

**CITY OF MERCED  
Planning Commission**

**MINUTES**

Merced City Council Chambers  
Wednesday, April 8, 2015

Chairperson WILLIAMS 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: Carole McCoy, Kurt Smoot, Kevin Smith, and Chairperson Brandon Williams

Commissioners Absent: Peter Padilla (absent excused) and Travis Colby (absent excused), (one vacancy)

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

1. **APPROVAL OF AGENDA**

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

2. **MINUTES**

M/S MCCOY-SMITH, and carried by unanimous voice vote (two absent, one vacancy) to approve the Minutes of March 4, 2015, as submitted.

3. **COMMUNICATIONS**

None.

4. **ITEMS**

- 4.1 General Plan Amendment #15-01, Site Utilization Plan Revision #11 to Planned Development (P-D) #42, Conditional Use Permit #1197 (“Bellevue Ranch Apartments”), initiated by Golden Valley Engineering, on behalf of C.W.N. Development, LLC, property owner. This application involves: a General Plan Amendment and Site Utilization Plan Revision to modify the improvement order and financing of off-site infrastructure within the Bellevue Ranch Master Development Plan; and a Conditional Use Permit to allow the construction of 432 apartment dwellings and associated parking, open space and on-site amenities on 20.77 acres. The project site is bound by M Street, M Street Circle, Mandeville Lane, and Barclay Way within the Bellevue Ranch Master Development Plan Area and is zoned Planned Development (P-D) #42. (continued from January 21, 2015)

Principal Planner KING reviewed the report on this item. He noted a memo from staff adding Condition #5 and a letter of opposition from a citizen, Eric Moore, which was provided to the Commission prior to the meeting. For further information, refer to Staff Report #15-08.

Commissioner McCoy disclosed that she had spoken with Dan Gallagher, a representative of the applicant, prior to the meeting, and made an assurance that she would not make any decision until she had heard the public testimony.

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

Speakers from the Audience in Favor:

DUANE ANDREWS, Golden Valley Engineering, Merced, representing the applicant  
KEN CARTER, Merced, the applicant

Speakers from the Audience in Opposition:

DESIREE SANDOVAL, Merced

DELORES CRULL, Merced, who provided a letter and a petition of citizens opposed to the project to the Commission prior to the meeting  
BRENDA TOVAR, Merced  
TERRY MOORE, Merced  
MIKE LUEVANO, Merced  
WILLIAM HEISER, Merced  
DELILAH GARZA, Merced  
STEVE NICHOLSON, Merced

DUANE ANDREWS, Golden Valley Engineering, Merced, representing the applicant, spoke in rebuttal to comments made during the public testimony.

Public testimony was completed at 7:55 p.m.

M/S MCCOY-SMOOT, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of May 6, 2015, in order to allow the full Commission to make a decision on this item.

AYES: Commissioners McCoy, Smoot, Smith, and Chairperson Williams

NOES: None

ABSENT: Commissioners Padilla and Colby (one vacancy)

ABSTAIN: None

4.2 General Plan Amendment #14-06 and Zone Change #421, initiated by Golden Valley Engineering, on behalf of Merced Holdings, LP, property owner. This application is a request to change the General Plan and Zoning designations for two parcels totaling 5.42 acres located at the southeast corner of Yosemite Avenue and McKee Road. The requested change is to amend the General Plan designation from Low Density Residential (LD) to Neighborhood Commercial (CN) and to change the Zoning designation from R-1-6 to Neighborhood Commercial (C-N) to allow the future construction of an approximately 62,000-square-foot shopping center.

Associate Planner NELSON reviewed the report on this item. She noted a letter in favor of Option 1 of the project, from a citizen, Jack Lesch, which was provided to the Commission prior to the meeting. For further information, refer to Staff Report #15-10.

Public testimony was opened at 8:31 p.m.

Speaker from the Audience in Favor:

DUANE ANDREWS, Golden Valley Engineering, Merced, representing the applicant

Speakers from the Audience in Opposition:

FRANCIS KLICK, Merced  
CASEY STEED, Merced  
ATHENA HENRI, Merced  
GREG MERINO, Merced

Speaker from the Audience (Neutral):

DON BORGWARD, Atwater

Public testimony was completed at 9:01 p.m.

M/S SMOOT-SMITH, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of May 6, 2015, in order to allow the full Commission to make a decision on this item.

AYES: Commissioners McCoy, Smoot, Smith, and Chairperson Williams

NOES: None

ABSENT: Commissioners Padilla and Colby (one vacancy)

ABSTAIN: None

4.3 2014-2015 Annual Attendance Report

M/S SMITH-SMOOT, and carried by unanimous voice vote (two absent, one vacancy), to approve the Annual Attendance Report as submitted.

AYES: Commissioners McCoy, Smoot, Smith, and Chairperson Williams

NOES: None

ABSENT: Commissioners Padilla and Colby (one vacancy)

ABSTAIN: None

5. INFORMATION ITEMS

5.1 Calendar of Meetings/Events

Planning Manager ESPINOSA updated the Planning Commission on the status of the vacant Commission seat, urged the Commissioners to encourage any interested friends or colleagues to apply, and briefed them on items for the next Planning Commission meeting.

6. ADJOURNMENT

There being no further business, Chairperson WILLIAMS adjourned the meeting at 9:11 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary  
Merced City Planning Commission

APPROVED:



BRANDON WILLIAMS, Chairperson  
Merced City Planning Commission