



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**


STAFF REPORT

Robert A. Lewis
Director

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

DATE: JUNE 11, 2008

TO: PLANNING COMMISSION

PROJECT PLANNER: JEFF FUGELSANG, PLANNER I 

PROJECT NO.: ADMINISTRATIVE APPLICATION NO. AA08-029

PROPERTY OWNER: JESUS GARCIA

APPLICANT: JOSE NAVA

REPRESENTATIVE: JUAN DE LA FUENTE

REQUEST: TO ESTABLISH A SEMI MOBILE FOOD VENDOR BUSINESS WITHIN AN EXISTING SHOPPING CENTER (0.73 ACRES)

LOCATION/SITUS: NORTHWEST CORNER OF STEPHENS ST. AND SCHENDEL RD. IN THE DELHI SUDP

APN: 009-163-004

SUPERVISORIAL DISTRICT: 4- KELSEY

MUNICIPAL ADVISORY COUNCIL: DELHI

The following table indicates the General Plan, Zoning and Current Land Use designations of the parcel on-site and the adjacent parcels generally to the north, east, south and west of the application request:

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON-SITE:	Mixed Use*	C-2	Commercial
NORTH:	Mixed Use*	C-2	Commercial
EAST:	Mixed Use*	C-2	Religious
SOUTH:	Mixed Use*	C-2	Residential
WEST:	Mixed Use*	C-2	Commercial

*Land located in the Delhi SUDP.

I. PROJECT DESCRIPTION:

A request to establish a Semi-Mobile Food Vendor with picnic tables in an existing shopping center, on the parcel located on the northwest corner of Stephens St. and Schendel Rd. in the Delhi SUDP. The site is designated 'Mixed Use' in the Delhi Community Plan and is zoned C-2 (General Commercial).