

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #15-04

AGENDA ITEM: 4.4

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: Jan. 21, 2015

PREPARED BY: Bill King,
Principal Planner

SUBJECT: **General Plan Amendment #14-05, Site Utilization Plan Revision #10 to Planned Development (P-D) #42, Conditional Use Permit #1194 and Vesting Tentative Subdivision Map #1303** (“Bellevue Ranch Condos”) , 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; a Conditional Use Permit to allow the construction of 432 condominium dwellings and associated parking, open space and on-site amenities on 20.77 acres; and a Tentative Subdivision Map to enable condominium properties to be created. The project site is bound by M Street, M Street Circle, Mandeville Lane, and Barclay Avenue within the Bellevue Ranch Master Development Plan Area and is zoned Planned Development (P-D) #42. ***PUBLIC HEARING***

ACTION: Continue the public hearing to the regularly scheduled Planning Commission meeting of February 4, 2015.

SUMMARY

The applicant contacted Planning Staff and submitted an email advising that the project proponent needs more time to review the project’s draft conditions of approval and is therefore, requesting a continuance to February 4, 2015.