



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

William Nicholson
Director

2222 "M" Street
Merced, CA 95340
(209) 385-7654
(209) 726-1710 Fax
www.co.merced.ca.us

**PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 12, 2005, 9:00 A.M.
2222 "M" STREET, BOARD ROOM, THIRD FLOOR,
MERCED, CALIFORNIA**

I. CALL MEETING TO ORDER

II. ROLL CALL OF COMMISSIONERS

Jack Mobley; Steve Sloan, Chairman; Lynn Tanner; Gloria Bettencourt; Rudy Buendia

III. APPROVAL OF MINUTES

IV. CITIZEN COMMUNICATIONS

Public opportunity to address the Planning Commission on items of interest over which the Planning Commission has jurisdiction.

SPEAKERS

If you would like to address the Planning Commission on any item on the agenda, please pick up a 3" x 5" card in the foyer, fill it out with your name, address, and item you wish to speak on, and give it to someone at the staff table (to the left of the podium) prior to speaking.

V. PUBLIC HEARING

A. ADMINISTRATIVE PERMIT APPLICATION No. 05050 – Don Shiveley – To legalize a storage yard used for equipment and materials related to masonry work for poultry barn and dairy construction. The project site is located at the northeast corner of the intersection of Golf Link Road and Clausen Avenue in the Turlock area, designated Agricultural in the General Plan and zoned A-1 (General Agricultural) (7.5 Acres). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner James Holland**

B. ADMINISTRATIVE PERMIT APPLICATION No. 05053 – Michael Miranda – To legalize an agriculture-related masonry equipment yard and metal fabrication shop and approve a second residence. The project site is located 450 feet northeast of the intersection of Golf Link Road and Clausen Avenue in the Turlock area designated Agricultural in the General Plan and zoned A-1 (General Agricultural) (12 Acres). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner James Holland**

- C. MINOR SUBDIVISION APPLICATION No. 05052 - Jayne Sorensen** - To divide 80 acres into four parcels of 20 acres each. The project is located at the southeast corner of Tahoe Street and Thornton Road in the Merced area. The project site is designated Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert**
- D. CONDITIONAL USE PERMIT APPLICATION No. 05018 - Fred Oliveira** - To permit a second residence for a family member and three residences for agricultural employees. The project is located at the southwest corner of Eucalyptus Avenue and Swift Avenue in the Dos Palos area. The project site is designated Agricultural in the General Plan and zoned A-1 (General Agricultural) (750 acres). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert**

VI. CORRESPONDENCE

VII. GENERAL BUSINESS

VIII. DIRECTOR'S REPORT

IX. ADJOURNMENT

APPEALS

Any person may appeal any action of the Planning Director or Planning Commission within five (5) calendar days after the day the action is made. [Within ten (10) calendar days of action on subdivisions]. The deadline for appeals of Planning Commission actions, excluding subdivisions, is 5:00 p.m. on the Monday following the Planning Commission meeting. Please note that appeals may not be submitted on days that the County is officially closed.

Appeals of Planning Director's actions may be filed with the Planning Department and appeals of Planning Commission actions may be filed with the Clerk of the Board of Supervisors. Appeals must state appellant's name, action appealed and reasons for appeal. A filing fee set by Resolution of the Board of Supervisors must be submitted with the written appeal.

MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF OCTOBER 12, 2005

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of October 12, 2005, are available in the Merced County Planning and Community Development Department, 2222 "M" Street, Second Floor, Merced, California.

I. CALL MEETING TO ORDER

The regularly scheduled meeting of the Merced County Planning Commission was called to order at 9:10 a.m., on October 12, 2005, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

II. ROLL CALL OF COMMISSIONERS

Commissioners Present: Commissioner Jack Mobley
 Commissioner Lynn Tanner
 Commissioner Gloria Bettencourt

Staff Present: William Nicholson, Planning and Community Development
 Director
 Kim Lewallen, Recording Secretary

Legal Staff: Ruben Castillo, County Counsel

Commissioners Absent: Commissioner Steve Sloan-Chairman
 Commissioner Rudy Buendia

III. APPROVAL OF MINUTES

M/S MOBLEY – BETTENCOURT, AND CARRIED BY A VOTE OF 3 - 0, THE PLANNING COMMISSION APPROVED THE MINUTES OF SEPTEMBER 14, 2005 AND SEPTEMBER 28, 2005.

IV. CITIZEN COMMUNICATIONS

None

V. PUBLIC HEARINGS

A. ADMINISTRATIVE PERMIT APPLICATION No. 05050 – Don Shiveley – To legalize a storage yard used for equipment and materials related to masonry work for poultry barn and dairy construction. The project site is located at the northeast corner of the intersection of Golf Link Road and Clausen Avenue in the Turlock area, designated Agricultural in the General Plan and zoned A-1 (General Agricultural) (7.5 Acres). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner James Holland**

This item has been continued to the October 26, 2005 meeting.

B. ADMINISTRATIVE PERMIT APPLICATION No. 05053 – Michael Miranda – To legalize an agriculture-related masonry equipment yard and metal fabrication shop and approve a second residence. The project site is located 450 feet northeast of the intersection of Golf Link Road and Clausen Avenue in the Turlock area designated Agricultural in the General Plan and zoned A-1 (General Agricultural) (12 Acres). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner James Holland**

MERCED COUNTY PLANNING COMMISSION

Minutes – OCTOBER 12, 2005

Page 2

This item has been continued to the October 26, 2005 meeting.

- C. MINOR SUBDIVISION APPLICATION No. 05052 - Jayne Sorensen - To divide 80 acres into four parcels of 20 acres each. The project is located at the southeast corner of Tahoe Street and Thornton Road in the Merced area. The project site is designated Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert****

This item has been continued to the October 26, 2005 meeting at the request of the representative for the applicants.

- D. CONDITIONAL USE PERMIT APPLICATION No. 05018 - Fred Oliveira - To permit a second residence for a family member and three residences for agricultural employees. The project is located at the southwest corner of Eucalyptus Avenue and Swift Avenue in the Dos Palos area. The project site is designated Agricultural in the General Plan and zoned A-1 (General Agricultural) (750 acres). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert****

This item has been continued to the October 26, 2005 meeting at the request of the representative for the applicants.

VI. CORRESPONDENCE

None

VII. GENERAL BUSINESS

None

VIII. DIRECTOR'S REPORT

None

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 9:15 a.m.