

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, October 10, 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. PUBLIC HEARING(S)

6.I. **CONDITIONAL USE PERMIT No. CUP18-004**

Gurpreet Singh - A request to legalize an existing truck terminal/transportation equipment facility for a maximum of 7 trucks, an office, and a shop within existing commercial buildings. The project site is located on the north side of Highway 99, approximately 1/2 mile east of Franklin Rd in the Franklin-Beachwood area, identified as Assessor's Parcel Number (APN) 057-039-055. The property is designated General Commercial land use in the General Plan and zoned C-2 (General Commercial). CEQA: The project can be found exempt from subsequent environmental review under CEQA guidelines Section 15301 - "Existing Facilities". **DL**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine the project is exempt from CEQA review under Section 15301 - "Existing Facilities"; and,
- 3) Approve Conditional Use Permit CUP18-004 based on the findings included in the staff report and subject to the conditions of approval.

Documents:

[ITEM A. CUP18-004 GURPREET SINGH.PDF](#)

6.II. **MINOR SUBDIVISION APPLICATION No. MS18-015**

Robert Cordova - A request to subdivide a 4.8 acre parcel resulting in parcel sizes of: Parcel 1= 1 Acre and a 3.8 acre remainder parcel. The property is located on the north side of West Geer Avenue, approximately 2,200 feet west of North Golf Link Road, identified as APN 045-210-015 and designated Hilmar Urban Community - Low Density Residential land use and zoned R-1 (Single Family Residential). CEQA: The project can be found exempt from CEQA review under Section 15315 - "Minor Land Divisions". **BG**

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. 18-015 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS18-015 - ROBERT CORDOVA.PDF](#)

6.III. MINOR SUBDIVISION APPLICATION MS18-013

Wachue Xiong – A request to divide a 3.2 acre parcel into three parcels resulting in sizes of: Parcel 1 = 1.02 acres, Parcel 2 = 1.02 acres and Parcel 3 = 1.06 acres. The project site is located on the north side of W. Gertrude Avenue, approximately 200 feet east of N. Winton Way in the Winton area, identified by Assessor Parcel Number (APN) 147-210-017. The property is designated Isolated Urban Very Low Density Residential in the General Plan and zoned A-R (Agricultural-Residential). CEQA: Project can be found exempt from CEQA under Section 15315 – “Minor Land Divisions” **PN**

RECOMMENDATION(S):

- 1) Open/Close the 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. MS18-013 based on the findings included in the staff report and subject to the conditions of approval.

Documents:

[ITEM C. MS18-013 - WACHUE XIONG.PDF](#)

6.IV. 9th EXTENSION No. EXT18-014 To MAJOR SUBDIVISION No. MAS03-010

"THE PARKWAY" - A request to extend the expiration date of the tentative map for two years From: Sept. 10, 2018 To: Sept. 10, 2020. The project site is located at the southeast corner of Hwy 33 and Parkway Blvd in the Santa Nella area, identified as Assessor's Parcel Numbers (APN) 078-130-033 and 078-130-034. The property is designated Santa Nella Urban Community - Low Density Residential and mostly zoned R-1-5000 (Single Family Residential). CEQA: Exempt under Section 15182 – “Residential Projects Pursuant to a Specific Plan.” **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the application can be found exempt from further environmental review under CEQA Section 15182 “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-014 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM D. EXT18-014 TO MAS03-010 - THE PARKWAY.PDF](#)

6.V. 8th EXTENSION No. EXT18-015 TO MAJOR SUBDIVISION NO. MAS05-012

PARKWAY - PHASE III - PARKWAY SOUTH INC - A request to extend the expiration date of the tentative map for two years From: Nov. 16, 2018 To: Nov. 16, 2020. The project site is located on the east side of South Highway 33, north of the Delta Mendota Canal in the Santa Nella area, identified as Assessor's Parcel Numbers (APN) 078-130-021 and 078-130-049. The property is designated Santa Nella Urban Community - Low Density Residential land use in the General Plan and

zoned R-1-5000 (Single-Family Residential). CEQA: Exempt under Section 15182 – “Residential Projects Pursuant to a Specific Plan.” **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the application can be found exempt from further environmental review under CEQA Section 15182 “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-015 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM E. EXT18-015 TO MAS05-012 - PARKWAY SOUTH INC.PDF](#)

6.VI. GENERAL PLAN AMENDMENT GPA17-001 / ZONE CHANGE ZC15-003 / DEVELOPMENT AGREEMENT DA16-001

Poquito Lakes – A request to amend the general plan land use designation from Public/Quasi Public Facility and Mixed Use to Medium-Density Residential, and an accompanying amendment to the zoning designation from Single Family Residential (R-1) and General Commercial (C-2) to Planned Development (PD) to allow for construction of 103 multifamily residential units, private clubhouse with parking lot, and related improvements. A development agreement is also proposed. The project site is an approximately 10.8 acre parcel located on the north side of First Street, 600 feet west of Lander Avenue/SR 165 in the Hilmar area, identified by Assessor’s Parcel Number (APN) 015-150-023. CEQA: An initial study/mitigated negative declaration has been prepared. **SM**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Consider the prepared Initial Study, Mitigated Negative Declaration, and any related comments;
- 3) Recommend the Board of Supervisors certify the Initial Study and Mitigated Negative Declaration prepared for the project;
- 4) Recommend the Board of Supervisors approve/deny General Plan Amendment GPA17-001;
- 5) Recommend the Board of Supervisors approve/deny Zone Change ZC15-003; and,
- 6) Recommend the Board of Supervisors adopt/deny Development Agreement DA16-001.

Documents:

[ITEM F. GPA17-001-ZC15-003-DA16-001 - POQUITO LAKES.PDF](#)
[POQUITO_PC_PRESENTATION.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
 - 11.I. PLANNING COMMISSION AGENDA 10-10-18

Documents:

