

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. 9:00 AM MINUTES  
MINUTES FOR MEETING 3-23-2022

Documents:

[PLANNING COMMISSION MINUTES 3-23-2022.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. 9:00 AM ZONE VARIANCE NO. ZV21-003-JOHN SLATE- ITEM A  
**ZONE VARIANCE No. ZV21-003- JOHN SLATE-** A request to reduce the setback requirement from 50 feet to 25 feet for a 2,500 square foot storage shed. The project site is located at the northeast corner of Club Drive and Links Avenue in the Merced area, identified as Assessor's Parcel Number (APN) 170-130-016. The property is designated Merced Rural Residential Center land use and zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15305 - "Minor Alterations in Land Use Limitations" and Section 15303 - "New Construction or Conversion of Small Structures" of the CEQA Guidelines. **TSH**

**RECOMMENDATIONS**

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15305 - "Minor Alterations in Land Use Limitations" and 15303 - "New Construction or Conversion of Small Structures" of the CEQA Guidelines; and,
- 3) Approve Zone Variance No. ZV21-003 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ZONE VARIANCE NO. ZV21-003- JOHN SLATE- ITEM A .PDF](#)

- 6.I.i. 9:00 AM CONDITIONAL USE PERMIT NO. CUP21-019- STEITZ- ITEM B
  1. **CONDITIONAL USE PERMIT No. CUP21-019 - STEITZ:** A request to re-establish a vehicle storage yard, on property located at the

southeast corner of Highway 33 and Azusa Road, also identified as Assessor Parcel Number (APN) 085-260-049. The property is located in the Rural Center of Dos Palos Y, is designated General Commercial land use in the General Plan, and zoned C-2 (General Commercial). CEQA: Staff recommends the Planning Commission find the project exempt from environmental review pursuant to Section 15301 - "Existing Facilities" of the CEQA Guidelines. **DL**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Determine the project can be found exempt from environmental review to Section 15301 - "Existing Facilities "of the CEQA Guidelines; and;
3. Approve Conditional Use Permit No. CUP21-019 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[CONDITIONAL USE PERMIT NO. CUP21-019-STEITZ- ITEM B. .PDF](#)

- 6.I.ii. 9:00 AM **CONDITIONAL USE PERMIT NO. CUP22-001-MARIO PONCE- ITEM C**  
**CONDITIONAL USE PERMIT No. CUP22-001 - MARIO PONCE:** A request to establish a tire repair, sales, and installation shop in an existing commercial structure, on property located at the northeast corner of Highway 33 and Azusa Avenue, also identified as Assessor Parcel Number (APN) 085-240- 040. The property is located in the Rural Center of Dos Palos Y, is designated General Commercial land use in the General Plan, and zoned C-2 (General Commercial). CEQA: Staff recommends the Planning Commission find the project exempt from environmental review pursuant to Section 15301 - "Existing Facilities," of the CEQA Guidelines. - **DL**

**RECOMMENDATIONS:**

- 1) Open/Close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15301  
  
- "Existing Facilities" of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP22-001 based on the findings included in the Staff Report and subject to the proposed conditions of approval.

Documents:

[CONDITIONAL USE PERMIT NO. CUP22-001 - MARIO PONCE - ITEM C .PDF](#)

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