



THE WEEKLY COUNCIL INFORMATION REPORT

December 15, 2023

Celebrating Service – Welcome Firefighters Armando Flores and Logan Fischer

Today, Fire Chief Derek Parker had the honor of swearing in the department's newest probationary firefighters, Armando Flores III, and Logan Fischer. Congratulations and thank you for your commitment to serving our community.



Celebrating the Merced Police Department's New Hires and Promotions

This week, Chief Steven Stanfield welcomed family, friends, and colleagues to a packed Merced City Council Chamber for the department's New Hire and Promotion Swearing-in Ceremony.

Congratulations and welcome to graduates and officers who recently joined the department, Yer Lee McKinnon, Elias Gutierrez, and Andrea Ramirez. The ceremony also included well-deserved promotion recognitions of Captain Joey Perez, Lieutenant Calvin Haygood, and Sergeant Raquel Rios. Their commitment to serving our community is commendable.



Merced Youth Council's Kits for Kids

This month, The Merced Youth Council prepared Kits for Kids to give out at the Christmas Parade. Kits included puzzles and board games to encourage time spent among family members and friends this holiday season. Thank you, Merced Youth Council, for your ongoing commitment to increasing the quality of life in Merced!



Merced Applegate Zoo Presents



LIGHTS
BEFORE
CHRISTMAS

JOIN US FOR:
PICTURES WITH SANTA,
AN INTERACTIVE SNOW PIT,
BEAUTIFUL LIGHTS,
& LOTS OF HOLIDAY CHEER!

EVENT PRICES
Under 1: Free 14-59 : \$5.00
1-5 : \$2.00 60+ : \$3.00
6-13 : \$4.00 CASH ONLY

FREE HOT COCOA AND
CONCESSIONS

December 15th 16th & 17th
5:30-7:30 PM

1045 W 25TH ST, MERCED, CA
Contact (209) 385-6855 for more details about the event



City of Merced Parks and Community Services
Presents

BREAKFAST WITH SANTA



You're Invited!

December 16th

Session 1: 8:00 am -
9:30 am

Session 2: 9:30 am -
11:00 am

Location:

Merced Senior
Community Center
755 W 15th st.



**COST: \$10 PER PERSON
SPACE WILL BE LIMITED!
*CHILDREN AGES 0-5 ARE FREE***

***PRE-REGISTRATION REQUIRED*
REGISTER AT 632 W. 18TH ST OR CALL
OUR OFFICE AT 385-6235 FOR MORE
INFORMATION**



HOLIDAY CRAFTS

COOKIE DECORATING

PICTURES WITH SANTA



PARKS AND
COMMUNITY
SERVICES



CITY OF MERCED

City Council Chamber
Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Meeting Agenda

Planning Commission

Wednesday, December 20, 2023

6:00 PM

City Council Chamber, 2nd Floor, Merced Civic
Center, 678 W. 18th Street, Merced, CA 95340

NOTICE TO PUBLIC

WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at www.cityofmerced.org or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission.

PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium at the back of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 5 minutes each, unless the number of speakers is over 3, which in that case, comments shall be limited to 3 minutes each. For all other issues, for 3 or less speakers, 5 minutes each and for over 3 speakers, 3 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

Material may be emailed to planningweb@cityofmerced.org and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, for example, Item # or Oral Communications. Your comments will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM will be distributed to the Planning Commission and retained for the official record.

You may provide telephonic comments via voicemail by calling (209) 388-7390 by no later than 1 PM on the day of the meeting to be added to the public comment. Voicemails will be limited to a time limit of one (1) minute. Please specify which portion of the agenda you are commenting on, for example, Item #, Consent item #, or Oral Communications. Your comments will be played during the Planning Commission meeting at the appropriate time.

INDIVIDUALS WITH DISABILITIES

Accommodation for individuals with disabilities may be arranged by contacting the Planning Division at (209) 385-6858. Assisted hearing devices are available for meetings held in the Council Chamber.

A. CALL TO ORDER

A.1. Moment of Silence

A.2 Pledge of Allegiance to the Flag

B. ROLL CALL

C. ORAL COMMUNICATIONS

Members of the public who wish to speak on any matter not listed on the agenda may speak during this portion of the meeting and will be allotted 5 minutes. The Chairperson may, at their discretion, reduce the time to 3 minutes if there are more than 3 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

D. CONSENT CALENDAR

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

D.1 [23-1125](#) **SUBJECT:** Planning Commission Minutes of December 6, 2023

ACTION:

Approving and filing the Planning Commission Minutes of December 6, 2023

E. PUBLIC HEARINGS AND ACTION ITEMS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission.

E.1 [23-1069](#)

SUBJECT: Vesting Tentative Subdivision Map #1327 and Site Plan Review Permit #530 (“Royal Wood Villas”) for Redondo and Cardella, LLC, property owner. This application involves a request to subdivide a 5.46-acre portion of a 10.42-acre parcel into 75 single-family lots (with zero-lot line dwellings) ranging in size from 1,500 square feet to 2,275 square feet, generally located on the south side of Cardella Road, west of El Redondo Drive (extended), within Residential Planned Development (RP-D) #57, with a General Plan designation of Village Residential (VR). *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #23-34 (CEQA 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1327
- 3) Site Plan Review Permit #530

SUMMARY

The subject site is located south of Cardella Road, west of future extended El Redondo Drive. The applicant is requesting to subdivide a 5.46-acre portion of a 10.42-acre parcel into 75 small single-family lots with zero-lot line dwellings. Royal Wood Villas would be a gated community with private streets. The proposed single-family home lots range in size between 1,500 square feet and 2,275 square feet. The subject site is located within a Residential Planned Development (RP-D) #57 with a General Plan designation of Village Residential (VR). Because the proposal is located within a Residential Planned Development, a site plan review permit is required to assess the proposed site plan and development standards.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #23-34 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1327 (“Royal Wood Villas”), Site Plan Review Permit #530 (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4126 at Attachment A of Planning Commission Staff Report #23-1069.

E.2 [23-1114](#)

SUBJECT: Annexation and Pre-zoning Application #23-03, General Plan Amendment #23-04, Establishment of Planned Development #80, Adoption of VST Specific Plan and Environmental Review #23-44 all initiated by the Virginia Smith Trust (VST), Property Owner. The application would involve the annexation of approximately 654 acres of land generally located at the northeast corner of Cardella

and Lake Roads (4600 Lake Road), the Pre-zoning of the property as Planned Development (P-D) #80, the adoption of the VST Specific Plan, and an amendment to the text of the General Plan. This property is located at 4600 Lake Road (APNs 060-010-004 and 060-020-048) and is generally bounded by the University of California, Merced, Campus to the north, agriculturally zoned land in Merced County to the south, agriculturally zoned land in Merced County to the east, and Lake and Cardella Roads to the west **PUBLIC HEARING**

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ACTION

PLANNING COMMISSION:

Recommendation to City Council

- 1) Annexation and Pre-zoning Application #23-03
- 2) General Plan Amendment #23-04
- 3) Establishment of Planned Development (P-D)

#80

- 4) Adoption of the Virginia Smith Trust Specific Plan
- 5) Environmental Review #23-44

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Annexation and Pre-zoning Application #23-03
- 2) General Plan Amendment #23-04
- 3) Approval of Pre-Annexation Development

Agreement

- 4) Establishment of Planned Development (P-D)

#80

- 5) Adoption of the Virginia Smith Trust Specific Plan
- 6) Environmental Review #23-44

SUMMARY

This is a request to amend the General Plan land use designations for approximately 654 acres of land south of the University of California, Merced campus. This request also asks that you recommend to the City Council adoption of the Virginia Smith Trust (VST) Specific Plan, Annex and and Pre-zone the property in line with the new Specific Plan and General Plan designations, approve the accompanying environmental review which acknowledges and adopts the Environmental Impact Report prepared for and adopted by the County, and establish Planned Development (P-D) #80. The proposed land use changes would allow the development of university-supporting residential, mixed use and commercial projects, including a percentage of affordable housing, in areas not currently designated for such uses.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Annexation and Pre-zoning Application #23-03, General Plan Amendment #23-04, Establishment of Planned Development (P-D) #80 (including the adoption of Draft Planning Commission Resolution #4127 as Attachment A of Planning Commission Staff Report #23-1114), Adoption of the Virginia Smith Trust Specific Plan and Environmental Review #23-44 subject to the conditions and the findings/considerations (Exhibits A and B, respectively) of Draft Resolution #4127.

E.3 [23-1071](#)

SUBJECT: Cancellation of January 3, 2024, Planning Commission Meeting due to lack of items

ACTION:

Cancel the Planning Commission Meeting of January 3, 2024

F. INFORMATION ITEMS

F.1 [23-1126](#)

SUBJECT: Report by City Manager of Upcoming Agenda Items

ACTION

Information only.

F.2 [23-1127](#)

SUBJECT: Calendar of Meetings/Events

Dec.	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m.
Jan.	2	City Council, 6:00 p.m. (Tuesday)
	3	Planning Commission, 6:00 p.m. (To be cancelled)
	16	City Council, 6:00 p.m. (Tuesday)
	17	Planning Commission, 6:00 p.m.
Feb.	5	City Council, 6:00 p.m.
	7	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m. (Tuesday)
	21	Planning Commission, 6:00 p.m.
	29	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

G. ADJOURNMENT