



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, February 26, 2014 - 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. **CONDITIONAL USE PERMIT No. CUP13-009 – Sun Harvest Solar LLC (NPD1)**
- To construct and operate a 1.5 megawatt solar energy generation facility on an 11 acre portion of a 40 acre parcel. The project site is located on the east side of San Juan Road, 550 feet north of Highway 152 in the Dos Palos area. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **DG**

Recommendation: The actions requested are to:

- 1) Recommend to the Board of Supervisors adoption of the Mitigated Negative Declaration; and
- 2) Recommend to the Board of Supervisors approval of Conditional Use Permit No. CUP13-009 based on the project findings, subject to the conditions of approval and mitigation measures and remove the project site from the Williamson Act Agricultural Preserve.

- B. ADMINISTRATIVE APPLICATION No. AA13-039 – Clarence Tighe, Owner - Luis Urzua – Applicant** - To allow a change in ownership for an existing semi-mobile food vendor located at the northwest corner of Winton Way and Gertrude Ave. The project site is located within the Winton Urban Community, designated General Commercial in the General Plan and zoned C-2 (General Commercial) (2.2 acres). **JH**

Recommendation: The requested actions are to:

- 1) Determine that the application is exempt from CEQA review under Section 15061(b)(3) “Common Sense” of the CEQA Guidelines; and
- 2) Approve Administrative Application No. AA13-039 based on the project findings and subject to the conditions of approval presented in the Staff Report.

- C. ADMINISTRATIVE APPLICATION No. AA13-040 – Aref Mosleh, Owner - Maria Bautista, Applicant** - To allow a semi-mobile food vendor to operate at the northeast corner of Ashby Road and Fern Street in the Franklin-Beachwood Urban Community. The project site is designated General Commercial in the General Plan and zoned C-2 (General Commercial) (0.57 acre). **JH**

Recommendation: The requested actions are to:

- 1) Determine that the application is exempt from CEQA review under Section 15061(b)(3) “Common Sense” of the CEQA Guidelines; and
- 2) Approve Administrative Application No. AA13-040 based on the project findings and subject to the conditions of approval presented in the Staff Report.

- D. PARALLEL GENERAL PLAN AMENDMENT APPLICATION No. GPA14-001 AND ZONE CHANGE APPLICATION No. ZC14-001 - Multiple Property Owners** - To change the land use designation of five parcels from Delhi Urban Community - Business Park to Low Density Residential, and to change the zoning from M-1 (Light Manufacturing) to R-1-5,000 (Single-Family Residential). The properties are located on the east side of Hillside Drive and south of South Avenue. (5.4 acres) **JF**

Recommendations: The requested actions are to:

- 1) Recommend the Board of Supervisors determine General Plan Amendment No. GPA14-001 and Zone Change No. ZC14-001 are exempt from CEQA review under Section 15061(b)(3), “Common Sense”, of the CEQA Guidelines; and
- 2) Recommend the Board of Supervisors approve General Plan Amendment No. GPA14-001 and Zone Change No. ZC14-001 based upon the project findings presented in the Staff Report.

VI. COMMISSION ACTION ITEM(s)

VII. DIRECTOR’S REPORT

VIII. COMMISSIONER’S COMMENT

IX. ADJOURNMENT