

AGENDA
PLANNING COMMISSION
Regular Meeting
Wednesday, April 14, 2021 - 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
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. CONDITIONAL USE PERMIT No. CUP20-016 / SITE PLAN DESIGN REVIEW No. SPR20- 009

CITY CENTER PLAZA – FAWAS ELTAREB - to construct a vehicle service station featuring four (4) fuel pumps and a 5,350 square foot convenience store/mini-mart and two (2) 2,275 square foot commercial shell buildings. The project site is located at the southeast corner of North Beachwood Drive and West Cabot Avenue in the Franklin-Beachwood area, identified as Assessor’s Parcel Numbers (APN’s) 057-010-010 and 057- 310-012. The property is designated Franklin-Beachwood 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 that the project is exempt from environmental review pursuant to Section 15303(c) – “New Construction or Conversion of Small Structures” of the CEQA Guidelines. TSH

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that the project can be found exempt from environmental review pursuant to Section 15303(c) – “New Construction or Conversion of Small Structures” of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP20-016 and Site Plan and Design Review No. SPR20-009 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. CUP20-016 SPR20-009 - CITY CENTER PLAZA - FAWAS
ELTAREB.PDF](#)

- 6.II. MINOR SUBDIVISION APPLICATION No. MS21-004
BHUPINDER SAHOTA - to create 5 acre homesite parcel from a 39.4 acre parcel, and combine the remaining acreage with an adjacent 39 acre parcel, creating a 73.4 acre parcel. The project is located at the southwest corner of N. Monte Cristo Avenue and W. Mercedes Avenue in the Livingston area, identified as Assessor’s Parcel

Numbers (APN's): 140-190-016 and 140- 190-020. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. PN

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis; and,
- 3) Approve Minor Subdivision Application No. MS21-004 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM B. MS21-004 - BHUPINDER SAHOTA.PDF](#)

6.III. MINOR SUBDIVISION APPLICATION No. MS21-003

MARY SOUZA AND MANUEL VIEIRA - to subdivide a portion of a 19.43 acre parcel into one (1) 1.32 acre homesite parcel and combine the remainder 18.11 acres with an adjacent 38.4 acre parcel, creating a 56.5 acre parcel. The project site is located at the southeast corner of W. Bell Drive and N. Sultana Avenue, adjacent to the Livingston area, identified as Assessor's Parcel Numbers (APNs) 056-220-001 and 056-220-002. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. MM

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis; and,
- 3) Approve Minor Subdivision No. MS21-003 based on the findings identified in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM C. MS21-003 - MARY SOUZA AND MANUEL VIEIRA.PDF](#)

6.IV. CONDITIONAL USE PERMIT APPLICATION CUP21-003

JOSE PEREZ - A request to legalize two (2) existing additional residences for family members, on a property located at the southwest corner of W. Second Avenue and N. Feather Way, adjacent to the Delhi area, identified as Assessor's Parcel Number APN(s) 046-220-001 and 046-220-002. The property is designated Agricultural land use in the General Plan and is 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. MM

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that 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. CUP21-003 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM D. CUP21-003 - JOSE PEREZ.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 04.14.21

Documents:

[PLANNING COMMISSION AGENDA 04-14-21.PDF](#)