

**CITY OF MERCED**  
**Planning Commission**

**MINUTES**

Merced City Council Chambers  
Wednesday, July 20, 2011

Chairperson CERVANTES 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: Travis Colby, Mary Ward, Dwight Amey, Bob Acheson, and Chairperson Richard Cervantes

Commissioners Absent: Carole McCoy and Kimberly Madayag (both absent excused)

Staff Present: Director of Development Services Gonzalves, Planning Manager Espinosa, Deputy City Attorney Rozell, Secretary Lucas, and Recording Secretary Lane

1. **APPROVAL OF AGENDA**

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

2. **MINUTES**

M/S WARD-AMEY, and carried by unanimous voice vote (two absent), to approve the Minutes of July 6, 2011, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 Adoption of Merced Vision 2030 General Plan and its associated Environmental Impact Report. The General Plan includes Urban Expansion, Land Use, Transportation & Circulation, Public Facilities & Services, Urban Design, Open Space, Conservation & Recreation, Sustainable Development, Housing (previously adopted May 16, 2011), Noise, and Safety Elements. The expansion of the City's growth boundary will define the limits for extending City services and infrastructure so as to accommodate new development anticipated within the 20 year time-frame of the General Plan. The current growth boundary or Specific Urban Development Plan (SUDP) contains approximately 20,000 acres and the current Sphere of Influence (SOI) contains approximately 33,700 acres. The proposed SUDP/SOI (now combined into one) contains 33,576 acres. Policies in the proposed General Plan promote compact urban development and provide for an orderly transition from rural to urban land uses.

Planning Manager ESPINOSA reviewed the report on this item. She noted modifications to Attachments C and D of Staff Report #11-09 and a letter from former Council Member Jim Sanders. These items were provided to the Commission prior to the meeting. For further information, refer to Staff Report #11-09.

Public testimony was opened at 7:25 p.m.

Speakers from the Audience:

STEVE ROUGH, Merced

TOM GRAVE, Merced

LISA KAYSER-GRANT, Merced

JEAN OKUYE, Merced, submitted a presentation into the record

ROD WEBSTER, Merced

JOHN GRANT, Merced

JOHN B. HINCHEY, Modesto, submitted a map into the record

JIM TODD, Sonora, submitted a letter into the record

AMANDA CARVAJAL, Merced  
RICHARD HARRIMAN, Merced

Public testimony was completed at 8:18 p.m.

M/S WARD-COLBY, and carried by the following vote, to recommend to City Council Certification of Draft and Final Environmental Impact Report #10-01, with page 2-2 of the Final EIR corrected to read, "Letter 22: Thomas C. Grave" (not Thomas Lollini as noted); Adoption of the Draft Findings of Fact and Draft Statement of Overriding Considerations; and Adoption of a Mitigation Monitoring Program, subject to Findings N through Y set forth in Staff Report #11-09 (RESOLUTION #2988):

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

NOES: None

ABSENT: Commissioners McCoy and Madayag

ABSTAIN: None

M/S WARD-COLBY, and carried by the following vote, to recommend to City Council Adoption of the *Merced Vision 2030 General Plan* in accordance with the August 24, 2010, Draft and the proposed changes at Attachment D (as modified on July 20, 2011) of Staff Report #11-09, subject to Findings A through M set forth in Staff Report #11-09 (RESOLUTION #2989):

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

NOES: None

ABSENT: Commissioners McCoy and Madayag

ABSTAIN: None

M/S AMEY-ACHESON, and carried by the following vote, to recommend to City Council Adoption of the *Merced Vision 2030 General Plan* Land Use Diagram (Figure 3.1 of the *Merced Vision 2030 General Plan* – Exhibit 1) with changes as outlined in Attachment C (as modified on July 20, 2011) of Staff Report #11-09

and divided into the following sectors as seen at Attachment A of Staff Report #11-09, subject to Findings A through M set forth in Staff Report #11-09 (RESOLUTION #2989):

Commissioner WARD declared a potential conflict of interest and left the dais (returning after the vote on that Sector).

Sector I – South of Highway 99 until Glen Avenue and then South of Highway 140

AYES: Commissioners Colby, Amey, Acheson, and Chairperson Cervantes  
NOES: None  
ABSENT: Commissioners McCoy and Madayag  
ABSTAIN: Commissioner Ward

Commissioner AMEY declared a potential conflict of interest and left the dais (returning after the vote on that Sector).

Sector II – East of G Street, North of Highway 140, and South of Olive Avenue

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

AYES: Commissioners Colby, Ward, Acheson, and Chairperson Cervantes  
NOES: None  
ABSENT: Commissioners McCoy and Madayag  
ABSTAIN: Commissioner Amey

Commissioner COLBY declared a potential conflict of interest and left the dais (returning after the vote on that Sector).

Sector III – North of Highway 99 between G and M Streets, East of M Street between Olive Avenue and Yosemite Avenue, and North of Yosemite Avenue, East of Paulson Road

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

AYES: Commissioners Ward, Amey, Acheson, and Chairperson Cervantes  
NOES: None  
ABSENT: Commissioners McCoy and Madayag  
ABSTAIN: Commissioner Colby

Commissioner ACHESON declared a potential conflict of interest and left the dais (returning after the vote on that Sector).

Sector IV – West of M Street between Highway 99 and Yosemite Avenue, North of Yosemite Avenue between San Jose Avenue/M Street and Paulson Road

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

AYES: Commissioners Colby, Ward, Amey, and Chairperson Cervantes  
NOES: None  
ABSENT: Commissioners McCoy and Madayag  
ABSTAIN: Commissioner Acheson

Chairperson CERVANTES declared a potential conflict of interest and left the dais (returning after the vote on that Sector). Commissioner WARD assumed the Chairperson's seat during his brief absence.

Sector V – North of Yosemite Avenue, West of San Jose Avenue

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

AYES: Commissioners Colby, Ward, Amey, and Acheson  
NOES: None

ABSENT: Commissioners McCoy and Madayag

ABSTAIN: Chairperson Cervantes

5. **INFORMATION ITEMS**

5.1 **Calendar of Meetings/Events**

Planning Manager ESPINOSA informed the Commission that the General Plan Amendment #10-03/Zone Change #411/Revision #4 to the Northeast Yosemite Specific Plan application regarding the proposed office complex at the southeast corner of Mercy Avenue and Sandpiper Avenue was referred back to staff and the Planning Commission from the City Council due to an error in the environmental document. It would most likely be scheduled for one of the September Planning Commission meetings.

6. **ADJOURNMENT**

There being no further business, Chairperson CERVANTES adjourned the meeting at 8:38 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary  
Merced City Planning Commission

APPROVED:



RICHARD CERVANTES, Chairperson  
Merced City Planning Commission