



PLANNING COMMISSION MEMBERS

Greg Thompson District 1
Lynn Tanner District 2 (Chairman)
Jack Mobley District 3 (Vice-Chair)
Rich Ford District 4
Mark Erreca District 5

Mark Hendrickson, Secretary
www.co.merced.ca.us

AGENDA PLANNING COMMISSION

Regular Meeting of Wednesday, August 28, 2013 - 9:00 a.m.

Merced County Administration Building
Board Chambers, Third Floor
2222 M Street
Merced, California 95340
Phone: 209.385.7654 Fax: 209.726.1710

The Planning Commission welcomes you and encourages your participation.

CITIZEN COMMUNICATIONS: If you wish to speak on a matter that does NOT appear on the agenda, you may do so during the citizen communications period. Please state your name and address for the record. Each speaker will be limited to five (5) minutes.

PUBLIC COMMENT: If you would like to address the Planning Commission on any item on the agenda, please pick up a speaker card in the foyer; fill it out with your name, street address, phone number, email address and the item number you wish to speak on. Please hand the speaker card to the staff member to the left of the podium once the Commission Chairman opens the public hearing for the agenda item. Each speaker will be limited to five (5) minutes.

AGENDAS and MINUTES: Planning Commission agendas, minutes, and copies of items to be considered are published on the County's Website no later than the Friday, but generally on the Wednesday, preceding each Commission meeting and may be viewed at www.co.merced.ca.us/planning/plancomarchive.html. All proposed agenda items with supportive documents are available for viewing at the Merced County Planning and Community Development Department between the hours of 8:30am and 4:30pm, Monday - Friday (except holidays). This is the same packet that the Planning Commissioners will review and discuss at the Commission meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Department and copies will be provided for the direct cost of duplication or emailed at no cost.

PUBLIC RECORDS: As required by Government Code Section 54957.5, any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Merced County Administration Building, 2222 M Street, Merced, CA 95340. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning and Community Development Department.

AUDIO/VIDEO BROADCAST: All Planning Commission meetings are normally broadcast live and replayed on local cable television. In addition, a live audio/video broadcast of this meeting may be heard/viewed at: www.co.merced.ca.us/planning/index.html, via live audio or live video. All meetings are archived for audio/video replay following the meeting.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act (ADA), the Merced County Planning Commission meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning Commission Secretary at (209) 385-7654. Notification 48 hours prior to the scheduled meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

COMMISSION QUORUM AND ACTION: A Quorum of the Planning Commission shall consist of three (3) members. Actions by the Commission shall require a majority vote (three votes or more) of the total membership of the Commission. When an action by the Planning Commission results in a tie vote the action shall be deemed denied. In the case of a tie vote, the applicant may request that the application be reconsidered at another meeting of the Commission.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within five (5) calendar days after the day the action is made. [Within ten (10) calendar days after the day the action is made 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 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 the appeal. A filing fee set by Resolution of the Board of Supervisors must be submitted to the Board Clerk with the written appeal.

Members of the public are advised that a 2-hour time limit for customer parking in designated areas is strictly enforced by the City of Merced. You can request a one-day parking pass from County Administration prior to the Commission meeting, which must be displayed on the dashboard of your vehicle.

Please turn off all pagers, cellular telephones and any other communication devices.



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- I. **CALL TO ORDER**
- II. **ROLL CALL OF COMMISSIONERS**
- III. **APPROVAL OF MINUTES**
- IV. **CITIZEN COMMUNICATIONS**

Public opportunity to address the Planning Commission on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda.

V. **PUBLIC HEARING(S)**

- A. **ZONE VARIANCE No. ZV13-001 - Sign Tech** - To vary from the maximum free standing sign height by 2 feet, 10 inches for a total height of 22 feet 10 inches, and to also vary from the maximum sign size by 53.33 square feet, requesting a total sign area of 148 square feet. The property is located at the southwest corner of Plaza Drive and Highway 33. The parcel is designated Santa Nella SUDP Commercial and zoned SPZ (Special Planning Zone). **ON**

Recommendations: The actions requested are to:

- 1) Determine that the project is categorically exempt from CEQA under Section 15311 of the CEQA Guidelines, and;
- 2) Approve Zone Variance No. ZV13-001 based on the project findings and subject to the conditions of approval presented in the staff report.

- B. CONDITIONAL USE PERMIT APPLICATION No. CUP13-005 – Berj Moosekian**
- To bring into conformance 2nd, 3rd and 4th residences, and allow 5th and 6th residences for agricultural employees at an existing dairy. The project site is located on the west side of Turner Island Rd, a half mile south of Henry Miller Ave in the Dos Palos area. The property is designated Agricultural land use and zoned A-1 (General Agricultural). **JH**

Recommendation: The actions requested are to:

- 1) Determine that the application is exempt from CEQA review under Section 15061(b)(3) of the CEQA Guidelines, and;
- 2) Approve Conditional Use Permit Application No. CUP13-005 based on the project findings and subject to the conditions of approval presented in the Staff Report

- C. CONDITIONAL USE PERMIT No. CUP12-002 – DAIRY CENTRAL – Bob Borba** - To bring into conformance an existing dairy of 1,250 cows and to expand to 4,265 cows, construct two freestall barns, construct 20 open lot corrals, and construct a calf hutch area all clustered on 29 acres of facilities, on a dairy involving six parcels totaling 462 acres. The project site is located on the east side of Central Avenue, .75 Miles north of Turner Road in the Hilmar area. The property is designated Agricultural land use and zoned A-1 (General Agricultural). **DG**
(THIS HEARING WILL BE CONTINUED TO THE SEPTEMBER 11, 2013 PLANNING COMMISSION AGENDA IN ORDER TO COMPLETE THE ENVIRONMENTAL DOCUMENTS)

Recommendation: The actions requested are to:

- 1) Certify the Environmental Impact Report and adopt the Environmental Findings of Fact; and
- 2) Approve Conditional Use Permit No. CUP12-002 based on the project findings and subject to the conditions of approval and mitigation measures presented in the Staff Report, adopt the CEQA Findings of Fact, and approve the Mitigation Monitoring & Reporting Program.

- D. ADMINISTRATIVE PERMIT No. AA13-027 – Francisco Barajas** - To establish a semi-mobile food vendor in the parking lot of a bar on a 1.1 acre mixed use parcel. The property is located on the west side of Stephens Street and 250 feet north of Delhi Avenue in the Delhi SUDP. The project site is designated Mixed Use in the Delhi Community Plan and zoned C-2 (General Commercial). **JF**

Recommendations: The actions requested are to:

- 1) Determine Administrative Permit No. AA13-027 is exempt from CEQA review under Section 15061(b)(3), “*Common Sense*”, of the CEQA Guidelines; and,
- 2) Approve Administrative Permit No. AA13-027 based upon the project findings and subject to the conditions of approval recommended in the Staff Report.

VI. COMMISSION ACTION ITEM(s)

VII. DIRECTOR’S REPORT

VIII. COMMISSIONER’S COMMENT

IX. ADJOURNMENT