

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
 - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 12/6/2023

Documents:

[2023-12-6 PLANNING COMMISSION MINUTES- FNL.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ITEM VI. A CONDITIONAL USE PERMIT NO. CUP23-005

CONDITIONAL USE PERMIT No. CUP23-005 - GARDEN OF PEACE - FAIYAZ ZAMAN- A request to construct and operate a community cemetery with approximately 50-acres of burial land, a 1,500 square foot prayer room, and a canopy prayer room. The project site is located 0.75 miles west of South Jasper Sears Road, 1.13 miles south of Highway 152 in the Los Banos area, identified as Assessor's Parcel Number (APN) at 078-120-005. The site is designated Foothill Pasture land use in the General Plan and zoned Exclusive Agricultural (A-2). CEQA: Staff recommends the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines. VR

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP23-005 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM VI. A STAFF REPORT - CUP23-005.PDF](#)

6.II. ITEM VI. B ADMINISTRATIVE PERMIT APPLICATION NO. AA23-026 / SITE PLAN AND DESIGN REVIEW SPR23-011

ADMINISTRATIVE APPLICATION No. AA23-026 / SITE PLAN AND DESIGN REVIEW SPR23-011 - CASA DOS ACORES – A request to demolish and replace an existing community social hall and other ancillary structures, totaling 12,000 square

feet, with a new 7,800- square foot community social hall and surface parking lot. The project site is located at the southwest corner of North Lander Avenue and West Fourth Street in the Hilmar area, identified as Assessor's Parcel Numbers (APNs) 015-042-004, 015-042-005, and 015-042-006. The project site is designated Hilmar Urban Community and Mixed-Use land use in the General Plan and zoned C-2 (General Commercial). CEQA: Staff recommends the Planning Commission determine the project is categorically exempt from environmental review pursuant to Section 15302 ("Replacement or Reconstruction") of the CEQA Guidelines. TSH

RECOMMENDATION(S):

- 1) Open/close the Public Hearing;
- 2) Determine the project is categorically exempt from environmental review pursuant to Section 15302 ("Replacement or Reconstruction") of the CEQA Guidelines; and,
- 3) Approve Administrative Application No. AA23-026 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM VI. B STAFF REPORT AA23-026 SPR23-011.PDF](#)

6.III. ITEM VI. C EXTENSION APPLICATION NO. EXT23-006 TO MAJOR SUBDIVISION NO. MAS21-003

EXTENSION APPLICATION No. EXT23-006 to MAJOR SUBDIVISION No. MAS21-003 – FIR AND ELM AVE, LLC - "COWDEN AVENUE SUBDIVISION" - 1st EXTENSION - A request to extend the expiration date of Major Subdivision No. MAS21-003 by two (2) years from October 13, 2023, to October 13, 2025. The project site is located on the east and west sides of North Cowden Avenue, 120 feet south of West Dan Ward Road in the Merced area, identified as Assessor's Parcel Numbers (APNs) 057-530-001 & 057-530-002. The project site is designated Franklin-Beachwood Urban Community and Low-Density Residential land use in the General Plan and zoned R-1 (Single-Family Residential). CEQA: Staff recommends the Planning Commission find that no further environmental review is required pursuant to Section 15183 ("Projects Consistent with a Community Plan, General Plan, or Zoning") of the CEQA Guidelines. - EH

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, General Plan, or Zoning") of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT23-006 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM VI. C 2024.01.04 - FINAL STAFF REPORT \(REV\) - EXT23-006.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 1/10/2024

Documents:

[PLANNING COMMISSION AGENDA 2024-01JANUARY-10 \(TSH-REV\).PDF](#)