

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, June 10, 2020 - 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 3-25-20

Documents:

[DRAFT PC MINUTES 3-25-20.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. 1st MINOR MODIFICATION No. MM20-009 To MAJOR SUBDIVISION No. MAS04-016
Braga Ranch – J. Dean Homes - A request to remove Condition of Approval No. 8 from Major Subdivision No. MAS04-016, which requires that the project's storm drainage basin be located in the northeast corner of the subdivision. This action would allow placement of the storm drainage basin in the south-center area of the subdivision. The project site is located at the northeast corner of Elliott Avenue and Station Avenue in the Atwater area, identified as Assessor's Parcel Number (APN) 207-130-043. The property is designated Atwater Rural Residential Center - Agricultural Residential land use in the General Plan and zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based on the findings identified in the Staff Report; and,
- 3) Approve Minor Modification No. MM20-009 to Major Subdivision No. MAS04-016 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM A. MM20-009 TO MAS04-016 - BRAGA RANCH - J. DEAN HOMES.PDF](#)

6.II. CONDITIONAL USE PERMIT No. CUP19-010

Merced Rescue Mission - A request to establish and construct a 48,000 square foot community care/adult recovery facility with interim supportive housing and residential rehabilitation programs for homeless persons, including families and veterans. The facility will include respite care, administrative offices, classroom, kitchen and dining facilities, and recreational facilities. The project site is located on the north side of Cone Avenue, approximately 800 feet east of Martin Luther King Jr. Way in the Merced Area, identified as Assessor Parcel Numbers (APNs) 259-060-004 and 259-060-005. The property is designated Merced Urban Community Low Density Residential land use in the General Plan and is zoned R-2 (Two Family Residential). CEQA – Staff recommends the Planning Commission find that the project is exempt from environmental review pursuant to Section 21159.25 of the CEQA Guidelines – “Unincorporated County Infill Mixed-Use Residential.” Continued from the May 27, 2020 meeting. **TSH**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that the project can be found exempt from environmental review pursuant to Section 21159.25 – “Unincorporated County Infill Mixed-Use Residential” of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP19-010 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM B. CUP19-010 - MERCED RESCUE MISSION.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 06-10-20

Documents:

[PLANNING COMMISSION AGENDA 6-10-20.PDF](#)