

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, January 08, 2020 - 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 12-18-19

Documents:

[DRAFT PC MINUTES 12-18-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. 9th EXTENSION No. EXT19-012 To MAJOR SUBDIVISION APPLICATION NO. MAS05-006  
**"Red Rock Industrial Park" - Vegalab, Inc-** A request to extend the expiration date of the approved tentative map for Major Subdivision Application No. MAS05-006 for 1 year, FROM: December 21, 2019 TO: December 21, 2020. The project site is located on the west side of North Arboleda Drive, 400 feet south of East Highway 140, identified as Assessor's Parcel Number (APN) 061-033-007. The property is designated Tuttle Rural Center – Industrial land use in the General Plan and zoned M-1 (Light Manufacturing). CEQA: No further environmental review is required pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **BG**

**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 Extension Application No. EXT19-012 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. EXT19-012 VEGALAB INC.PDF](#)

- 6.II. ZONE VARIANCE APPLICATION No. ZV19-001  
**Janice Sotelo** - A request to vary from the minimum R-1 parcel area (from 6,000 square feet to approximately 5,130 square feet) and parcel width (from 60 feet to

approximately 35 feet), facilitating a future Property Line Adjustment and construction of a single-family home. The project site is located on the north side of W. Lobo Avenue, 70 feet east of N. Beachwood Drive, identified as Assessor's Parcel Number (APN) 057-261-029. The property is designated Franklin-Beachwood Urban Community - Low Density Residential land use and zoned R-1 (Single-Family Residential). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15305 - "Minor Alterations in Land Use Limitations" 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 15305 - "Minor Alterations in Land Use Limitations" of the CEQA Guidelines; and,
- 3) Approve Zone Variance No. ZV19-001 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM B. ZV19-001 JANICE SOTELO.PDF](#)

6.III. MINOR SUBDIVISION APPLICATION No. MS19-014

**Parminder Sidhu** - A request to divide an 8.6-acre parcel into four parcels and a remainder parcel, resulting in net parcel sizes of: Parcel 1 = 1.18 acres, Parcel 2 = 1.07 acres, Parcel 3 = 1.08 acres, Parcel 4 = 1.08 acres, and a 2.69-acre Remainder Parcel. The project site is located on the west side of N. Lake Road, 650 feet south of E. Dunn Road, identified as Assessor's Parcel Number (APN) 060-600-040. The property is designated Merced Rural Residential Center - Agricultural-Residential land use and zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" 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 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS19-014 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM C. MS19-014 PARMINDER SIDHU.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 010820

Documents:

[PLANNING COMMISSION AGENDA 010820.PDF](#)

