

## **PLANNING COMMISSION MEMBERS**

Fernando Aguilera District 1  
Robert Acheson District 2 (Vice Chairperson)  
Jack Mobley District 3  
Kurt Spycher District 4 (Chairperson)  
Mark Erreca District 5  
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# **AGENDA**

## **PLANNING COMMISSION**

### **Regular Meeting**

**Wednesday, July 28, 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
  - 4.I. DRAFT PC MINUTES 06-23-21

Documents:

[DRAFT MINUTES 062321.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. CONDITIONAL USE PERMIT No. CUP21-007 / SITE PLAN DESIGN REVIEW No. SPR21-002

**BALTAZAR MENDOZA** - A request to establish a used car dealership. The project site is located on the northeast side of North Ashby Road, 500 feet west of North Fern Street, in the Merced area, identified as Assessor's Parcel Number (APN) 057-390-064. The property is designated Franklin-Beachwood Urban Community - General Commercial in the General Plan and zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15301 – “Existing Facilities” and Section 15304 – “Minor Alterations to Land” 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 15301 – “Existing Facilities” and Section 15304 – “Minor Alterations to Land” of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP21-007 and Site Plan and Design Review No. SPR21-002 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[AGENDA ITEM A. CUP21-007 SPR21-002 - BALTAZAR MENDOZA.PDF](#)

6.II. MINOR SUBDIVISION APPLICATION No. MS21-009

**MARGIE BIRDSELL** - A request to subdivide a 14 acre parcel into three parcels for estate planning purposes, resulting in parcel sizes of: Parcel 1 = 1.21 acres, Parcel 2 = 5.55 acres, and Parcel 3 = 6.76 acres. The is property located on the north end of Highway 33, 1,300 feet south of Carmellia Avenue adjacent to the Dos Palos area, identified as APN 013-030-012. The property is designated Low Density Residential land use in the General Plan and is zoned R-1 (Single-Family Residential). CEQA: Staff recommends that the Planning Commission determine the project is exempt from environmental review pursuant to Section 15315 - “Minor Land Divisions” 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 15315 – “Minor Land Divisions” of the CEQA Guidelines; and,
- 3)Approve Minor Subdivision No. MS21-009 based on the findings identified in the staff report and subject to the recommended conditions of approval.

Documents:

[AGENDA ITEM B. MS21-009 - MARGIE BIRDSELL.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 7-28-21

Documents:

[PLANNING COMMISSION AGENDA 07-28-21.PDF](#)