

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES

4.I. MERCED PLANNING COMMISSION MEETING MINUTES 10/25/2023

Documents:

[2023-10-25 PLANNING COMMISSION MINUTES ROUGH DRAFT-TSH2023.11.06.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ITEM VI. A ZONE VARIANCE No. ZV23-001/ MINOR SUBDIVISION No. MS23-005 - ROMERO / SOUSA

ZONE VARIANCE No. ZV23-001 / MINOR SUBDIVISION No MS23-005 – ROMERO / SOUSA - A request to vary from the minimum A-1 parcel sized homesite parcels by reconfiguring the resulting property boundaries to reflect current and future ownership, thereby creating 4 parcels totaling 28.67 acres, sized as Parcel 1 = 1.15 acres, Parcel 2 = 25.44 acres, Parcel 3 = 1.45 acres and Parcel 4 = .63 acres. The project site is located on the north side of West Santa Rita Grade Road, 1940 feet east of South San Juan Road in the Dos Palos area, identified as Assessor's Parcel Numbers (APNs) 085-170-057 and 085-170-058. The project site is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines. VR

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Find that no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines; and,
- 3) Approve Zone Variance No. ZV23-001 and Minor Subdivision No. MS23-005 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM VI. A ZC23-001 MS23-005.PDF](#)

7. COMMISSION ACTION ITEM(S)

7.I. COMMISSION ACTION ITEM(S)

Establish Chairman and Vice Chairman for October 2024 to October 2025.

8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
- 11.I. MERCED PLANNING COMMISSION AGENDA 11/15/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-NOVEMBER 15 - TSH2023.11.06.PDF](#)