

**CITY OF MERCED
Planning Commission**

MINUTES

Merced City Council Chambers
Wednesday, April 22, 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: Peter Padilla, Kurt Smoot, Kevin Smith, Travis Colby, and Chairperson Brandon Williams

Commissioners Absent: Carole McCoy (one vacancy)

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

1. **APPROVAL OF AGENDA**

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

2. **MINUTES**

M/S SMITH-SMOOT, and carried by unanimous voice vote (one absent, one vacancy) to approve the Minutes of April 8, 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. (continued from March 4, 2015)

Associate Planner NELSON advised that the applicant requested a second continuance for this item to the Planning Commission meeting of May 20, 2015. For further information, refer to Staff Report #15-05 – 2nd Addendum.

Public testimony was opened at 7:04 p.m.

M/S WILLIAMS-SMOOT, and carried by the following vote, to continue the public hearing to the Planning Commission meeting of May 20, 2015.

AYES: Commissioners Padilla, Smoot, Smith, Colby, and Chairperson Williams
NOES: None
ABSENT: Commissioner McCoy (one vacancy)
ABSTAIN: None

5. **INFORMATION ITEMS**

5.1 **Calendar of Meetings/Events**

Principal Planner KING briefed the Commission on items for the next Planning Commission meeting. Commissioner PADILLA briefed the Commission on the High Speed Rail Committee meeting he attended. Commissioner COLBY noted that a business conflict might cause him to possibly be absent for the May 6, 2015, Planning Commission meeting.

6. **ADJOURNMENT**

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

Respectfully submitted,



BILL KING, Acting Secretary
Merced City Planning Commission

APPROVED:



BRANDON WILLIAMS, Chairperson
Merced City Planning Commission