

PLANNING COMMISSION MEMBERS

Fernando Aguilera District 1
Robert Acheson District 2 (Chairperson)
Jack Mobley District 3
Kurt Spycher District 4
Mark Erreca District 5 (Vice Chairperson)
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AGENDA
PLANNING COMMISSION
Regular Meeting

Wednesday, October 13, 2021 - 9:00 a.m

Merced County Administration Building
Board Room, 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
- 4.I. DRAFT PC MINUTES 09-22-21

Documents:

[DRAFT MINUTES 092221.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
- 6.I. MAJOR SUBDIVISION NO. MAS19-002

"SADDLE BROOK" - MAXWELL HOMES - A request to subdivide an existing 7.4-acre parcel into an 18 lot residential subdivision. The project site is located on the south side of West Olive Avenue, 550 feet east of North Jones Road in the Winton Community, identified as Assessor's Parcel Number (APN) 146-030-028. The property is designated Winton Urban Community - Agricultural-Residential land use and zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find that the Major Subdivision requires no further environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines. **DL**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine Major Subdivision Application No. MAS19-002 requires no further environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines; and,
- 3) Approve Major Subdivision No. MAS19-002 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM A. MAS19-002 SADDLE BROOK - MAXWELL HOMES.PDF](#)

6.II. MINOR SUBDIVISION APPLICATION No. MS21-014 And MINOR DEVIATION APPLICATION NO. MD21-002

JULIANA HERNANDEZ AND ALEJANDRO HERNANDEZ - A

request to subdivide a 3.3-acre parcel into two parcels: Parcel 1 = 2.0 acres and Parcel 2 = 1.3 acres and to deviate from the required 3 to 1 width to depth ratio for newly created parcels. The project site is located on the north side of W. North Bear Creek Drive, approximately 250 feet west of N. Pira Drive, in the Merced area, identified as Assessor's Parcel Number (APN) 058-230-011. The property is designated Merced Urban Community- Low Density Residential land use in the General Plan and zoned R-1 (Single-Family Residential). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - “Minor Land Divisions” and Section 15305(a) of the CEQA Guidelines – “Minor Alterations in Land Use Limitations”. **PN**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15315 – “Minor Land Divisions” of the CEQA Guidelines; and Section 15305(a) “Minor Alterations in Land Use Limitations” of the CEQA Guidelines, and,
- 3) Approve Minor Subdivision Application No. MS20-014 and Minor Deviation Application No. MD21-002 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[AGENDA ITEM B. MS21-014 MD21-002 JULIANA HERNANDEZ AND ALEJANDRO HERNANDEZ.PDF](#)

6.III. MAJOR SUBDIVISION NO. MAS21-003

"COWDEN AVE SUBDIVISION" - WORLD BUSINESS LENDER - A request to divide two parcels, totaling approximately 17 acres, into 84 residential lots. The project site is located on the east and west sides of

North Cowden Avenue, 120 feet South of West Dan Ward Road, identified as Assessor's Parcel Numbers (APNs) 057-530-001 & 057-530-002. The property is designated Franklin-Beachwood Urban Community - Low Density Residential land use in the General Plan and zoned R-1 (Single Family Residence). CEQA: Staff recommends the Planning Commission find that no further environmental review is required pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning.” **TSH**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines; and,
- 3) Approve Major Subdivision Application No. MAS21-003 based on the findings and subject to the recommended conditions of approval.

Documents:

[AGENDA TEM C. MAS21-003 OWDEN AVE SUBDIVISION - WORLD BUSINESS LENDER.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 10-13-21

Documents:

[101321.PDF](#)