

**CITY OF MERCED
Planning Commission**

MINUTES

Merced City Council Chambers
Wednesday, March 4, 2015

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

[Secretary's Note: Vice-Chairperson SMITH presided over the meeting since Chairperson WILLIAMS, though present, had lost his voice.]

ROLL CALL

Commissioners Present: Carole McCoy, Peter Padilla, Kurt Smoot, Kevin Smith, Travis Colby, and Chairperson Brandon Williams

Commissioners Absent: None (one vacancy)

Staff Present: Planning Manager Espinosa, Associate Planner Nelson, Senior Deputy City Attorney Rozell, and Recording Secretary Lane

1. **APPROVAL OF AGENDA**

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

2. **MINUTES**

M/S MCCOY-SMOOT, and carried by unanimous voice vote (one vacancy) to approve the Minutes of February 18, 2015, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 General Plan Amendment #14-04, Revision #2 to the Fahrens Creek Specific Plan, and Site Utilization Plan Revision #4 to Planned Development (P-D) #46, initiated by Golden Valley Engineering, on behalf of Barbara Bruno, property owner. This application is a request to modify the designations of the General Plan, Fahrens Creek Specific Plan, and Site Utilization Plan for Planned Development (P-D) #46 for an approximately 10.42 acre parcel generally located at the southwest corner of Pacific Drive and Horizons Avenue. The requested changes include changing the General Plan designation for approximately 6.2 acres of the parcel from Low Density (LD) Residential to Village Residential (VR) and changing the designation within the Fahrens Creek Specific Plan and the Site Utilization Plan for Planned Development #46 for approximately 6.76 acres of the property from Low Density Residential to Multi-Family Residential. These changes would allow the future construction of an apartment complex with 136 units on an approximately 5.9-acre portion of the property.

Associate Planner NELSON noted a memo from staff advising that the applicant requested that this item be continued to the Planning Commission meeting of April 22, 2015, instead of April 8, 2015, as they had previously requested. She also noted a letter from a citizen that was received after the current staff report was written, but would be included in the next staff report. Both of these items were provided to the Commission prior to the meeting. For further information, refer to Staff Report #15-05 - Addendum.

Public testimony was opened at 7:05 p.m.

M/S COLBY-MCCOY, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of April 22, 2015.

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AYES: Commissioners McCoy, Padilla, Smoot, Colby,
Chairperson Williams, and Vice-Chairperson Smith

NOES: None

ABSENT: None (one vacancy)

ABSTAIN: None

4.2 Cancellation of March 18, 2015, Planning Commission Meeting
due to Lack of Items.

M/S COBLY-MCCOY, and carried by unanimous voice vote (one
vacancy), to cancel the Planning Commission meeting of March 18,
2015.

5. **INFORMATION ITEMS**

5.1 Calendar of Meetings/Events

Planning Manager ESPINOSA briefed the Commission on items for
the next Planning Commission meeting and the status of the Planning
Commissioner appointments.

6. **ADJOURNMENT**

There being no further business, Vice-Chairperson SMITH adjourned the
meeting at 7:12 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary
Merced City Planning Commission

APPROVED:



KEVIN SMITH, Vice-Chairperson
Merced City Planning Commission