

MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF MARCH 28, 2018

The agenda, original minutes, video, and all supporting documentation (for reference purposes only) of the Merced County Planning Commission meeting of March 28, 2018, are available online at www.co.merced.ca.us/planning/plancomarchive.html.

I. CALL MEETING TO ORDER

The regularly scheduled meeting of the Merced County Planning Commission was called to order at 9:00 a.m., on March 28, 2018, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF COMMISSIONERS

Commissioners Present: Commissioner Rich Ford - Chairman
 Commissioner Jack Mobley - Vice Chairman
 Commissioner Fernando Aguilera
 Commissioner Robert Acheson

Staff Present: Steve Maxey, Deputy Director
 Kim Zinke, Recording Secretary
 Kristin McHaney, Recording Secretary
 Brian Guerrero, Planner III

Legal Staff: Jeff Grant, Deputy County Counsel

Commissioners Absent: Commissioner Mark Erreca

IV. APPROVAL OF MINUTES

MOTION: M/S ACHESON – MOBLEY, AND CARRIED BY A VOTE OF 4 – 0, THE COMMISSION APPROVES THE MINUTES FROM THE MEETING OF MARCH 14, 2018.

V. CITIZEN COMMUNICATIONS

None

VI. PUBLIC HEARINGS

A. 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.

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MOTION: M/S MOBLEY – ACHESON, AND CARRIED BY A VOTE OF 4 -0, THE COMMISSION CONTINUES ZONE VARIANCE ZV18-001/MINOR SUBDIVISION MS18-002 TO AN UNKNOWN PLANNING COMMISSION HEARING TO ALLOW THE APPLICANT TIME TO CONSIDER ALTERNATIVE APPROACHES TO ACHIEVE THEIR PROJECT GOALS.

- B. 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.

MOTION: M/S ACHESON – MOBLEY, AND CARRIED BY A VOTE OF 4 – 0, THE COMMISSION CONTINUED THE PUBLIC HEARING FOR MAJOR SUBDIVISION APPLICATION NO. MAS17-002 TO THE APRIL 11, 2018 PLANNING COMMISSION HEARING TO ALLOW THE APPLICANT TIME TO CONSIDER REQUIREMENTS FOR DEPARTMENT OF PUBLIC WORKS.

VII. COMMISSION ACTION ITEM (S)

None

VIII. DIRECTOR'S REPORT

None

IX. COMMISSIONERS COMMENTS

None

X. ADJOURNMENT

There being no further business, the meeting adjourned at 9:05 a.m.