

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 4/26/2023

Documents:

[2023-04-26 PLANNING COMMISSION MINUTES ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. ITEM VI. A GENERAL PLAN AMENDMENT No. GPA22-001 / ZONE CHANGE No. ZC22-001 - JOSE RODRIGUEZ  
**GENERAL PLAN AMENDMENT No. GPA22-001 / ZONE CHANGE No. ZC22-001 - JOSE RODRIGUEZ** - A request to amend the land use designation of the southern portion of a 0.27-acre parcel, consisting of approximately 300 square feet of land, from General Commercial to Medium Density Residential and change the zoning district of the project site from C-2 (General Commercial) to R-2 (Two-Family Residential) to align with existing development. The project site is located on the southeast corner of East Highway 140 and North Gwinn Street in the Planada area, identified as Assessor's Parcel Number (APN) 037-053-023. CEQA: Staff recommends the Planning Commission recommend the Board of Supervisors find the project exempt from environmental review pursuant to Section 15061(b)(3) ("Common Sense Exemption") of the CEQA Guidelines. **TSH**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Recommend the Board of Supervisors find the project exempt from environmental review pursuant to Section 15061(b)(3) ("Common Sense Exemption") of the CEQA Guidelines; and,
3. Recommend the Board of Supervisors adopt a resolution to approve General Plan Amendment No. GPA22-001 to amend the land use designation of the project site from General Commercial to Medium Density Residential; and,
4. Recommend the Board of Supervisors adopt an ordinance to approve Zone Change No. ZC22-001 to change the zoning district of the project site from C-2 (General Commercial) to R-2 (Two-Family Residential).

Documents:

[ITEM VI. A FULL PC PACKET GPA22-001 ZC22-001 - JOSE RODRIGUEZ.PDF](#)

6.I.i. ITEM VI. B CONDITIONAL USE PERMIT No. CUP23-006 - GOMES FARMS LLC  
**CONDITIONAL USE PERMIT No. CUP23-006 - GOMES FARMS LLC** - A request to bring into conformance a manure composting yard on property located on the northwest corner of Highway 152 & South Coyote Road in the El Nido area, identified as APN 074-160-054. **The property is designated** Agricultural land use in the General Plan and is zoned A-1 (General Agricultural).  
**CEQA: Staff recommends the Planning Commission find the project exempt** from environmental review pursuant to Section 15301 ("Existing Facilities) of the CEQA Guidelines. **BG**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Find the project exempt from environmental review pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines; and,
3. Approve Conditional Use Permit CUP23-006 based on the findings in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM VI. B FULL PC PACKET CUP23-006 - GOMES FARMS, LLC.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
- 11.I. MERCED PLANNING COMMISSION AGENDA 5/10/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-MAY-10.PDF](#)