

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
- 4.I. 9:00 AM MEETING MINUTES FOR MAY-11-2022

Documents:

[PLANNING COMMISSION MINUTES 5-11-2022-FINALDOCX.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. 9:00 AM ZONE CHANGE NO. ZC21-004- ITEM A.  
**ZONE CHANGE No. ZC21-004 / SITE PLAN & DESIGN REVIEW No. SPR21-010 / ADMINISTRATIVE APPLICATION No. AA22-046 – STERLING TRIPLENETCAP DELHI, LLC** – A request to change the zoning of a 1.85-acre parcel FROM: C-2 (General Commercial) TO: MU (Mixed-Use) to allow the construction of a 3-story, 48-unit apartment complex. The project site is located on the southeast side of West King Street, 235 feet southwest of North Stephens Street in the Delhi area, identified as Assessor’s Parcel Number (APN) 009-152-027. The property is designated Delhi Urban Community – Mixed Use land use in the General Plan and zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission find that the project requires no further environmental review pursuant to Section 15183 (“Projects Consistent with Community Plan and Zoning”) of the CEQA Guidelines and Section 21159.25 of the Public Resources Code. **TSH**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine that the project requires no further environmental review pursuant to Section 15183 (“Projects Consistent with Community Plan and Zoning”) of the CEQA Guidelines and Section 21159.25 of the Public Resources Code; and,
- 3) Adopt the Resolution recommending the Board of Supervisors adopt the Ordinance approving Zone Change No. ZC21-004, Site Plan & Design Review No. SPR21-010, and Administrative Application No. AA22-046 based on the findings listed in the Staff Report and subject to the recommended conditions of approval.

Documents:

[ZONE CHANGE NO. ZC21-004 ITEM A.PDF](#)

- 6.I.i. 9:00 AM MINOR SUBDIVISION APPLICATION NO. MS22-005- ITEM B

**MINOR SUBDIVISION APPLICATION No. MS22-005- CHARLES VOSS - A**

request to create a 5-acre financial parcel from a 35.43-acre parcel to use as a security instrument for financial the construction of a residence. The project site is located on the north side of West Sunny Acres Avenue, 1800 feet west of North Newport Road in the Turlock area, identified as Assessor's Parcel Number (APN) 041-240-012. The land is designated Agricultural land use in the General Plan and is Zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find the project exempt pursuant to Sections 15061(b)(3) ("Common Sense"), 15302 (Replacement or Reconstruction) and 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines. **CC**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Find the project exempt pursuant to Sections 15061 (b)(3) ("Common Sense"), 15302 (Replacement or Reconstruction), and 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MS22-005 with a parcel map waiver based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[MINOR SUBDIVISION APPLICATION NO. MS22-005- ITEM B .PDF](#)

- 6.i.i.1. 9:00 AM ADMINISTRATIVE APPLICATION NO. AA22-021- ITEM C.  
**ADMINISTRATIVE APPLICATION NO. AA22-021 – DANIEL OLIVARES – OLIVARES SWEET POTATO STORAGE EXPANSION PROJECT** – A request to expand an existing sweet potato storage facility, located on a 18.36-acre parcel, by allowing the construction of four (4), 12,000 square foot steel sweet potato storage buildings, a 6,000 square foot lean-to building with a metal roof, a 2,480 square foot truck dock, a 1,800 square foot office building (to replace the current approximately 1,750 square foot office building), and a 12,500 square foot asphalt parking lot (developing approximately 1.5 acres). The project site is located on the east side of Griffith Avenue, approximately 500 feet north of Schendel Avenue in the Delhi area, identified as Assessor's Parcel Number (APN) 046-110-005. The property is designated Agricultural land use in the 2030 Merced County General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission adopt the Mitigated Negative Declaration for the project pursuant to Section 15074 – "Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration" of the CEQA Guidelines. **CC**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;

2) Adopt the proposed Mitigated Negative Declaration for the project pursuant to Section 15074 – “Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration” of the CEQA Guidelines based on the findings included in the staff report; and,

3) Approve Administrative Application No. AA22-021 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ADMINISTRATIVE APPLICATION NO. AA22-021- ITEM C.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 7/13/2022

Documents:

[PLANNING COMMISSION AGENDA 7-13-2022 FINAL.PDF](#)