



THE CI

MERCED

To: The Honorable Mayor and City Council
From: Steven S. Carrigan, City Manager
Date: May 29, 2020
Re: City Council Information Report



INSPECTION SERVICES

The running total of new single family dwellings in plan review is 603. Please find attached the Inspection Services reports for the last eight weeks as submitted by Plan Examiner Danny Brown.

FIRE DEPARTMENT UPDATE

The City of Merced Fire Department has 1,224 feet of ground ladders in its fleet. This week all ground ladders and both aerial apparatus received an annual inspection. The inspections took 4 days and were performed by UL, with the assistance of MFD personnel. Some of the testing includes checking the dogs and roof hooks. This involved a specialized



tool that applies 1,000 psi of force to ensure firefighter safety while climbing. A 500 pound load is applied to the middle of each ladder for 5 minutes. The ladder is measured before and after to ensure it does not bend/break. Our 107' TDA and 85' platform aerials received similar testing. Aerial testing included flow tests of the water ways, weighted load test, and a drift test to validate all hydraulic systems.



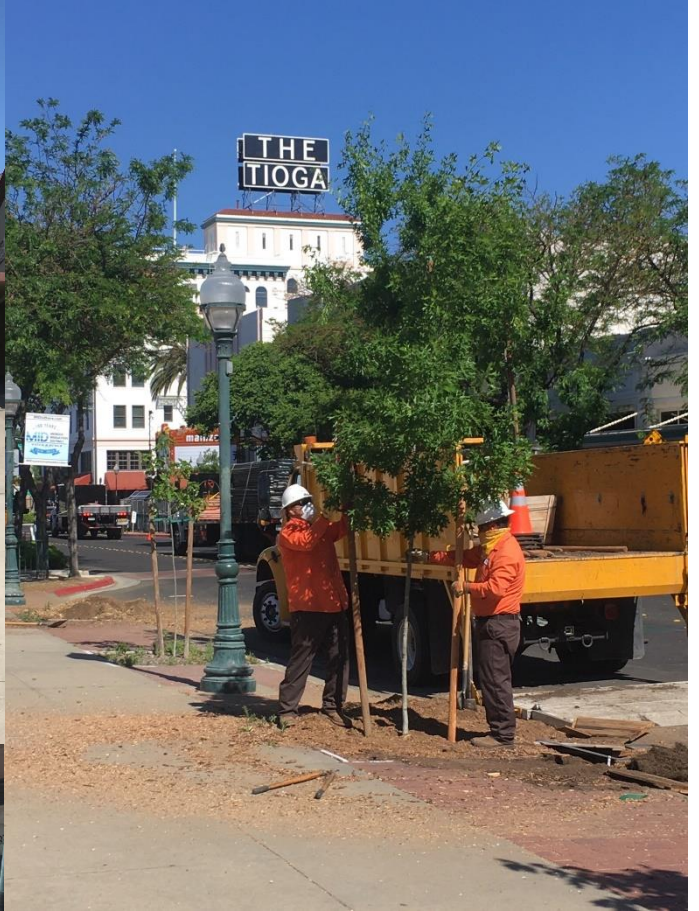
CLEANUP EVENT ON BUENA VISTA DRIVE

Public Works, the Merced Police Department, and Merced County Environmental Health worked together last Tuesday to clean up an encampment and discarded items along the creek at Buena Vista Drive.



TREE DONATION FROM SUNRISE ROTARY CLUB OF MERCED

Public Works crews have planted over 50 trees in the Downtown area this past month, thanks to a \$10,000 donation from the Sunrise Rotary Club of Merced.



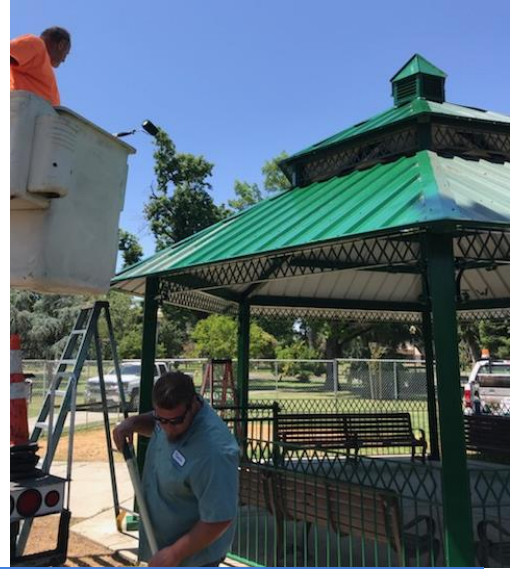
WELL 20 CONSTRUCTION (MISSION & TYLER)

Work continues on the new well site at Mission & Tyler, with the contractor progressing on building construction and excavation of the storm water basin.



APPLEGATE PARK GAZEBO REFURBISHED

Public Works Parks crews prepped and painted the Gazebo in Applegate Park this month.



DOWNTOWN LANDSCAPE SPRUCED UP

Public Works Parks crews also have been hard at work cleaning up, landscaping and planting new trees in the Downtown area.



PARKING LOT LIGHTS REPLACED IN DOWNTOWN

Public Works Street Light Techs replaced lights at Parking Lot #4 (18th Street near N Street) and Parking Lot #5 (E. 16th Street between M and N Street) in the Merced Downtown last week. The lights were replaced with LED lights which output more light and use less energy.



ENGINEERING UPDATE

Water Well Site #21

Hobbs Construction is preparing to pave the site.



Water Well site #20

Clark Bros., Inc., has a crew working on the block wall.



M Street – Childs to 8th Street Roadway Improvements
TBS Contractors is installing water service lines.



Cooper Lift Station

Phase 1 construction has begun as crews are setting up bypass pumping.



SAVE THE DATE

June 1 – Public hearing for the budget

June 15 – Budget adoption

REPORTS & CORRESPONDENCE

- | | |
|-------------------------------|--------|
| 1. Inspection Services report | Pg. 12 |
| 2. Planning Commission Agenda | Pg. 13 |

Inspection Services CI

*** For the 8 week period of March 23rd through May 17th, 2020, the CI report was suspended due to COVID-19. This report covers those 8 weeks. ***

For the period of March 23rd through May 17th, 2020, there were 56 New Single Family Dwelling Permits Issued.

The running total of New Single Family Dwellings in Plan Review is **603**.

Multi Family Permits in review:

Gateway Terrace Apartments located at 405 W 12th St, 1 Office/Lounge and 6, 2 story Apartments; 2 buildings have 16 units, 3 buildings have 30 units, and 1 building has 4 units.

Compass Pointe phase II: 128 units in 16, 8-plex buildings plus a clubhouse.

There were 4 of 15 multi-family permits issued for buildings 1-4, at Merced Station (Yosemite at Lake Apartments) located at 2850 E. Yosemite Ave. Each building is 27,276 SF, 3-story, 18 units. (72 units total for issued permits). The master building plan review was also approved for this project. Additionally there were 6 foundation only permits issued for buildings, 5 for buildings 5-9 and the maintenance building.

There were 0 new construction commercial permits issued during this period.

There were 2 new tenant improvement permits issued during this period; one for a Pizza Hut located at 580 W. Olive Ave. and one for Ti-Boule En Paris Bakery located at 3360 N Hwy 59, Ste C.

There were 2 new commercial submittals during this period; one for a 7,200 SF aircraft hangar at the airport located at 15 Condor Wy., and one for a 35,280 SF metal shell and 672 SF covered loading dock located at 150 Hawk Dr.

There were 6 new tenant improvement submittals during this period; one for McDonald's located at 3055 Loughborough Dr., one for new refrigeration cases and gondolas at Food Maxx located at 1300 W. Olive Ave., one for a 6,504 SF tenant space for Bitwise located at 1635 M St., one for a 9,507 SF tenant space for the Dollar Tree located at 1778 W. Olive Ave., one for improvements to the existing north mezzanine in Tioga located at 1715 N St., and one for Hue Hair Salon located at 1806 Canal St.

There were 10 CofOs issued for this period; one for ADA upgrades and electrical work at Rumin's Auto Body located at 1461 W. Main St., one for new restrooms at the mall located at 851 W. Olive Ave., one for Valley Performance Physical Therapy located at 1180 W. Olive Ave., Ste. I, one for the Weaver Unified School District offices located at 1240 D St., one for Satellite Dialysis Merced located at 66 W. Olive Ave., one to convert a dentist office to office space at 552 W. 26th St., one for Domino's Pizza located at 1109 W. Main St., one for Buhach Preschool located at 750 Loughborough Dr., one for a new 11,270 SF metal warehouse for Fineline Industries to expand their boat mold warehouse located at 485 Grogan Ave., and one for a 6,427 SF office/shop space for D&A Concrete located at 1955 Grogan Ave.

There were 99 CofOs for Single Family Dwellings during this period.

City of Merced
PLANNING COMMISSION
Agenda

**SEMIMONTHLY REGULAR SESSION IN PERSON & BY TELECONFERENCE
(IF NEEDED)**

This meeting will be conducted in person and by teleconference (if needed). In-person Commission Meetings will have strict social distancing practices in place and the use of face coverings is encouraged. Seating in the Council Chamber will be limited and an overflow room (Sam Pipes Room) will be available with the same social distancing practices in place.

MODIFIED PUBLIC COMMENT INSTRUCTIONS

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium against the right-hand side of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins.

For at risk individuals or those not wanting to attend an in-person meeting during the current Covid-19 pandemic, please submit your public comment to the Planning Commission electronically no later than 3 PM on the day of the meeting. Comments received before the deadline will be read as part of the record. Material may be emailed to planningweb@cityofmerced.org and should be limited to 500 words or less. Please specify which portion of the agenda you are commenting on, i.e. item # or Oral Communications. Your comments will be read to Planning Commission at the appropriate time. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.

You may provide telephonic comments via voicemail by calling (209) 388-7390 by no later than 3:00 PM on the day of the meeting to be added to the public comment. Voicemails will be limited to a time limit of three (3) minutes. Please specify which portion of the agenda you are commenting on, i.e. item # or Oral Communications. Your comments will be read to the Planning Commission at the appropriate time. If you wish to leave a name and phone number and email address prior to 3 PM, technology permitting, you may be called at the time of the Public Hearing to provide your comments to the Planning Commission in real time. Due to technical limitations, any voice mails received after 3 PM may or may not be made available to the Planning Commission.

CALL TO ORDER

City Council Chambers
678 W. 18th St., Merced
Wednesday, June 3, 2020
7:00 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

S P E A K E R S

Please be brief and to the point - preferably 3 to 5 minutes.

Max Time Limit prior to Agendized items: 15 minutes. Once the maximum has been reached, remaining speakers will be asked to wait until the end of the meeting to make their comments.

Members of the public who wish to speak on any matter not listed on the agenda may provide email or voicemail comments during this portion of the meeting and should follow the guidelines posted above in the **MODIFIED PUBLIC COMMENT INSTRUCTIONS** to do so.

PUBLIC HEARINGS/REPORTS:

Permits, license, and other entitlements:

Applicant's Representative – 15 minutes (including rebuttal)

Appellant's Representative – 15 minutes (including rebuttal)

All other speakers will have 5 minutes each.

All other issues:

3 or less speakers: 5 minutes each

Over 3 speakers: Maximum of 3 minutes each

A timer clock is located directly across from the podium, illuminating the speaker's remaining time. Once the time is exhausted, a buzzer sounds. Please be courteous and conclude your discussion promptly.

GENERAL INFORMATION

The Planning staff can assist you with other planning questions on matters such as annexation to the city, land subdivision, downtown Merced projects, home occupation permits, zoning, population and housing. (Phone 385-6858) 678 West 18th Street, Merced, CA 95340. Prior to each regular Commission Meeting, a complete agenda packet is available for review in the Planning Department at 678 West 18th Street, Merced, and on the City's website at www.cityofmerced.org. Any documents provided to a majority of the Commissioners after this agenda is posted will be available for public inspection in the Planning Department during normal business hours.

THE PLANNING COMMISSION

The citizens of Merced elect the members of the City Council. They in turn appoint seven advisors, the Planning Commission, to make recommendations on planning matters. The Commissioners are civic-minded citizens who serve an average of 35 meetings a year with no pay. Meetings are normally held at 7:00 p.m. on the Wednesday nights following the first and third Mondays of the month, in addition to special meetings as called.

The staff assists the Commission but does not vote. The City Attorney provides legal assistance and assists the Commission on procedural matters; the Planning Director and staff prepare the agenda, provide reports, etc. Other City staff members such as the Civil Engineer also serve as advisors to the Commission.

PLANNING COMMISSION MEETINGS

The Commissioners are interested in your views and want to hear them. Information on a proposed action is publicized before it is brought before the Planning Commission. For example, on a proposed zoning action, mailers are sent to all property owners within a 300-foot radius and a notice appears in the legal advertisement section of the Merced Sun-Star. Important pending items will also often be mentioned in pre-meeting references in the local newspaper.

Consent Items

Items noted as “(CONSENT)” are considered routine and will normally be approved without a staff presentation or discussion by the Planning Commission unless a Commissioner or member of the audience has a question(s) or wishes to make a statement or discuss an item. If so, please approach the microphone at the time the particular item is reached.

Public Hearings

The Commission will ask those who are for* or against** a proposal to speak at all public hearings. The sequence of events is:

1. Staff report of facts and a recommendation.
2. Applicant's statement.
3. Proponents* of the proposal.
4. Opponents** of the proposal.
- (5. If necessary, a summary statement or rebuttal from the applicant.)

If you decide to speak, please submit a “Request to Speak” form prior to the start of the public hearing. You will be called up to speak at the appropriate time by the Recording Secretary. Please start by giving your name and city of residence, then tell the Commissioners your concern. We want your views; don't worry about how to say them. If several people have spoken, try not to be repetitious. If there are several in your area with concerns, why not appoint a spokesman. The Commission is particularly interested in the specific reasons you are for or against a proposal because their decision has to be based on specific reasons.

A Commission denial of a request or proposal is final in the case of Conditional Use Permit Applications (unless appealed to City Council within five business days) and Tentative Subdivision Maps (unless appealed to City Council within 10 business days). On many other items, the Commission RECOMMENDS ACTION to the Council. If your item is passed on to the City Council, be sure to follow up by attending the Council hearings and expressing your point of view.

You may also find that the Commission may not get to your item - set for 7:00 p.m. public hearing - until 10:00 p.m. for instance. We regret you having to wait. Experience has shown that setting hearings 1/2 - 1 hour apart is unwise, however. Sometimes matters are withdrawn or are resolved quickly leaving the Commission and public in a position of waiting for an appointed time to arrive.

1. APPROVAL OF AGENDA
2. MINUTES: May 20, 2020
3. COMMUNICATIONS

Members of the public who wish to speak on any matter not listed on the agenda may provide in person, email or voicemail comments during this portion of the meeting and should follow the guidelines posted above in the **MODIFIED PUBLIC COMMENT INSTRUCTIONS** to do so

4. ITEMS

Any matters listed as (“CONSENT”) in the descriptions below are considered routine by the Planning Commission and will be adopted by one action of the Commission unless any citizen requests to comment on the item per the Modified Public Comment Instructions or a Commission member has any question or wishes to make a statement or discuss an item. In that event, the Chairperson will remove that item from the Consent Calendar and place it for separate consideration.

- 4.1 **Vesting Tentative Subdivision Map #1312**, initiated by Rick Telegan, applicant for Exposition Properties, LLC, and Leeco, LLC, property owners. This application involves the subdivision of approximately 29.35 acres into 140 single-family lots generally located on the east side of G Street at Foothill Drive. This property has a Low Density (LD) General Plan Designation and is zoned R-1-5. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #20-03 (CEQA Section 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1312

- 4.2 **2019 General Plan Annual Progress Report**

ACTION: Discussion/Questions

5. INFORMATION ITEMS

- 5.1 Calendar of Meetings/Events (see below)

6. ADJOURNMENT (Traditionally no later than 11:00 p.m.)

CALENDAR OF MEETINGS/EVENTS

- | | | |
|------|----|---|
| June | 1 | City Council, 6:00 p.m. |
| | 3 | Planning Commission, 7:00 p.m. |
| | 15 | City Council, 6:00 p.m. |
| | 17 | Planning Commission, 7:00 p.m. |
| | 23 | Bicycle/Pedestrian Advisory Commission, 4:00 p.m. |
| July | 6 | City Council, 6:00 p.m. |
| | 8 | Planning Commission, 7:00 p.m. |
| | 20 | City Council, 6:00 p.m. |
| | 22 | Planning Commission, 7:00 p.m. |

N:\shared\planning\PCAgenda