

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, September 25, 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 9-11-19

Documents:

[DRAFT PC MINUTES 9-11-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. ZONE CODE TEXT AMENDMENT No. ZCTA16-002

Merced County - A request to repeal and replace Title 18 (Zoning) of the Merced County Code, Chapters 18.01 through 18.57 and amend chapters 18.28, 18.34, 18.43, and 18.57. The purpose of the amendment is: 1) To implement 2030 Merced County General Plan goals and polices; 2) To make the zoning 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 identified by staff; 4) To address policy issues recommended by the Board of Supervisors; and, 5) To bring the code in-line with recent State statutes. 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) Recommend that Board of Supervisors 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 Board's findings in certifying the FPEIR, and the adopted Mitigation Monitoring and Reporting Plan; and,
- 3) Adopt a resolution recommending the Board of Supervisors adopt the ordinance repealing and replacing portions of, and amending portions of, Title 18 (Zoning) of the Merced County Code.

Documents:

ITEM A. ZCTA 16-002 -FINAL - ZCTA STAFF REPORT.PDF
EXHIBIT A ADDENDUM TO FINAL PROGRAM EIR.PDF
EXHIBIT B - ZCTA RESO.PDF
EXHIBIT C 2019 06 26 PC STAFF REPORT.PDF
EXHIBIT D PROPOSED CHANGES TO REVISED DRAFT.PDF
EXHIBIT E COMMENT LETTERS TO PC 2019 06 24.PDF
EXHIBIT F DEPT RESPONSE TO COMMENT LETTER 2019 06 24 DATED
2019 06 24.PDF
EXHIBIT G COMMENT LETTERS TO BOARD 2019 08 13.PDF
EXHIBIT H DETAILED RESPONSE TO CEQA ARGUMENTS.PDF

6.II. MINOR SUBDIVISION APPLICATION No. MS19-009

Jim Vincent - A request to divide one parcel totaling approximately 144.7 acres into two parcels resulting in parcel sizes of: Parcel 1 = 60.44 acres and Parcel 2 = 84.95 acres. Parcel 3, under the same ownership, will remain unchanged at approximately 75.74 acres. No new buildings are proposed. The project site is located east of State Highway 33 and south of Denton and Leak Road in the Dos Palos area, and is identified by Assessor Parcel Numbers (APN) 086-090-018 and (APN) 086-090-030. The property is designated Agricultural in the General Plan and zoned A-1 General Agricultural. CEQA: No further environmental review is required pursuant to CEQA Section 15162 "Subsequent EIRs and Negative Declarations". **DL**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that no subsequent environmental review is required in compliance with Section 15162 "Subsequent EIRs and Negative Declarations" based upon the analysis in the CEQA Section 15162 Findings and Analysis prepared as an attachment to the Staff Report; and,
- 3) Approve Minor Subdivision Application No. MS19-009 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS19-009 JIM VINCENT.PDF](#)

6.III. ADMINISTRATIVE APPLICATION No. AA19-025

Francisca Maciel Andrade - A request to operate a semi-mobile food vendor (taco truck) and provide outside seating in the parking lot of an existing service station. The project site is located at the northwest corner of West Gonzaga Road and South San Luis Drive in the Santa Nella area, identified as Assessor's Parcel Number (APN) 078-330-002. The property is designated Villages of Laguna San Luis Urban Community - Regional Commercial land use and zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15311(c) - "Accessory Structures" of the CEQA Guidelines. **BP**

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. AA19-025 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM C. AA19-025 - FRANCISCA MACIEL ANDRADE.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 9-25-19

Documents:

[PLANNING COMMISSION AGENDA 9-25-19.PDF](#)