

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, May 8, 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 4-10-19

Documents:

[DRAFT PC MINUTES 4-10-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION No. MS19-001

**“Life Place Church” / Bob Allen** - A request to subdivide an 18-acre parcel resulting in parcel sizes of: Parcel 1 = 1.21 acres, Parcel 2 = 1 acre, Parcel 3 = 1 acre, Parcel 4 = 1 acre and a remainder parcel of 13.85 acres. The property is located at the southwest corner of West Belcher Avenue and North Franklin Road in the Merced area, identified as Assessor’s Parcel Number (APN) 005-150-005 and designated Agricultural-Residential land use in the General Plan and is zoned A-R (Agricultural-Residential). Staff recommends the Planning Commission find the project exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - "Minor Land Divisions". **JO**

**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. MS19-001 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. MS19-001 - LIFE PLACE CHURCH - BOB ALLEN.PDF](#)

6.II. ADMINISTRATIVE APPLICATION No. AA19-011

**Juan Uriostegui** - A request to operate a Semi-Mobile Food Vendor (taco truck) on property with an existing church. The project site is located on the west side of N. Winton Way, approximately 205 feet north of W. Gertrude Ave in the Winton area,

identified as Assessor's Parcel Number (APN) 147-180-035. The property is designated Winton Urban Community - General Commercial land use in the General Plan and zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15311 of the CEQA Guidelines – "Accessory Structures". **DL**

**RECOMMENDATION(S):**

- 1) Open/close the Public Hearing;
- 2) Determine the project is categorically exempt from environmental review pursuant to Section 15311 - "Accessory Structures" of the CEQA Guidelines; and,
- 3) Approve Administrative Application No. AA19-011 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM B. AA19-011 - JUAN URIOSTEGUI.PDF](#)

6.III. MINOR SUBDIVISION APPLICATION No. MS19-003

**Alan Sano** - A request to create a homesite parcel by removing a 1.69 acre portion of an existing 31.5 acre parcel and combining the remaining 29.81 acres with an adjacent parcel, creating a 49.21 acre parcel. The project site is located on the north side of Bailey Avenue, at the intersection of Buhach Road in the Atwater area, identified as Assessor's Parcel Numbers (APNs): 215-122-009 and 215-122-010. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine no further environmental review is required pursuant to Section 15162 of CEQA Guidelines – "Subsequent EIRs and Negative Declarations". **DL**

**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 based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis (Exhibit C); and,
- 3) Approve Minor Subdivision Application No. MS19-003 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM C. MS19-003 - PETER SANO.PDF](#)

6.IV. 2nd EXTENSION APPLICATION No. EXT19-004 To MINOR SUBDIVISION APPLICATION No. MS16-001

**Jadwinder Tung** - A request to extend the expiration date of the tentative map for Minor Subdivision No. MS16-001 for one year FROM: May 11, 2019 TO: May 11, 2020. The project site is located on the north side of West Bloss Avenue approximately 1,800 feet east of north Lander Avenue, identified as Assessor's Parcel Number (APN) 015-100-006. The property is designated Hilmar Urban Community-Low Density Residential land use in the General Plan and zoned R-1 (Single-Family Residential). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to CEQA Section 15315 of the CEQA Guidelines - "Minor Land Divisions". **PN**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine that the project can be found exempt from environmental review pursuant to Section 15315 "Minor Land Divisions" of the CEQA Guidelines; and,

3) Approve Extension Application No. EXT19-004 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM D. 2ND EXT 19-004 TO MS16-001 - JADWINDER TUNG.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 05-08-19

Documents:

[PLANNING COMMISSION AGENDA 5-8-19.PDF](#)