

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

4.I. Merced Planning Commission Meeting Minutes 12/21/22

Documents:

[PLANNING COMMISSION MINUTES 2022 - DECEMBER-21 - FNL - MH.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ITEM A. EXTENSION APPLICATION No. EXT22-015 TO MAJOR SUBDIVISION No. MAS06-006- SANTA NELLA VILLAGE WEST - SANDHU BROTHERS

**RECOMMENDATION(S):**

**A. EXTENSION APPLICATION NO. EXT22-015 (10TH EXTENSION) TO MAJOR SUBDIVISION NO. MAS06-006 - "SANTA NELLA VILLAGE WEST" - SANDHU BROTHERS** - A request to extend the expiration date of Major Subdivision No. MAS06-006 by two (2) years from February 9, 2023 to February 9, 2025. MAS06-006 was approved to create 881 single-family residential lots in eight (8) phases. The project site is located on the west side of South Highway 33, 4,300 feet south of West Henry Miller Avenue, identified as Assessor's Parcel Numbers (APNs): 373-020-013, 373-020-004, 373-020-003, 373-020-002, and 078-130-032. The project site is designated Low Density Residential and Golf land use in the General Plan and Santa Nella Community Specific Plan and zoned R-1 (Single-Family Residential) and A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15182 ("Residential Projects Pursuant to a Specific Plan") of the CEQA Guidelines. **TSH**

1. Open/close Public Hearing;
2. Determine no further environmental review is required pursuant to Section 15182 ("Residential Projects Pursuant to a Specific Plan") of the CEQA Guidelines; and,
3. Approve Extension Application No. EXT22-015 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. PC PACKET - EXT22-015.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 2/8/2023

Documents:

[PLANNING COMMISSION AGENDA 2023- FEBRUARY- 8.PDF](#)