

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, September 11, 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 8-14-19

Documents:

[DRAFT PC MINUTES 8-14-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. CONDITIONAL USE PERMIT No. CUP19-005

AT&T Wireless – A request to build a new 176-foot lattice tower communications facility with a standby power generator. The project site is located in the southwest quadrant of a property, on the north side of West Rahilly Road, 2.5 miles west of South Highway 59 in the Merced area, identified as Assessor's Parcel Number (APN) 065-110-033. The land is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines – “New Construction or Conversion of Small Structures”. **TSH**

RECOMMENDATION(S):

- 1) Open/close Public Hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15303 - “New Construction or Conversion of Small Structures” of the CEQA guidelines; and,
- 3) Approve Conditional Use Permit No. CUP19-005 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. CUP19-005 - ATT MOBILITY.PDF](#)

- 6.II. 2nd EXTENSION APPLICATION No. EXT. 19-008, TO MINOR SUBDIVISION APPLICATION NO. MS16-005

Leopoldo Mendoza – A request to extend the expiration date of the tentative map

for Minor Subdivision MS16-005 by one year from July 13, 2019 to July 13, 2020. The project site is located on the west side of North Feather Way, 450 feet south of West South Avenue in the Delhi area, identified as Assessor's Parcel Number (APN) 046-271-007. The property is designated Delhi Urban Community - Agricultural Residential land use in the General Plan and is zoned as A-R (Agricultural-Residential). CEQA: Staff recommends that the Planning Commission find that the project requires no further review under CEQA Section 15315 – “Minor Land Divisions” of the CEQA Guidelines. **JO**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the application requires no further review under CEQA Section 15315 – “Minor Land Divisions” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT19-008 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. 2ND EXT 19-008 TO MS16-005 - LEOPOLDO MENDOZA.PDF](#)

6.III. ZONE CHANGE APPLICATION ZC19-001

Larry and Natalie Pires - A request to change the zoning designation on one parcel totaling 0.16 acres from R-1 (Single-Family Residential) to C-2 (General Commercial) to accommodate the expansion of an existing business on an adjacent parcel. The project site is located on the east side Lander Avenue, 100 feet north of Dayton Avenue in the Hilmar area, identified as Assessor's Parcel Numbers (APN) 017-140-015. The property is designated Hilmar Urban Community Mixed Use in the General Plan and Zoned R-1 (Single Family Residential). CEQA: Recommend to the Board of Supervisors to determine the project is exempt from environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning.” **PN**

RECOMMENDATION(S):

- 1) Open / close public hearing;
- 2) Recommend to the Board of Supervisors to determine the project exempt from environmental review pursuant to Section 15183- “Projects Consistent with a General Plan or Zoning” of the CEQA Guidelines; and,
- 3) Recommend to the Board of Supervisors approval of Zone Change ZC19-001 based on the findings in the Staff Report.

Documents:

[ITEM C. ZC19-001 LARRY AND NATALIE PIRES.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 9-11-19

Documents:

[PLANNING COMMISSION AGENDA 9-11-19.PDF](#)

