

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, March 28, 2018 - 9:00 a.m

Merced County Administration Building
Board Chambers, 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
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ZONE VARIANCE ZV18-001/MINOR SUBDIVISION MS18-002

Angelica Mercado - A request to subdivide an existing 7.66 acre parcel into two parcels: Parcel 1 = 3.74 acres and Parcel 2 = 3.92 acres and vary from minimum parcel size development standards in the A-1 (General Agricultural) zone. The property is identified as Assessor's Parcel No. (APN) 052-110-041 and is located at the southeast corner of North Hailey Road and West Eucalyptus Avenue in the Winton area. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Does not apply to projects denied by a public agency. **BG**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that based on Staff's recommendation of disapproval, and pursuant to Section 15270 of the CEQA Guidelines, CEQA does not apply to projects which a public agency rejects or disapproves;
- 3) Deny Zone Variance ZV18-001 based on the findings listed in the staff report; and,
- 4) Deny Minor Subdivision Application No. MS18-002 based on the findings listed in the Staff Report.

Documents:

[ITEM A- MS18002 ANGELICA MERCADO.PDF](#)

6.II. MAJOR SUBDIVISION No. MAS17-002 - "RANCHO PROSPERIDAD"

Coy Stark - A request to subdivide a 4.6 acre lot into 23 single family residential lots on property located at the southeast corner of North Merced Avenue & West Letteau Avenue. The property is identified as Assessor's Parcel No. (APN) 009-310-001 and is designated Delhi Urban Community - Low Density Residential land use in the General Plan and zoned R-1 (Single Family Residential). CEQA: The project is exempt from further analysis under section 15183 of the CEQA guidelines. **BG**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Continue the public hearing of this item to the April 11, 2018 Planning Commission Hearing.

6.II.i. Item B- MAS17-002- Coy Stark- Cont To April 11 2018

Documents:

[ITEM B. MAS17-002 - COY STARK - CONT TO APRIL 11, 2018.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 03-28-18

Documents:

[PLANNING COMMISSION AGENDA 3-28-18.PDF](#)