

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, June 26, 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 6-12-19

Documents:

[DRAFT PLANNING COMMISSION MINUTES 6-12-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. 1st EXTENSION No. EXT19-007 To MAJOR SUBDIVISION No. MAS16-001
Woods Investment LLC "Bloss Woods" - A request to extend the expiration date of the tentative map for one year FROM: June 28, 2019 TO: June 28, 2020. The property is located on the south side of W. Bloss Avenue approximately 950 feet east of N. Lander Avenue, identified as Assessor's Parcel Number (APN) 017-110-050. The property is designated Hilmar Urban Community - Low Density Residential land use in the General Plan and zoned R-1 and R-1-5,000 (Single Family Residential). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15183 of the CEQA Guidelines - "Projects Consistent with a Community Plan or Zoning". **PN**

RECOMMENDATION(S):

- 1) Open/close the Public Hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15183- "Projects Consistent with a Community Plan or Zoning" of the CEQA Guidelines; and,
- 3) Approve Extension EXT19-007 to Major Subdivision No. MAS16-001 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. 1ST EXT19-007 TO MAS16-001 - BLOSS WOODS.PDF](#)

- 6.II. ZONE CODE TEXT AMENDMENT No. ZCTA16-002
Merced County - A request to repeal and replace Title 18 (Zoning) of the Merced County Code. The purpose of the amendment is: 1) To implement the 2030 Merced

County General Plan's goals and polices; 2) To make the zone code user friendly by way of logical organization, clear language, and easy to understand tables and graphics; 3) To clarify, correct, and fix longstanding issues pointed out by staff; 4) To address policy issues recommended by the Board of Supervisors; and, 5) To bring the code in-line with recent State statues. The provisions of this Zone Code Text Amendment would be effective in all unincorporated areas of the County. CEQA: An Addendum to the Final Program Environmental Impact Report for the 2030 Merced County General Plan Update has been prepared. **DL**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Consider the addendum to the Certified Final Program Environmental Impact Report (FPEIR) prepared for the 2030 Merced County General Plan Update together with the FPEIR, evidence in the record before the Planning Commission, the findings in certifying the FPEIR, and the adopted Mitigation Monitoring and Reporting Plan; and,
- 3) Recommend the Board of Supervisors adopt the ordinance amending Title 18 (Zoning) of the Merced County Code.

Documents:

[ITEM B. ZONE CODE TEXT AMENDMENT NO. ZCT16-002 - MERCED COUNTY .PDF](#)
[ITEM B. EXHIBIT A -FEIR FOR 2030 GPU.PDF](#)
[ITEM B. EXHIBIT B - MERCED COUNTY COMPREHENSIVE ZONE CODE UPDATE-DRAFT.PDF](#)
[ITEM B. - SUPPLEMENT 1.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 06-26-19

Documents:

[PLANNING COMMISSION 6-26-19.PDF](#)