



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Robert A. Lewis
Director

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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 20, 2006, 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. 2nd EXTENSION No. EXT06-017 TO MAJOR SUBDIVISION APPLICATION No. MAS01-009 - "Saddle Brook" - Maxwell Construction - To extend the expiration date of the residential subdivision tentative map consisting of 21 lots on 7.4 acres from Dec. 17, 2006 to Dec. 17, 2007. The project site is located on the south side of Olive Ave & 535 feet east of Jones Rd in the Winton area. The property is designated Winton SUDP - Agricultural-Residential land use in the General Plan and zoned Agricultural-Residential (A-R). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG****
- B. ADMINISTRATIVE USE PERMIT NO. AA05-062 – Antonio Brasil Dairy– The project site is 229 acres in size, being designated Agricultural in the General Plan and zoned A-1 (General Agricultural). It is located in the unincorporated area of Merced County, south of State Route (SR) 152, on the southwest corner of the intersection of SR152 and Flanagan Road, approximately four miles southwest of the unincorporated community of El Nido. While a portion of the project site lies within unincorporated Madera County, no active areas of the dairy would be located on this land. The dairy would have a capacity of 2,688 animal units (including 1,200 Holstein Milk Cows). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. JH****

Planning Commission Meeting

December 20, 2006

Page 2

- C. CONDITIONAL USE PERMIT No. CUP06-010 - George Zambelli -** To establish a used auto sales lot on a 1.18 acre parcel. The property is located on the East side of North Buhach Road and is 290 feet North of Clover Avenue in the Merced area on land that is designated Atwater Area-of-Influence (General Commercial) and is zoned C-2 (General Commercial). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. GB**
- D. CONDITIONAL USE PERMIT No. CUP06-009 - Lee Roy Gonzales -** To establish a farm equipment repair shop in an existing building and to use an existing go-cart track for private use only on a 2.9 acre parcel located on the south side of Oak St, approximately 2,100 feet east of Mariana Rd in the Delhi area. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. GB**
- E. CONDITIONAL USE PERMIT No. CUP05-015 - Ramiro Rodriguez -** To consider locating a semi-mobile food vendor on a 0.73 acre parcel located northwest of the intersection of Stephens Street and Schendel Avenue in the Delhi area designated as Delhi SUDP Commercial in the General Plan and zoned C-2 (General Commercial). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. GB**
- F. MINOR SUBDIVISION APPLICATION No. MS06-066 - Dale Anthenien -** To divide a 116.6 acre parcel into 3 parcels: Parcel #1 = 37.1 acres, Parcel #2 = 39.9 acres, Parcel #3 = 39.6 acres on property located east of Azevedo Road, approximately 1/4 mile north of Taglio Road in the Gustine area on land designated Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**
- G. MINOR SUBDIVISION APPLICATION No. MS06-068 AND ZONE VARIANCE No. ZV06-009 - Steve Perry / Keith Moore -** To vary from the minimum A-1 parcel size and validate two parcels illegally split by deed after adoption of the California Subdivision Map Act, dividing a 1.55 acre parcel into two parcels: #1 = 0.55 Acres, #2 = 1 acre on property located at the southeast corner of Eucalyptus Ave & Center Ave in the Dos Palos area on land designated Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**
- H. REVOCATION APPLICATION No. REV06-001 TO REVOKE CONDITIONAL USE PERMIT APPLICATION No. CUP98-025 – Edward and Judith Keegan –** To revoke a Conditional Use Permit and other land use approvals allowing the property located at the southwest corner of State Highway 140 and Watts Street in the Planada SUDP to be operated as a used car sales lot and auto repair shop. The subject property is generally known as Assessors Parcel Number 037-030-020, is designated Planada SUDP general Commercial by the General Plan and zoned C-2 (General Commercial). **+ TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. JH**

VI. CORRESPONDENCE

VII. GENERAL BUSINESS

VIII. DIRECTOR'S REPORT

IX. ADJOURNMENT



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APPEALS

Any person may appeal any action of the Development Services 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 and Community Development 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.