

**CITY OF MERCED  
Planning Commission**

**MINUTES**

Merced City Council Chambers  
Wednesday, February 20, 2019

Chairperson DYLINA 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: Mary Camper, Scott G. Drexel, Michael Harris, Jeremy Martinez, Peter Padilla, Sam Rashe, and Chairperson Robert Dylina

Commissioners Absent: None

Staff Present: Planning Manager Espinosa, Associate Planner Nelson, Chief Deputy City Attorney Fincher, Secretary I Hensley, and Recording Secretary Davis

1. **APPROVAL OF AGENDA**

M/S PADILLA-HARRIS, and carried by unanimous voice vote, to approve the Agenda as submitted.

2. **MINUTES**

M/S PADILLA-HARRIS, and carried by unanimous voice vote, to approve the Minutes of February 6, 2019, as submitted.

3. **COMMUNICATIONS**

Recording Secretary DAVIS introduced TAYLOR HENSLEY as the new Secretary I for the Planning Department and announced that she is in training for taking over as Clerk for the Planning Commission meetings.

4. **ITEMS**

- 4.1 Tentative Subdivision Map #1310 initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 32.7 acres of land into 188 lots (“Bellevue Ranch West, Village 18-A”) and approximately 11.4 acres into 61 single-family lots (“Bellevue Ranch West, Village 17-C”). This property is generally located on the west side of M Street, north of Arrowwood Drive, within Planned Development (P-D) #42 and has a Low-Medium Density (LMD) and Low Density (LD) Residential General Plan Designation.

Associate Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #19-07.

Public testimony was opened at 7:13 p.m.

Speaker from the Audience in Favor:

RICK MUMMERT, Benchmark Engineering, for the Applicant, Modesto, CA

The Commission asked questions about the project regarding the improvements and expansions to be done to the streets and how that would impact traffic in the future, and any future plans from the developer for the Open Space area within the subdivision.

Mr. MUMMERT explained that a traffic engineer would be providing an updated analysis of the Bellevue Ranch Master Development Plan Area (BRMDP) in conjunction with an upcoming General Plan Amendment and revision of Table 6.1 of the BRMDP. He noted that the bridge on Arrow Wood Drive connecting to the future R Street would be installed at a later date as determined by the traffic analysis done as part of the future General Plan Amendment. He continued to explain that the collector roads along the frontage of the subdivisions, park, and school, including Arrow Wood Drive, as well as the interior subdivision roads would be constructed with this project.

Mr. MUMMERT also stated that the development team is working with staff on confirming there are sufficient parks in the area and would be able to provide information on the parks in the future.

No one spoke in opposition to the project.

Public Testimony was completed at 7:26 p.m.

Commissioner PADILLA voiced his support for the project. He also voiced concern about Condition #11 and the option of using wood shake for the roofing due to its vulnerability to wildfires; he proposed that wood shake be removed from Condition #11 as an optional material.

M/S PADILLA-CAMPER, and carried by the following vote, to find that the previous environmental review [Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055)] remains sufficient and no other documentation is required (CEQA Section 15162 Findings), and approve Vesting Tentative Subdivision Map #1310, subject to the Findings and thirty-six (36) Conditions set forth in Staff Report #19-07, with the modification of Condition #11 as follows (RESOLUTION #4017):

(Note: Strikethrough deleted language, underline added language.)

“11. Per the BRMDP, all exterior building materials shall consist of stucco, masonry, or architectural grade wood siding, and roofing materials shall consist of tile, ~~wood shake (with acceptable fire rating)~~, and architectural composition shingles.”

AYES: Commissioners Camper, Drexel, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina

NOES: None

ABSENT: None

ABSTAIN: None

#### 4.2 Appointment of 2 or 3 Planning Commission Members to Public Facilities Task Force.

Planning Manager ESPINOSA gave a brief overview of the duties involved under the Public Facilities Task Force and asked for volunteers from the Planning Commission to sit on this task force.

Commissioners CAMPER, HARRIS, and RASHE volunteered for the Task Force.

4.3 Cancellation of March 6, 2019, Planning Commission Meeting for 3 Commissioners to Attend the League of California Cities Planning Commissioners Academy.

M/S RASHE-HARRIS, and carried by unanimous voice vote, to cancel the Planning Commission meeting of March 6, 2019, due to 3 Commissioners attending the League of California Cities Planning Commissioners Academy.

5. **INFORMATION ITEMS**

5.1 Calendar of Meetings/Events

Planning Manager ESPINOSA briefed the Planning Commission on items for the next few Planning Commission meetings.

Commissioner CAMPER informed the Commission that she will not be present for the Planning Commission meeting of April 3, 2019; Commissioners HARRIS and MARTINEZ informed the Commission that they will not be present for the Planning Commission meeting of April 17, 2019.

6. **ADJOURNMENT**

There being no further business, Chairperson DYLINEA adjourned the meeting at 7: 35 p.m.

Respectfully submitted,



KIM ESPINOSA, Secretary  
Merced City Planning Commission

APPROVED:



ROBERT DYLINEA, Chairperson  
Merced City Planning Commission