

MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF JANUARY 26, 2011

The agenda, original minutes, video, and all supporting documentation (for reference purposes only) of the Merced County Planning Commission meeting of January 26, 2011, are available online at www.co.merced.ca.us/planning/plancomarchive.html.

I. CALL MEETING TO ORDER

The regularly scheduled meeting of the Merced County Planning Commission was called to order at 9:05 a.m., on January 26, 2011, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

II. ROLL CALL OF COMMISSIONERS

Commissioners Present: Commissioner Lynn Tanner - Chairman
Commissioner Jack Mobley - Vice Chairman
Commissioner Mark Erreca
Commissioner Cindy Lashbrook
Commissioner Greg Thompson

Staff Present: Paul A. Fillebrown, Interim Development Services Director
William Nicholson, Assistant Development Services Director
Kim Anderson, Recording Secretary
David Gilbert, Senior Planner

Legal Staff: Marianne Greene, Deputy County Counsel

Commissioners Absent: None

III. APPROVAL OF MINUTES

M/S MOBLEY - ERRECA, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION APPROVED THE MINUTES OF JANUARY 12, 2011, AGREEING TO DEPUTY COUNTY COUNSEL'S REQUEST TO MODIFY HER STATEMENT ON PAGE 12 AND OMIT "AGREED" AND REPLACE WITH; "HAD NO LEGAL OBJECTIONS TO".

IV. CITIZEN COMMUNICATIONS

None

V. PUBLIC HEARINGS

- A. 1st EXTENSION No. EXT10-003 TO CONDITIONAL USE PERMIT No. CUP09-012 & ZONE VARIANCE No. ZV09-003 – Delhi Mini Storage - To extend the expiration date for CUP09-012 & ZV09-003 for one year until November 18, 2011 to construct a community entry/advertising sign. The project is located on the south side of Flower Street, 400 feet east of Merced Avenue in the Delhi area. The property is located in the Delhi Community Plan, is designated Business Park, and zoned M-1 (Light-Industrial). **DG****

Recommendation: The requested actions are to:

- 1) Make the determination that the project remains exempt from CEQA review under Section 15311 of the CEQA Guidelines, and;
- 2) Approve Extension No. EXT10-003 to Conditional Use Permit No. CUP09-012 and Zone Variance No. ZV09-003 based on the findings and subject to the conditions of approval presented in the Staff Report.

Planner David Gilbert presented the Staff Report and recommendations of approval dated January 26, 2011.

The public hearing opened at 9:13 a.m.

MERCED COUNTY PLANNING COMMISSION

Minutes – January 26, 2011

Page 2

No one spoke in favor or opposition to this application.

The public hearing closed at 9:14 a.m.

MOTION: M/S MOBLEY - ERRECA, AND UNANIMOUSLY CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION EXEMPTS 1ST EXTENSION No. EXT10-003 TO CONDITIONAL USE PERMIT No. CUP09-012 & ZONE VARIANCE No. ZV09-003 FROM CEQA.

MOTION: M/S MOBLEY - ERRECA, AND UNANIMOUSLY CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATIONS DATED JANUARY 26, 2011, AND MAKES THE 12 PROJECT FINDINGS SET FORTH IN THE STAFF REPORT AND APPROVES 1ST EXTENSION No. EXT10-003 TO CONDITIONAL USE PERMIT No. CUP09-012 & ZONE VARIANCE No. ZV09-003 SUBJECT TO THE 9 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

Planning & Community Development Department

1. Approval of Extension No. EXT10-003 extends the expiration date of Conditional Use Permit No. CUP09-012 and Zone Variance No. ZV09-003 from November 18, 2010 to November 18, 2011. All conditions to CUP09-012 & ZV09-003 shall continue to apply and are listed below.
2. Zone Variance No. ZV09-003 grants the advertisement area from a 50/50 ratio to a 56/44 ratio devoted to business advertisement and community identification and to vary from the maximum sign height limit of 10 feet to a height of 85 feet for a community entry monument sign.
3. Conditional Use Permit No. CUP09-012 grants the community entry sign area to increase from 75 square feet to a maximum area of 1,232 square feet. The community entry monument sign shall be developed and operated consistent with the approved plot plan, elevations, and operational statement. Minor Modifications to this approval may be reviewed and approved by the Development Service Director.
4. Applicant/property owner shall comply with all Federal, State, and Local Agencies regulations.
5. For the purpose of condition monitoring, an inspection fee in the amount of **\$243** shall be required. This fee shall be paid within 30 days of the approval date. Should additional inspections be required, inspection time shall be billed to the applicant at the established hourly rate at the time of the inspection.

Fire Department

6. Construction plans shall be submitted to the Merced County Fire Department for review and approval. The plans review fee is \$185.

MERCED COUNTY PLANNING COMMISSION

Minutes – January 26, 2011

Page 3

Public Works/Building & Safety Division

7. Prior to the start of any construction, a California licensed engineer shall submit four (4) sets of plans and three (3) sets of calculations to the Building & Safety Division for the new photovoltaic system and sign.
8. Prior to issuance of any building permit, the applicant property owner shall submit a soils report. That report shall be completed by a California licensed soils engineer. The engineer shall review the report before designing the foundation to ensure that all requirements from the soils engineer are met.

Turlock Irrigation District

9. An irrigation pipeline and 25-foot easement belonging to Improvement District 304, the Allinson is located in close proximity of the proposed sign structure. The foundation of the structure shall be located a minimum of 12.5 feet from the centerline of the pipe.

VI. COMMISSION ACTION ITEM (S)

- A. Adopt Resolution of Commendation – Commissioner Lashbrook for her four years of service on the Planning Commission.

VII. DIRECTOR'S REPORT

Bill Nicholson, Assistant Development Services Director, said the General Plan process is nearing release of the draft policies. The Focus Groups will consist of six meetings and will take place the last two weeks of February 2011. The Board of Supervisors may make changes to the contract at the February 15, 2011 Board of Supervisors meeting. Then the Joint Study Session between the Board of Supervisors and the Planning Commissioners will take place once all comments are received from members of the Focus Groups. Then the Draft General Plan will be released which should be some time after March 2011.

VIII. COMMISSIONERS COMMENTS

Commissioner Lashbrook thanked Planning Department staff and Planning Commissioners.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 9:29 a.m.