



PLANNING COMMISSION MEMBERS

Greg Thompson District 1
Robert Acheson District 2
Jack Mobley District 3 (Acting-Chair)
Rich Ford District 4
Mark Erreca District 5

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

AGENDA PLANNING COMMISSION

Regular Meeting of Wednesday, June 24, 2015 - 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. **Continued Item from the May 13, 2015 Regular Meeting--Conditional Use Permit No. CUP15-006 -Verizon Wireless** - To construct a telecommunications facility consisting of a 105 foot stealth monopole and outdoor equipment. The property is located on the north side of W. Third Ave, approximately 2,000 feet east of N. Edminister Road in the Stevinson area. The project site is designated Agricultural land use and zoned A-1 (General Agricultural). **SS**

Recommendation: The actions requested are to:

- 1) Find the project exempt from CEQA review under Section 15303 "New Construction or Conversion of Small Structures" of the CEQA guidelines, and;
- 2) Approve Conditional Use Permit Application No. CUP15-006 based on the project findings and subject to the conditions of approval presented in the staff report.

B. Continued Item from the May 27, 2015 Regular Meeting--ZONE CHANGE No. ZC03-019 AND VESTING MAJOR SUBDIVISION No. MAS03-018 - "BUENA VISTA I" - John Sessions - To rezone four parcels totaling 60 acres from A-1 (General Agricultural) to R-1-5000 (Single Family Residential) and M-1 (Light Manufacturing), and to create a 211 lot residential subdivision with lot sizes between 5,000 and 6,000 square feet, a 14.3 acre Business Park as well as a 2.1 acre neighborhood park. The property is located on the northwest corner of E. Childs Avenue and N. Plainsburg Road in the Urban Community of Planada. The parcel is designated Planada Community Plan - Low Density Residential and Business Park and zoned A-1 (General Agricultural). **ON**

Recommendations: The actions requested are to:

- 1) Consider recommending the Board of Supervisors certify the Environmental Impact Report based upon the CEQA findings listed in the Staff Report; adopt the Statement of Overriding Considerations, Findings of Fact, and Mitigation and Monitoring Reporting Program; and;
- 2) Consider recommending the Board of Supervisors approve Zone Change No. ZC03-019 and Major Subdivision No. MAS03-018 based upon the project findings and subject to the recommended conditions of approval found in the Staff Report.

C. MINOR SUBDIVISION No. MS15-005 - Estate of Jeremy Cook - Request to divide a 0.53 Acre residential parcel into 2 parcels for estate planning purposes, resulting in parcel sizes of: Parcel 1 = .22 Acres and Parcel 2 = .31 Acres, on property located at the northeast corner of West August Road and North Hillside Drive. The property is designated Delhi Urban Community - Medium Density Residential and zoned R-1-5000 (Single Family Residence). **BG**

Recommendations: The actions requested are to:

- 1) Recommend the Planning Commission find the project exempt from CEQA review under Section 15315 – “Minor Land Divisions” of the CEQA Guidelines, and;
- 2) Recommend the Planning Commission approve Minor Subdivision No. MS15-005 based on the project findings and subject to the conditions of approval presented in the Staff Report.

VI. COMMISSION ACTION ITEM(s)

VII. DIRECTOR’S REPORT

VIII. COMMISSIONER’S COMMENT

IX. ADJOURNMENT