

MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF SEPTEMBER 12, 2007

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of September 12, 2007, 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 9:07 a.m., on September 12, 2007, 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, Acting Chairman
 Commissioner Cindy Lashbrook

Staff Present: Robert Lewis, Development Services Director
 William Nicholson, Assistant Development Services Director
 Celeste Aguirre, Recording Secretary
 Brian Guerrero, Planner I

Legal Staff: Bob Gabriele, Deputy County Counsel

Commissioners Absent: Commissioner Steve Sloan-Chairman
 Commissioner Rudy Buendia

III. APPROVAL OF MINUTES

M/S MOBLEY/LASHBROOK, AND CARRIED BY A VOTE OF 3-0, THE PLANNING COMMISSION APPROVED THE MINUTES OF AUGUST 22, 2007.

IV. CITIZEN COMMUNICATIONS

None

V. PUBLIC HEARINGS

A. ZONE VARIANCE APPLICATION No. ZV07-003 - Randall McBride - To vary from the required 15 foot front yard setback by 9 feet to allow a 6 foot front yard setback on property located at the northwest corner of Ingomar Grade & Volta Rd in the Volta area. The project site is designated Volta SUDP - Industrial land use in the General Plan and zoned M-1 (Light Manufacturing). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. BG**

Planner Brian Guerrero presented the Staff Report and Recommendation dated September 12, 2007.

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

Randall McBride, Applicant, 14420 S. Delta Road, Los Banos, CA – Would like to modify condition no. 3 to make suitable landscaping plans.

The public hearing closed at 9:15 a.m.

MOTION: M/S MOBLEY - LASHBROOK, AND CARRIED A VOTE OF 3 - 0, THE PLANNING COMMISSION EXEMPTS ZONE VARIANCE APPLICATION No. ZV07-003, FROM CEQA.

MOTION: M/S MOBLEY - LASHBROOK, AND CARRIED BY A VOTE OF 3 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATIONS DATED SEPTEMBER 12, 2007, AND MAKES THE 10 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 10 FINDINGS, APPROVES ZONE VARIANCE APPLICATION No. ZV07-003 SUBJECT TO THE 8 CONDITIONS WITH A MODIFICATION BEING MADE TO CONDITION #3 TO READ AS FOLLOWS AS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

Planning and Community Development Department

1. The applicant shall comply with all applicable County, State and Federal regulations.
2. This Zone Variance allows the reduction of the front yard setback from fifteen (15) feet to six (6) feet in order to construct a 1,020 square foot building addition and shall be located in a manner as designed on the approved plot plan, submitted application and operational statement.
3. The applicant shall coordinate with Planning Department staff to install appropriate type of landscape screening between Ingomar Grade Road and the proposed new addition from the existing landscaping to the driveway approach in conformance to the Merced County Zoning Code Landscaping Standards found in Section 18.38.
4. For the purpose of conditions monitoring, an inspection fee in the amount of **\$200** shall be required. This fee shall be paid within 30 days of the approval date of this variance. Should additional inspections be required, inspection time shall be billed to the applicant at the established hourly rate at the time of the inspection.
5. The project shall comply with standard conditions of approval as adopted in Planning Commission Resolution No. 97-1.
6. The applicant/property owner shall maintain the landscaping, building and parking area at all times.

Public Works Building Division

7. The owner shall provide a paved disabled access parking space with a paved path of travel to the main entrance, including any necessary ramps and compliant doors and doorways and signs.
8. Plans will need to be completed by a California licensed engineer or architect and submitted to the Building Department for review and a permit. This must be done prior to the start of any construction.

VI. CORRESPONDENCE

None

VII. GENERAL BUSINESS

VIII. DIRECTOR'S REPORT

Robert Lewis gave a brief update on the General Plan Update. He stated that there has been good turnouts at the meetings so far and looks forward to the upcoming meetings.

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 9:20 a.m.



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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Director

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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 12, 2007, 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; Cindy Lashbrook; Lynn Tanner; Rudy Buendia; Steve Sloan, Chairman

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. ZONE VARIANCE APPLICATION No. ZV07-003 - Randall McBride - To vary from the required 15 foot front yard setback by 9 feet to allow a 6 foot front yard setback on property located at the northwest corner of Ingomar Grade & Volta Rd in the Volta area. The project site is designated Volta SUDP - Industrial land use in the General Plan and zoned M-1 (Light Manufacturing). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. BG****

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APPEALS

Any person may appeal any action of the 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, and for subdivisions, the deadline is the following Monday at 5:00 pm. Please note that appeals may not be submitted on days that the County is officially closed.

Appeals of Development Services 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.