition was from Darlene Penn and others, the two letters were from MID (Merced Irrigation District) and the applicant. These were provided to the Planning Commission via email as well as being posted online. (Members of the public were given the opportunity to leave email and voicemail messages as well prior to the meeting).

There was no one wishing to speak regarding the project; therefore, public testimony was opened and closed at 7:21 PM

A motion was made by Delgadillo, seconded by Member White, to recommend to the City Council adoption of a Negative Declaration regarding Environmental Review # 21-04 and approval of General Plan Amendment #21-01 and Zone Change #427, subject to the Findings and Conditions set forth in Staff Report #21-263 (RESOLUTION #4063). The motion carried by the following vote:

Aye: 5 - Chairperson Harris
Member Buttici
Member White
Member Delgadillo
Vice Chair Camper

No: 0

Absent: 0

Abstain: 1 - Member Dylina

F. INFORMATION ITEMS

Commissioner DYLINEA rejoined the meeting to participate in Information Items.

F.1

SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

Planning Manager ESPINOSA briefly reviewed items for the next several Planning Commission meetings. It was noted that the next meeting would be in person.

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

May 3	City Council, 6:00 p.m.
5	Planning Commission, 7:00 p.m. (By Teleconference)
17	City Council, 6:00 p.m.
19	Planning Commission, 7:00 p.m.
Jun. 7	City Council, 6:00 p.m.
9	Planning Commission, 7:00 p.m.
21	City Council, 6:00 p.m.
22	Bicycle/Pedestrian Advisory Commission, 4:00 p.m.
23	Planning Commission, 7:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:41 PM

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

Aye: 6 - Chairperson Harris
Member Butticci
Member Dylina
Member White
Member Delgadillo
Vice Chair Camper

No: 0

Absent: 0