

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, February 10, 2021 - 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 MINUTES 01-27-2021

Documents:

[DRAFT MINUTES 012721.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION No. MS20-023

**BIVENS & COMPANY, LLC** - A request to subdivide a 4.86 acre parcel into two parcels, resulting in parcel sizes of Parcel 1 = 2.44 acres and Parcel 2 = 2.42 acres. The project site is located on the northside of W. Bloss Avenue, approximately 1,800 feet east of N. Lander Avenue, in the Hilmar area, identified as Assessor's Parcel Number (APN) 015-100-006. The property is designated Hilmar Urban Community – Low Density Residential in the General Plan and is zoned R-1 (Single Family Residential). CEQA: Staff recommends that the Planning Commission determine that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines. **PN**

**RECOMMENDATION(S):**

- 1) Open/close public hearing;
- 2) Determine that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS20-023 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS20-023 - BIVENS COMPANY LLC.PDF](#)

- 6.II. EXTENSION APPLICATION NO. EXT20-015, 9TH EXTENSION TO MAJOR SUBDIVISION APPLICATION NO. MAS05-00  
**CHRIS MADSON** - ITEM PULLED FROM AGENDA

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
- 11.I. PLANNING COMMISSION AGENDA 02-10-2021

Documents:

[PLANNING COMMISSION AGENDA 021021.PDF](#)