

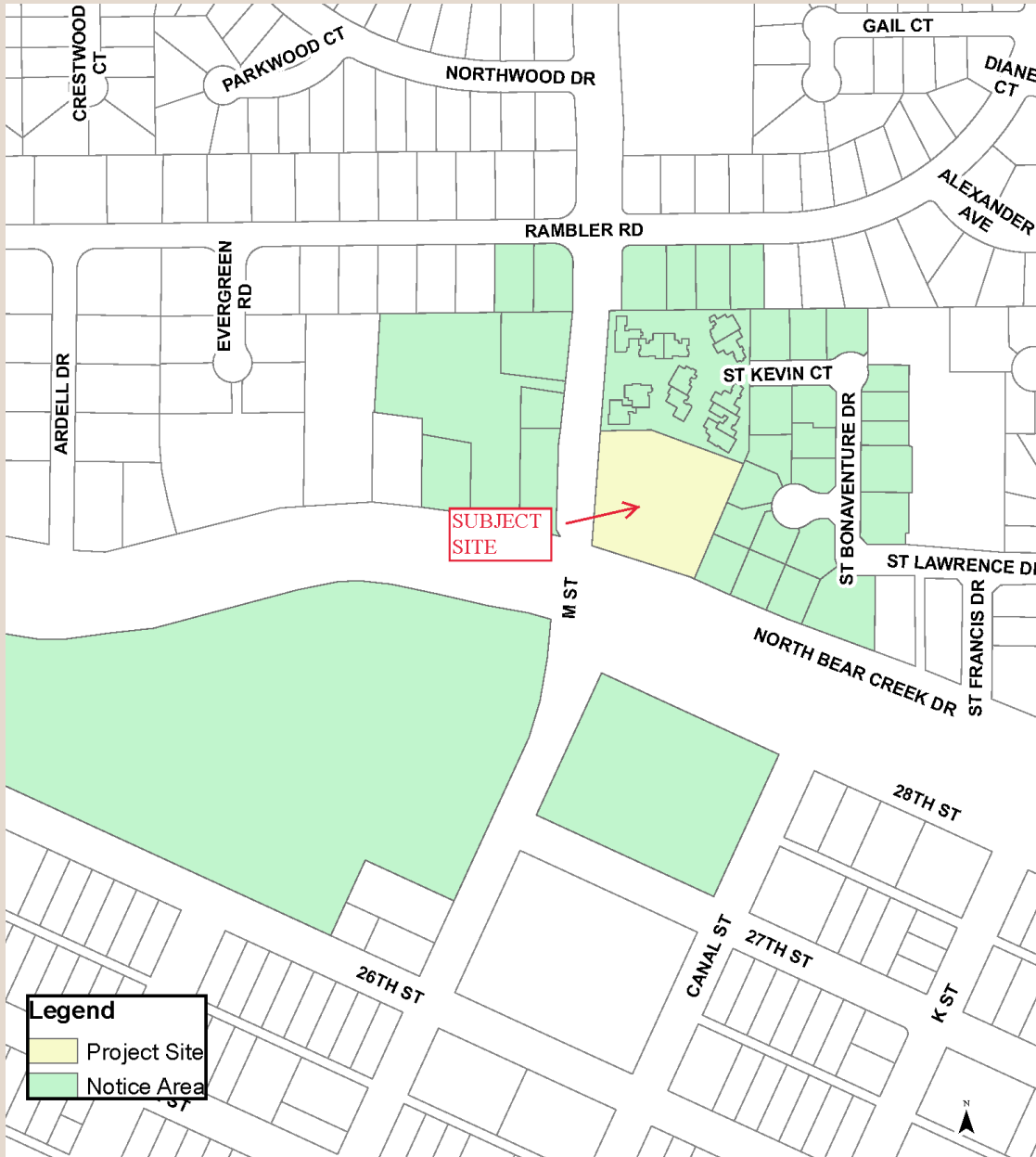
CERTIFICATE OF ALTERATION #23-01 MINOR USE PERMIT #23-09

BEAR CREEK INN

575 W. NORTH BEAR CREEK DRIVE

Location Map

- General Plan Designation of Low-Density(LD) Residential / Zoned Residential Planned Development (RP-D) #13
- Designated a historical resource by the Historic Preservation Commission in 1988



Site Plan

- Request includes installation of a 7-foot-tall wrought iron fence around property (*yellow*)
- Three (3) access gates for both pedestrian and vehicle access
- Fence shall be located on the outside of the existing 3-foot-tall fence (*red*)



Elevations



Environmental Review #23-23

STAFF IS RECOMMENDING A
CATEGORICAL EXEMPTION
FOR *CERTIFICATE FOR
ALTERATION* #23-01 AND
MINOR USE PERMIT #23-09,
BASED ON **SECTION 15301** FOR
PROJECTS PROPOSED WITHIN
EXISTING FACILITIES.



Public Comment

Staff circulated a public hearing notice in the Merced County Times and mailed to property owners within 300 feet of the subject site three weeks prior to this public hearing. As of the date that this presentation was prepared, staff has not received any comments from the community about this proposal.

Planning Commission Action

APPROVE / DISAPPROVE
/ MODIFY:

- ENVIRONMENTAL
REVIEW #23-23
(CATEGORICAL
EXEMPTION)
- CERTIFICATE FOR
ALTERATION #23-01
- MINOR USE PERMIT
#23-09