

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES

- 4.I. MINUTES

Documents:

[PLANNING COMMISSION MINUTES 2-23-22_SM.FINAL.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. MAJOR SUBDIVISION NO. MAS20-002

MAJOR SUBDIVISION APPLICATION MAS20-002: Residential Partners/Villa Cordoba IV: A request to divide one parcel totaling approximately 10.68 acres into 43 residential lots and a neighborhood park. The project is located on the north side of American Avenue, approximately 650 feet west of Camden Avenue in the Hilmar area. The property is designated Hilmar Urban Community Low Density Residential in the General Plan and zoned R-1 (Single-Family Residential) identified as Assessor's Parcel number (APN) 015-090-061. CEQA: Staff recommends the Planning Commission find the project exempt from CEQA under Section 15183 – "Projects Consistent with a Community Plan or Zoning."

RECOMMENDATION(S):

1. Open / close public hearing;
2. Recommend the Planning Commission find the project exempt from CEQA under Section 15183 of the CEQA Guidelines, "Projects Consistent with a General Plan or Zoning"; and,
3. Recommend the Planning Commission approve major subdivision application no. MAS20-002 based on the findings

Documents:

[MAS20-002 ATTACHMENT 1 - COA.PDF](#)
[MAS20-002 ATTACHMENT 2 - TENTATIVE MAP.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT

11. PRINTABLE (PDF) AGENDA