

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, February 13, 2019 - 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 1-9-19

Documents:

[DRAFT PC MINUTES 1-9-19.PDF](#)

4.II. DRAFT PC Minutes 1-23-19

Documents:

[DRAFT PC MINUTES 1-23-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MAJOR MODIFICATION No. MM18-007 To CONDITIONAL USE PERMIT NO. CUP3101

**LIVINGSTON FARMERS ASSOCIATION:** A request to construct a new 31,690 square foot sweet potato processing facility with an office, two new sweet potato storage buildings 14,400 square feet each, and a new 53,040 square foot almond hulling and processing building. The project site is located on the southwest corner of W. Eucalyptus Avenue and N. Sultana Drive, in the Livingston area, identified by Assessor Parcel Number(s) 143-020-017 and 143-020-020. The property is designated as Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: A mitigated negative declaration is proposed. **PN**

**RECOMMENDATION(S):**

- 1) Open/Close the public hearing;
- 2) Determine the proposed project will not have a significant effect on the environment and adopt the proposed Mitigated Negative Declaration pursuant to Section 15070- "Decision to Prepare a Negative or Mitigated Negative Declaration" of the CEQA Guidelines; and,
- 3) Approve Major Modification No. MM18-007 to Conditional Use Permit CUP 3101 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. MM18-007 TO CUP3101 - LIVINGSTON FARMERS ASSOC.PDF](#)

7. COMMISSION ACTION ITEM(S)

7.I. Information Item Only

Zoning Code Update Joint Study Session with the Board and Planning Commission set for 1:30 p.m. on February 26, 2019, in the Board Chambers following the regularly scheduled Board meeting that same day.

Documents:

[02.13.19 JOINT STUDY SESSION FOR ZONING CODE UPDATE.PDF](#)

7.II. Adopt Resolution

Adopt resolution modifying public comment time limit on Planning Commission items from 5 minute time limit to a 3 minute time limit.

Documents:

[PLANNING COMMISSION RESOLUTION - PUBLIC COMMENT PERIOD.PDF](#)

8. DIRECTOR'S REPORT

9. COMMISSIONER'S COMMENT

10. ADJOURNMENT

11. PRINTABLE (PDF) AGENDA

11.I. PLANNING COMMISSION AGENDA 02-13-19

Documents:

[021319.PDF](#)