

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, December 18, 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 MINUTES 11-20-19

Documents:

[DRAFT MINUTES 11-20-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. CONDITIONAL USE PERMIT No. CUP19-015

**Juan Miguel Navarro** - A request to open a tire shop in an existing 4,000 square feet commercial building. The project site is located on the west side of North Winton Way, 475 feet north of West Gertrude Avenue in the Winton area, identified as Assessor's Parcel Number (APN) 147-180-012. The property is designated Winton Urban Community - General Commercial land use in the General Plan and is zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines – "Existing Facilities." **JO**

#### **RECOMMENDATION(S):**

- 1) Open/close 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. CUP19-015 based on the findings included in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. CUP19-015 - JUAN MIGUEL NAVARRO.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 12-18-19

Documents:

[DECEMBER 18, 2019 PLANNING COMMISSION AGENDA.PDF](#)