



## Legislation Details

**File #:** 23-034      **Version:** 1      **Name:**  
**Type:** Public Hearing Item      **Status:** Agenda Ready  
**File created:** 12/28/2022      **In control:** Planning Commission  
**On agenda:** 1/18/2023      **Final action:** 1/18/2023  
**Title:** SUBJECT: Conditional Use Permit #1269, initiated by Robert Dylina, on behalf of Golden State Realty Association, Inc., property owner. This application involves a request for a master sign program with a double-sided changeable copy sign (63 inches by 137.5 inches) for Auto Resources at 1500 W. 16th Street, generally located at the southwest corner of V Street and 16th Street, within a Zoning classification of General Commercial (C-G), with a General Plan Designation of General Commercial (CG). \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #22-46 (Categorical Exemption)  
2) Conditional Use Permit #1269

### SUMMARY

Robert Dylina is requesting approval for a master sign program that includes a double-sided changeable copy sign at 1500 W. 16th Street. The subject site is an existing used automotive dealership and will remain an automotive dealership. The automotive dealership is considered a principally permitted use within the General Commercial (C-G) Zone; however, a changeable copy sign for an automotive dealership requires approval of a master sign program from the Planning Commission, per Merced Municipal Code 17.36.072 - Changeable Copy Sign. The proposed changeable copy sign (63 inches by 137.5 inches) would be installed on the existing freeway pylon sign for this site (without adding additional height). Staff is recommending approval of this application subject to conditions.

### RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #22-46 [Categorical Exemption] including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Attachment A - Draft PC Resolution.pdf, 2. Attachment B - Location Map.pdf, 3. Attachment C - Master Sign Program.pdf, 4. Attachment D - Exterior Site Images.pdf, 5. Attachment E - Standards for Changeable Copy Signs.pdf, 6. Attachment F - Design Review Ordinance.pdf, 7. Attachment G - Categorical Exemption.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	Planning Commission	approved	Pass