

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, July 10, 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 06-26-19

Documents:

[DRAFT PC MINUTES 6-26-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. 9th EXTENSION APPLICATION NO. EXT19-005 TO MAJOR SUBDIVISION APPLICATION NO. MAS03-015

PARKWAY II - A request to extend the expiration date of the tentative map for 1 year from: July 13, 2019 to: July 13, 2020. The project site is located on the east side of South Highway 33, North and South of West Parkway Boulevard in the Santa Nella area, identified as Assessor's Parcel Number (APN) 078-380-003, -004, -005, -009, -010, -023, -016, -025, -026, -027, -028, and -029. The property is designated Santa Nella Urban Community - Low Density Residential land use and is zoned R-1-5000 (Single Family Residential). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15182 of the CEQA Guidelines – “Residential Projects Pursuant to a Specific Plan”. **TH**

RECOMMENDATION(S):

- 1) Open/close Public Hearing;
- 2) Determine no further environmental review is required pursuant to Section 15182 – “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT19-005 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. 9TH EXT19-005 TO MAS03-015 PARKWAYII.PDF](#)

- 6.II. 9th EXTENSION APPLICATION NO. EXT19-006 TO MAJOR SUBDIVISION APPLICATION NO. MAS03-012

San Luis Ranch – Phase I - A request to extend the expiration date of the tentative

map for 1 year from: June 22, 2019 to: June 22, 2020. The project site is located on the east side of South Highway 33, 0.5 mile south of West Henry Miller Road in the Santa Nella area, identified as Assessor's Parcel Number (APN) 078-130-041. The property is designated Santa Nella Urban Community - Low Density Residential and mostly zoned R-1-5000 (Single Family Residential). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15182 of the CEQA Guidelines – “Residential Projects Pursuant to a Specific Plan”. **TH**

RECOMMENDATION(S):

- 1) Open/close Public Hearing;
- 2) Determine no further environmental review is required pursuant to Section 15182 – “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT19-006 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM B. 9TH EXT 19-006 TO MAS03-012 SAN LUIS RANCH PHASE I.PDF](#)

6.III. ADMINISTRATIVE APPLICATION No. AA19-015

Raul Vazquez - A request to operate a Semi-mobile Food Vendor (taco truck) with outside table seating, on a property developed with a car wash. The project site is located at the northeast corner of North Stephens Street and West King Street in the Delhi area, identified as Assessor's Parcel Number (APN) 009-122-026. The property is designated Delhi Urban Community - Mixed Use land use in the General Plan and is 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) of the CEQA Guidelines – “Accessory Structures”. **DL**

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 AA19-015 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM C. AA19-015 - RAUL VAZQUEZ.PDF](#)

6.IV. ADMINISTRATIVE APPLICATION No. AA18-036

Todd May - A request to construct and operate a squab farm facility, which includes three 9,600 square foot barns that will house 3,000 pigeons each and an additional 1,000 square foot break and storage room. The project site is located on the north side of West Mercedes Avenue, 0.25 miles east of North Sultana Drive in the Livingston area, identified as Assessor's Parcel Number (APN) 140-190-032. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that the project will not have a significant impact on the environment, and that a Negative Declaration be adopted pursuant to Section 15070 - “Decision to Prepare a Negative or Mitigated Negative Declaration” of the CEQA Guidelines. **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the project will not have a significant impact on the environment and adopt a Negative Declaration pursuant to Section 15070 - “Decision to Prepare a

Negative or Mitigated Negative Declaration” of the CEQA Guidelines; and,
3) Approve Administrative Application No. AA18-036 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM D. AA18-036 - TODD MAY.PDF](#)
[AA18-036 INITIAL STUDY AND NEGATIVE DECLARATION - TODD MAY PIGEON PROJECT.PDF](#)
[SJVAPCD NOI COMMENTS.PDF](#)

6.V. CONDITIONAL USE PERMIT No. CUP19-009

Jim Hernandez - A request to re-establish a seasonal farm labor housing facility and house 24 agricultural workers during the peak harvest season. The project site is located at the southeast corner of West Mervel Road and South Center Avenue in the Los Banos area, identified as Assessor's Parcel Number (APN) 088-105-005. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15301 - “Existing Facilities” 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 15301 - “Existing Facilities” of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP19-009 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM E. CUP19-009 JIM HERNANDEZ.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 07-10-19

Documents:

[JULY 10, 2019 PLANNING COMMISSION AGENDA.PDF](#)