

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, January 22, 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 1-8-20

Documents:

[DRAFT PC MINUTES 1-8-20.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ZONE CHANGE APPLICATION No. ZC19-005

Randy J. Beard - A request to change the zoning of two parcels totaling approximately 0.53 acres FROM: C-2 (General Commercial) TO: MU (Mixed-Use) to allow the conversion of existing buildings to apartments. The project site is located at the northwest corner of Stephens Street and Locust Street within the Delhi Urban Community, identified as Assessor's Parcel Numbers (APNs) 009-161-004 and 009-161-005. The property is designated Delhi Urban Community – Mixed-Use land use and currently zoned C-2 (General Commercial). CEQA: Recommend that the Board of Supervisors find that the project is exempt from environmental review pursuant to Section 15183 - "Projects Consistent with a Community Plan or Zoning" and Section 15301 - "Existing Facilities" of the CEQA Guidelines. **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Recommend that the Board of Supervisors find that the project is exempt from environmental review pursuant to Section 15183 - "Projects Consistent with a Community Plan or Zoning" and Section 15301 - "Existing Facilities" of the CEQA Guidelines; and,
- 3) Recommend that the Board of Supervisors approve Zone Change Application No. ZC19-005 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM A. ZC19-005 - RANDY BEARD.PDF](#)

6.II. 5th MINOR MODIFICATION No. MM19-028 To CONDITIONAL USE PERMIT No. CUP 3632 - MICHAEL A. WENGER - INTERIM MANAGEMENT PLAN – VALLEY SAND & GRAVEL

MINE ID#91-24-0021 - To approve a second 5-year Interim Management Plan (IMP) to allow for management of an idle aggregate mine. The project site is located .5 miles south of the Intersection of I-5 and South Volta Road, in the Los Banos area, identified as Assessor's Parcel Number (APN) 088-070-074. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: The proposal is not considered a project in accordance with Section 2770(h)(1) of the Public Resources Code. **JO**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the review and approval of the IMP is not considered a project for the purposes of CEQA in accordance with Public Resources Code Section 2770(h)(1);
- 3) Approve Minor Modification No. MM19-028 to Conditional Use Permit No. CUP 3632 based on the findings identified in the Staff Report.

Documents:

[ITEM B. 5TH MM19-028 TO CUP3632 - WENGER- VALLEY SAND AND GRAVEL.PDF](#)

6.III. CONDITIONAL USE PERMIT No. CUP19-013

Gateway Park Development Partners, LLC . - A request to construct a 60 ft freeway-oriented pylon sign, as measured from the crown of Highway 99, on a County-owned property that is currently leased as a drainage basin for adjacent commercial development. The project site is located at the southwest corner of East Mission Avenue and South Alfalfa Road (also known as Coffee Street/Marino Way) in the Merced area, identified as Assessor's Parcel Number (APN) 066-034-001. 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 find that the project is 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 the Public Hearing;
- 2) Determine the project can be found exempt from environmental review pursuant CEQA Guidelines Section 15303 – “New Construction or Conversion of Small Structures”; and,
- 3) Approve Conditional Use Permit No. CUP19-013 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM C. CUP19-013- GATEWAY PARK DEV PARTNERS.PDF](#)

7. COMMISSION ACTION ITEM(S)

- 7.I. ADOPTION OF RESOLUTION AMENDING STANDARD CONDITIONS OF APPROVAL
- Consider an amendment to Resolution 97-1, which established standard conditions of approval for all subdivisions, administrative permits, and conditional use permits in Merced County. Staff recommends adoption of a resolution amending the existing standard conditions of approval to provide for consistency with the recently enacted Zoning Ordinance adopted by the Board of Supervisors on October 22, 2019.

Documents:

ITEM VII. COMMISSION ACTION ITEM - ADOPT RESO COND OF APPROVAL.PDF

8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
- 11.I. PLANNING COMMISSION AGENDA 1-22-20

Documents:

[PLANNING COMMISSION AGENDA 1-22-20.PDF](#)