CITY OF MERCED Planning Commission

MINUTES

Merced City Council Chambers Wednesday, March 23, 2011

Chairperson AMEY called the meeting to order at 7:00 p.m., followed by a moment of silence and the Pledge of Allegiance.

ROLL CALL

Commissioners Present: Richard Cervantes, Bob Acheson, Mary Ward,

Travis Colby, and Chairperson Dwight Amey

Commissioners Absent: Carole McCoy (absent excused) (one vacancy)

Staff Present: Planning Manager Espinosa, Planner Nelson,

Deputy City Attorney Rozell, and Recording

Secretary Lane

1. **APPROVAL OF AGENDA**

M/S WARD-ACHESON, and carried by unanimous voice vote (one absent, one vacancy), to approve the Agenda as submitted.

2. MINUTES

M/S WARD-ACHESON, and carried by unanimous voice vote (one absent, one vacancy), to approve the Minutes of March 9, 2011, as submitted.

3. <u>COMMUNICATIONS</u>

None.

4. **ITEMS**

4.1 Housing Element for the City of Merced (General Plan Amendment #11-02), initiated and prepared by the City of Merced. This application involves a recommendation for adoption of the revised Housing Element. The Housing Element is one of seven required elements of the General Plan. The Housing Element sets forth policies and programs for the provision of affordable housing throughout the community. Once the Planning Commission makes a recommendation on the draft element, it will be forwarded to the City Council for adoption and then to the State Department of Housing and Community Development (HCD) for certification.

Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #11-03.

Public testimony was opened at 7:22 p.m.

Speaker from the Audience in Opposition:

PAHOUA LOR, Central California Legal Services, Fresno

No one spoke in favor of the project.

Public testimony was completed at 7:39 p.m.

Commissioner CERVANTES explained that he did not want to vote no on this item because he felt staff did an excellent job in what they were asked to do. However, he stated he would abstain from the vote because he believed the State requirements for the Housing Element were too restrictive and dictatorial to developers and the private sector.

M/S WARD-ACHESON, and carried by the following vote, to recommend to City Council adoption of a Negative Declaration regarding Environmental Review #09-03 and adoption of the Draft

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March 23, 2011

Housing Element (Revised) (General Plan Amendment #11-02, Enclosure 1 of Staff Report #11-03) (RESOLUTION #2984):

AYES:

Commissioners Acheson, Ward, Colby, and Chairperson

Amey

NOES:

None

ABSENT:

Commissioner McCoy (one vacancy)

ABSTAIN: Commissioner Cervantes

4.2 <u>Cancellation of April 6, 2011, Planning Commission Meeting</u> due to Lack of Items

M/S WARD-CERVANTES, and carried by unanimous voice vote (one absent, one vacancy), to cancel the Planning Commission Meeting of April 6, 2011.

5. **INFORMATION ITEMS**

5.1 <u>Calendar of Meetings/Events</u>

There was no discussion regarding the calendar of meetings/events.

6. **ADJOURNMENT**

There being no further business, Chairperson AMEY adjourned the meeting at 7:48 p.m.

Respectfully submitted,

KIM ESPINOSA, Secretary

Merced City Planning Commission

APPROVED:

DWIGHT AMÉY, Chairperson

Merced City Planning Commission

CITY OF MERCED Planning Commission

Resolution #2984

WHEREAS, the Merced City Planning Commission at its regular meeting of March 23, 2011, held a public hearing and considered Housing Element for the City of Merced (General Plan Amendment #11-02), initiated and prepared by the City of Merced. This application involves a recommendation for adoption of the revised Housing Element. The Housing Element is one of seven required elements of the General Plan. The Housing Element sets forth policies and programs for the provision of affordable housing throughout the community. Once the Planning Commission makes a recommendation on the draft element, it will be forwarded to the City Council for adoption and then to the State Department of Housing and Community Development (HCD) for certification; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through G of Staff Report #11-03; and,

WHEREAS, after reviewing the City's Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council adoption of a Negative Declaration regarding Environmental Review #09-03 and adoption of the Draft Housing Element (*Revised*) (General Plan Amendment #11-02, Enclosure 1 of Staff Report #11-03).

Upon motion by Commissioner Ward, seconded by Commissioner Acheson, and carried by the following vote:

AYES: Commissioners Acheson, Ward, Colby, and Chairperson Amey

NOES: None

ABSENT: Commissioner McCoy (one vacancy)

ABSTAIN: Commissioner Cervantes

PLANNING COMMISSION RESOLUTION #2984

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Adopted this 23rd day of March 2011

Chairperson, Planning Commission of

the City of Merced, California

ATTEST:

Secretary

n;shared:planning:PC Resolutions:#2958 Housing Element