

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, April 11, 2018 - 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

1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. ROLL CALL OF COMMISSIONERS
 4. APPROVAL OF MINUTES
 5. CITIZEN COMMUNICATIONS
 6. CONTINUED PUBLIC HEARING
- 6.I. CONTINUED FROM MARCH 14, 2018: MINOR SUBDIVISION APPLICATION No. MS18-005

Edward Ellington - A request to divide a 39 acre parcel into 3 parcels and a remainder parcel, to provide homesite parcels for multiple family members. The resulting parcel sizes will be: Parcel 1 = 1 acre, Parcel 2 = 1.66 acre, Parcel 3 = 1 acre and a 35.9 acre Remainder Parcel. The project site is located on the south side of West American Avenue, .25 mile west of North Golf Link Road, identified as Assessor's Parcel Number (APN) 045-160-060. The property is designated both Hilmar Urban Community - Low Density Residential and Neighborhood Commercial land use, and split-zoned R-1 (Single Family Residence) and C-1 (Neighborhood Commercial). CEQA: Project can be found exempt from CEQA under Section 15315 – "Minor Land Divisions". **TH**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the application can be found exempt from CEQA under Section 15315 – "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. 18-005 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM A- MS18-005- EDWARD ELLINGTON.PDF](#)

- 6.II. CONTINUED FROM MARCH 28, 2018: MAJOR SUBDIVISION No. MAS17-002
- "RANCHO PROSPERIDAD" – Coy Stark** - A request to subdivide a 4.6 acre lot into 23 single family residential lots on property located at the southeast corner of North Merced Avenue & West Letteau Avenue. The property is identified as Assessor's Parcel No. (APN) 009-310-001 and is designated Delhi Urban Community - Low Density Residential land use in the General Plan and zoned R-1 (Single Family Residential). CEQA: The project is exempt from further analysis under section 15183 of the CEQA guidelines. **BG**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine the application can be found exempt from CEQA under Section 15183 – “Consistent with a Community Plan or Zoning” of the CEQA Guidelines; and,
- 3) Approved Major Subdivision Application No. MAS17-002, based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B- MAS17-002- COY STARK.PDF](#)

7. PUBLIC HEARING(S)

8. COMMISSION ACTION ITEM(S)

9. DIRECTOR'S REPORT

9.I. DIRECTOR'S REPORT

General Plan Annual Progress Report Guidance – as required by Government Code Section 65400, the County must present an annual report on the status of the General Plan and progress in its implementation. The Community and Economic Development Department has prepared the required annual report. The action requested is to review and approve the General Plan Annual Progress Report, and instruct staff to forward the report to the Governor's Office of Planning and Research and Housing and Community Development as required by Government Code Section 65400.

Documents:

[DIRECTORS REPORT.PDF](#)

10. COMMISSIONER'S COMMENT

11. ADJOURNMENT

12. PRINTABLE (PDF) AGENDA

12.I. PLANNING COMMISSION AGENDA 04-11-18

Documents:

[PLANNING COMMISSION AGENDA 041118.PDF](#)