

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, January 9, 2019 - 9:00 a.m

Merced County Administration Building

Board Room, Third Floor 2222 M Street

Merced, California 95340

Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES

4.I. DRAFT PC Minutes 11-14-18

Documents:

[DRAFT PC MINUTES 11-14-18.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ADMINISTRATIVE APPLICATION No. AA18-035

ADMINISTRATIVE APPLICATION No. AA18-035 – Juan Gutierrez Alcaraz / Alicia Oliva - A request to operate a semi-mobile food vendor with outdoor seating, adjacent to an existing convenience mart. The project site is located on the north side of West Plaza Drive, 230 feet west of South Hwy 33 in the Santa Nella area, identified as APN 070-260-017. The property is designated Santa Nella Urban Community - Commercial land use in the General Plan and zoned Special Zoning Area (SPZ). Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15311(c) of the CEQA Guidelines – “Accessory Structures”. **JO**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15311(c) – “Accessory Structures” of the CEQA Guidelines; and,
- 3) Approve Administrative Application No. AA18-035 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. AA18-035 - JUAN ALCARAZ-ALICIA OLIVA.PDF](#)

6.II. MINOR SUBDIVISION APPLICATION No. MS18-017

W&B Spycher Properties, LP - A request to subdivide an 80 acre parcel into four 20

acre parcels. The property is located on the northeast corner of West Sycamore Street and North Harding Road in the Turlock area, identified as Assessor's Parcel Number (APN) 041-130-062. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MS18-017 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS18-017 - W AND B SPYCHER PROPERTIES.PDF](#)

6.III. MINOR SUBDIVISION APPLICATION No. MS18-021

Jim Gudgel - A request to subdivide a 312.3 acre parcel into two parcels, resulting in parcel sizes of: Parcel 1 = 58.49 acres and a 253.81 acre Remainder Parcel. The project site is located on the south side of West Rahilly Road, 2.5 miles west of South Highway 59 in the Merced area, identified as Assessor's Parcel Number (APN) 065-130-062. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MS18-021 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM C. MS18-021 JIM GUDGEL.PDF](#)

6.IV. MINOR SUBDIVISION APPLICATION MS18-018

Michael Soloman - A request to subdivide a 10.06 acre parcel into two 5.03 acre parcels. The project site is located on the northeast side of N. Pinewood Street, approximately 800 feet north of W. Collier Road in the Hilmar area, identified as Assessor's Parcel Number (APN) 046-220-035. The property is designated Highway Interchange Center in the General Plan and zoned H-I-C (Highway Interchange Center). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - "Minor Land Divisions." **PN**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision application no. MS18-018 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

ITEM D. MS18-018 - MICHAEL SOLOMAN.PDF

6.V. MINOR SUBDIVISION APPLICATION No. MS18-020

Jon Kahl - A request to subdivide an 84 acre parcel into four parcels: Parcel 1 = 21.76 acres, Parcel 2 = 21.13 acres, Parcel 3 = 20.60 acres and Parcel 4 = 20.51 acres. The project site is located on the south side of Mariposa Way, 0.25 miles west of Plainsburg Road in the Merced area, identified as Assessor's Parcel Number (APN) 067-050-007. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **PN**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that no further environmental review is required pursuant to Section 15162- "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MS18-020 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

ITEM E. MS18-020 - JON KAHL.PDF

6.VI. CONDITIONAL USE PERMIT No. CUP18-001

Cesar Cisneros - A request to bring into conformance an existing agricultural trucking business with a maximum of 20 trucks and to construct a 4,800 square foot shop building (including a new septic system). The project site is located on the southeast corner of the intersection of Hyde Street and Burchell Avenue in the Planada area, identified as Assessor's Parcel Number (APN) 053-290-010. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: A Negative Declaration is proposed. **DL**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that the project will not have a significant effect on the environment and adopt a Negative Declaration pursuant to CEQA Section 15070 - "Decision to Prepare a Negative or Mitigated Negative Declaration"; and,
- 3) Approve Conditional Use Permit CUP18-001 based on the findings identified in the staff report and subject to the conditions of approval.

Documents:

ITEM F. CUP18-001 - CESAR CISNEROS.PDF

6.VII. MINOR SUBDIVISION No. MS18-019

Equity Trust Co. - Hai Ding/Ping Zhou - A request to divide a 2.2 Acre parcel into two parcels resulting in parcel sizes of: Parcel 1 = 1.21 Acres and Parcel 2 = 1 Acre. The property is located on the north side of East Dunn Road, 225 feet west of North Lake Road, identified as Assessor's Parcel Number (APN) 060-670-012. The property is designated Merced Rural Residential Center land use in the General Plan and is zoned A-R (Agricultural Residential). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - "Minor Land Divisions." **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review

pursuant to Section 15315- "Minor Land Divisions" of the CEQA guidelines; and,
3) Approve MS18-019 based on the findings identified in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM G. MS18-019 - EQUITY TRUST CO. JAUJ DING-PING ZHOU.PDF](#)

6.VIII. 1st EXTENSION No. EXT18-042 To MINOR SUBDIVISION No. MS16-010

Karen Montano – A request to extend the expiration date of the approved tentative map for Minor Subdivision MS16-010 for one year From: Oct. 17, 2018 To: Oct. 17, 2019, on property located on the south side of East Stretch Road, 125 feet west of North Piedmont Drive, identified as Assessor's Parcel Number (APN) 061-320- 014. The property is designated Merced Rural Residential Center land use in the General Plan and zoned A-R (Agricultural-Residential). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - "Minor Land Divisions." **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15315 – "Minor Land Divisions" of the CEQA guidelines; and,
- 3) Approve Extension No. EXT18-042 based on the findings identified in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM H. 1ST EXT. 18-042 TO MS16-010 KAREN MONTANO.PDF](#)

6.IX. CONDITIONAL USE PERMIT No. CUP14-006

Federico Higareda - A request to bring into conformance a vehicle wrecking and storage yard. The property is located at the southwest corner of Childs Avenue and Highway 99, in the Merced area, identified as Assessor's Parcel No. 259-150-014. The property is designated Merced Urban Community – Regional Commercial land use in the General Plan and zoned M-2 (General Manufacturing). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines – "Existing Facilities". **BG**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15301 "Existing Facilities" of the CEQA guidelines; and,
- 3) Approve Conditional Use Permit No. CUP14-006 based on the project findings identified in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM I. CUP14-006- FEDERICO HIGAREDA.PDF](#)
[PC MEMO ATTACHMENT.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT

11. PRINTABLE (PDF) AGENDA

11.I. PLANNING COMMISSION AGENDA 01-09-19

Documents:

[JANUARY 9, 2019 PLANNING COMMISSION AGENDA.PDF](#)