

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 9/27/2023

Documents:

[2023-09-27 PLANNING COMMISSION MINUTES ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. ITEM A. ZONE CHANGE No. ZC22-002/SITE PLAN & DESIGN REVIEW No.SPR23-003 - BEARD ENTERPRISES, LTD.

**ZONE CHANGE No. ZC22-002 / SITE PLAN & DESIGN REVIEW No. SPR23-003 - BEARD ENTERPRISES, LTD.** - A request to change the zoning on three (3) contiguous parcels from C-2 (General Commercial) to MU (Mixed Use) to allow the construction of a triplex. The project site is located on the south side of North Stephens Street, 100 feet east of West Delhi Avenue in the Delhi Urban Community, identified as Assessor's Parcel Numbers (APNs) 009-161-001, 009-161-002, and 009-161-003. The property is designated Mixed Use land use in the General Plan and zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission find that the project requires no further environmental review pursuant to Section 15183 ("Projects Consistent with Community Plan and Zoning") of the CEQA Guidelines. **VR**

**RECOMMENDATION(S):**

1. Open/close the Public Hearing;
2. Determine that the project requires no further environmental review pursuant to Section 15183 ("Projects Consistent with Community Plan and Zoning") **of the CEQA Guidelines; and,**
3. Adopt the Resolution recommending the Board of Supervisors adopt the Ordinance approving Zone Change No. ZC22-002 and approve Site Plan & Design Review No. SPR23-003 based on the findings listed in the Staff Report and subject to the recommended conditions of approval.

Documents:

[ITEM A. STAFF REPORT- ZC22-002 SPR23-003.PDF](#)

- 6.II. ITEM B. CONDITIONAL USE PERMIT No. CUP23-008 CELL TOWER EXTENSION - AT&T MOBILITY  
**CONDITIONAL USE PERMIT No. CUP23-008 CELL TOWER EXTENSION -**

**AT&T MOBILITY** - A request to extend the height of an existing monopole cell tower from 90 feet to 115 feet and add 15 antennas near the top of monopole along with associated ground mounted equipment cabinets. The project site is located on the east side of North Mercey Springs Road, 2100 feet south of West Henry Miller Avenue, in the Los Banos area, identified as Assessor's Parcel Number (APN) 082-020-020. The site is designated Agricultural land use in the General plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine the project is categorically exempt from environmental review pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. **VR**

**RECOMMENDATION(S):**

1. Open/close the Public Hearing;
2. Determine that the project is categorically exempt from environmental review pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines; and,
3. Approve Conditional Use Permit No. CUP23-008 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM B.STAFF REPORT - CUP23-008 - COMPLETE PACKET.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 10/25/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-OCTOBER-25.PDF](#)