



# THE WEEKLY COUNCIL INFORMATION REPORT

May 3, 2024

## Fire Academy Completes Intensive Four-Day Training

The fire academy 24-01 recently completed four fire control training days. Merced County/Cal Fire hosted three days at the Castle Training Center, marking a significant step in preparing future firefighters for service.

The training started with a lecture on fire behavior and covered crucial aspects, such as the different phases of fire, effective suppression tactics, and essential safety protocols. These phases were implemented over the next two days, as cadets engaged in hands-on experiences.

On the final training day, cadets participated in more drills, finishing in rotations of fire attack exercises and search operations with victim removal.

The success of this training program underscores the invaluable cooperation and support of Merced County/Cal Fire. It highlights the importance of continued positive relationships with our partner agencies.



## Merced Fire Department Academy 24-1 Masters Auto Extrication Techniques

Members of the City of Merced Fire Department Academy 24-1 are currently honing their automobile extrication skills. These techniques are crucial for safely rescuing individuals trapped in vehicles following accidents.



## City Celebrates Captain Jeff Tomerlin’s Retirement After Nearly 24 Years of Service

Merced Fire Department recently commemorated the retirement of Captain Jeff Tomerlin, who began his firefighting journey on November 11, 2000. Through hard work and dedication, he rose through the ranks from firefighter to engineer and finally to Captain in 2006.

The City extends its gratitude for his nearly 24 years of service to our community. Wishing Captain Tomerlin and his family all the best in this new chapter.



### Public Service Announcement

If you suspect a fire in your attic, it's crucial to contact the fire department promptly. Recently, a homeowner experienced a close call when a melting speaker fell from the ceiling. Fortunately, the homeowner contacted the fire department in time, as embers were found burning in the attic insulation - a serious risk to the framing members. Swift action prevented what could have been a destructive blaze.



## City of Merced Receives 2024 San Joaquin Valley Blueprint Award for Innovative Residential Development Program

The City of Merced has been chosen as the recipient of the 2024 Blueprint Award of Merit in the category of Residential Development. This recognition comes from the San Joaquin Valley Regional Planning Agencies and the Central California Chapter of the American Planning Association.

Merced's Planning Department has been commended for its forward-thinking initiative, the Preapproved ADU, Duplex, and Triplex Program. This program fosters residential growth and promotes sustainable urban development practices. The City's commitment to innovative planning solutions has earned it this well-deserved award.



Pictured L to R - Former City of Merced Assistant Planner Stephani Davis, City Manager Scott McBride, Management Analyst Leah Brown, and Mayor Serratto.



## Latest Update on the Airport Terminal Replacement Project

This week, our crews made significant progress on the project by pouring the concrete slab. The first half was poured at the beginning of the week, followed by the second half towards the end. Prioritizing quality and durability, crews will wait eight days for the slab to properly cure before moving forward with additional work.

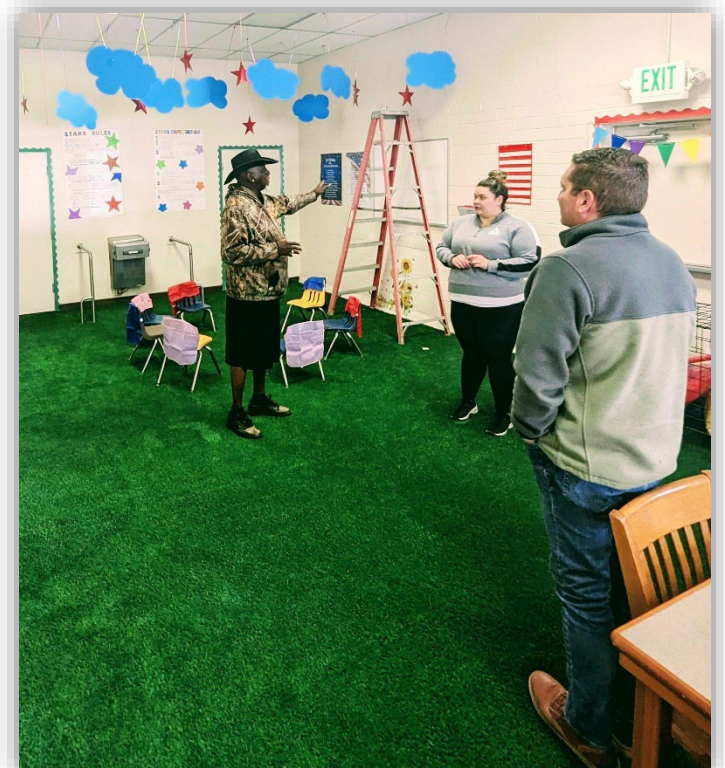


## Commissioners Tour City of Merced Youth Centers to Enhance Community Partnerships

Recreation & Parks Commissioners toured McNamara, McCombs, and Central Merced Youth Centers this past month to see firsthand what services are offered through partnerships between Parks & Community Services and local non-profits. Staff from the Boys & Girls Club of Merced County, Challenged Family Resource Center, Lifeline CDC, and Restorative Justice League each gave tours of the youth centers their respective programs use. Commissioners gained a deeper understanding of both the facilities provided through Parks & Community Services and the programs offered by each service provider.

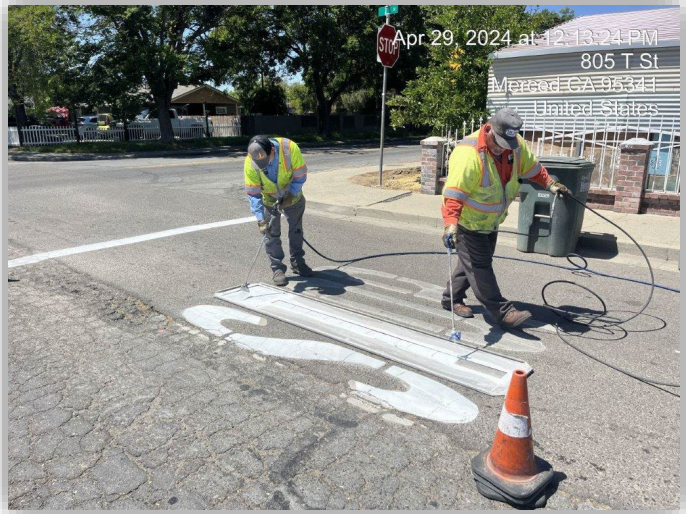
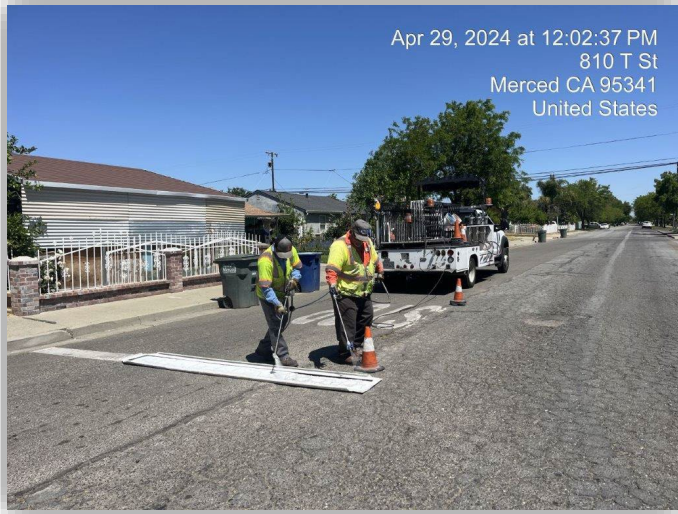
Our commissioners are charged with ensuring that recreation programs and partnerships maximize resources to give our community the best service possible. I would like to thank our commissioners and service providers for investing the time to ensure a deeper understanding of the reach our facilities, programs, and partnerships provide to residents of Merced.

The Recreation and Parks Commission will use these site visits and each service provider's quarterly reports to make recommendations to the city council for next year's facility use. The Commission meets on the fourth Monday of each month at 5:30 p.m. at City Hall.



### Public Works in Action

This week, the Streets Division painted stop legends.



### Pathways to Success

City of Merced Peer Support Specialists participated in Merced County Probation’s Parent Cafés. These workshops offer an interactive place where parents can engage in meaningful conversations about parenting and successfully managing families.



**PATHWAYS TO SUCCESS**  
YOUTH SERVICES

**MERCED COUNTY PROBATION**

**MERCED**

## PARENT CAFÉ

At the Parent Café, you will learn:

- How to apply the Five Protective Factors
- How to strengthen your relationship with your child
- How to use resources in the community
- How to build a stronger community

**Join Us!**  
Time: 3pm-5pm  
Location: 3080 M Street, Merced, CA 95340  
Phone: (209) 385-7311 Ext. 4910

**Dates:**  
Friday, March 29, 2024  
Friday, April 26, 2024  
Friday, May 31, 2024  
Friday, June 28, 2024





# CITY OF MERCED

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

## Meeting Agenda

### Planning Commission

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Wednesday, May 8, 2024

6:00 PM

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

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#### 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](http://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 against 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](mailto: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 [24-442](#)      **SUBJECT:** Planning Commission Minutes of April 17, 2024

**ACTION:**

Approving and filing the Planning Commission Minutes of April 17, 2024

### 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** [24-384](#)

**SUBJECT:** Commercial Cannabis Business Permits #24-01 and #24-02, initiated by Oktay Senvardarli, on behalf of Moak, Inc., property owner. This application is to permit the manufacturing and distribution of cannabis on a 43,045 square-foot-vacant lot at 847 Beechcraft Ave. The property is zoned Light Industrial (I-L), with a General Plan designation of Manufacturing Industrial (IND). \*\*PUBLIC HEARING\*\*

**ACTION:**

Approve/Disapprove/Modify

- 1) Environmental Review #24-06 (*Categorical Exemption*)
- 2) Commercial Cannabis Business Permits #24-01 (Manufacturing)
- 3) Commercial Cannabis Business Permits #24-02 (Distribution)

**SUMMARY**

This application is for two permits to utilize the property at 847 Beechcraft Avenue, for cannabis-related business activities. The permits seek to allow Moak, Inc. to operate a manufacturing and distribution facility for cannabis-related products. The project proposes to construct a new facility on an existing vacant lot. Staff is recommending approval with conditions.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #24-06 (*Categorical Exemption*), and Commercial Cannabis Business Permits (CCBP) #24-01 and #24-02, per the Draft Resolution at Attachment A and subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

**E.2** [24-349](#)

**SUBJECT:** Vesting Tentative Subdivision Map #1330 ("Bellevue Ranch West Village 18-22") initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, and Stonefield Home, Inc., property owners. This application involves a request to subdivide approximately 35 acres into 215 single-family lots ranging in size from approximately 2,200 square feet to approximately 13,000 square feet. The subject site is generally located at the southwest corner of M Street and Bellevue Road, within Planned Development (P-D) #42, with a General Plan designation of Low to Medium Density Residential (LMD); \*PUBLIC

HEARING\*

- ACTION:** Approve/Disapprove/Modify
- 1) Environmental Review #24-08 (CEQA 15162 Findings and CEQA 15183 Exemption)
  - 2) Vesting Tentative Subdivision Map #1330

**SUMMARY**

The subject site is located at the southwest corner of M Street and Bellevue Road, as shown at Attachments B and C. The proposed subdivision would subdivide 35 acres of land into 215 single-family lots (Attachment C). The lots would generally range in size between 2,250 square feet and 13,000 square feet. This site is part of the Bellevue Ranch Master Development Plan and is commonly referred to as portions of Villages 18 B, 21-A&B, and 22-A of Bellevue Ranch West (Attachment D).

**RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Environmental Review #24-08 (CEQA Section 15162 Findings and 15183 Exemption) and Vesting Tentative Subdivision Map #1330 - "Bellevue Ranch West Village 18-22" (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4134 at Attachment A of Planning Commission Staff Report #24-349.

**F. INFORMATION ITEMS**

F.1 [24-443](#) **SUBJECT:** Report by Temporary Director of Development Services of Upcoming Agenda Items

**ACTION**  
Information only.

F.2 [24-444](#) **SUBJECT:** Calendar of Meetings/Events

May	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.
Jun.	3	City Council, 6:00 p.m.
	5	Planning Commission, 6:00 p.m.
	17	City Council, 6:00 p.m.

- 20 Planning Commission, 6:00 p.m. **(Thurs.) (To be  
Cancelled)**
- 25 Bicycle and Pedestrian Advisory Committee, 4:00 p.m.

**G. ADJOURNMENT**