



# THE CI

**MERCED**

**To:** The Honorable Mayor and City Council  
**From:** Stephanie R. Dietz, Interim City Manager  
**Date:** August 14, 2020  
**Re:** City Council Information Report

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## HIGHWAY 99 OVERHAUL

Caltrans announced a project Thursday that will rehabilitate pavement on State Route 99 from Childs Avenue to Franklin Road in Merced for \$61.3 million. Workers will replace the existing roadway, replace guardrail and upgrade drainage systems. See attached news release.



## TREES & PARKS CREWS IN ACTION

Public Works Trees and Parks crews repaired irrigation and grinded stumps along 16th Street, as well as worked on the irrigation system at Rahilly Park this week.



# CREWS REPAIR LEAK AT CORPORATION YARD

Public Works Water crews repaired a service line leak at the Corporation Yard this week.



## WATER LEAK ON GEORGE DRIVE

Public Works Water crews repaired a water main break on George Drive Thursday evening. The repair work began at 7 p.m. and wrapped by 10 p.m.



## **INSPECTION SERVICES REPORT**

Please find attached the Inspection Services biweekly report.

## **PLANNING COMMISSION AGENDA**

Please find attached the Planning Commission agenda for the Aug. 19 meeting.

## **SAVE THE DATE**

Aug. 15-16 – Mainzer Open House

Aug. 17 – Council meeting

Sept. 7 – Council meeting

Sept. 10 – Central Division League virtual meeting, 6 p.m. social, 6:30 dinner

## **REPORTS & CORRESPONDENCE**

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| 3. Planning Commission agenda | Pg. 9 |



# News Release

**Date:** August 13, 2020  
**District:** 10/Headquarters  
**Contact:** Rick Estrada  
(209) 401-8254  
**Contact:** Tamie McGowen  
(916) 416-8615

## FOR IMMEDIATE RELEASE

### **Caltrans Announces More Than \$1.6 Billion for Transportation Projects**

SACRAMENTO — The California Transportation Commission (CTC) today allocated more than \$1.6 billion for transportation projects throughout the state, including about \$1.3 billion for State Highway Operation and Protection Program (SHOPP) projects, Caltrans' "fix-it-first" program aimed at preserving the condition of the State Highway System.

"Our maintenance and construction crews remain hard at work improving California's transportation infrastructure," said Caltrans Director Toks Omishakin. "The \$1.6 billion allocated will allow the department to continue with critical repairs and upgrades to roads and highways, and will support thousands of jobs that are essential for our economy."

These were among the local road projects in District 10 that were approved:

- The Fyffe Avenue Grade Separation project in Stockton received \$8 million from the Trade Corridor Enhancement Program. The work will construct a grade-separated rail crossing, a four-lane overcrossing and realign McCoy Avenue.
- A project that will rehabilitate pavement on State Route 99 from Childs Avenue to Franklin Road in Merced received \$61.3 million. Workers will replace the existing roadway, replace guardrail and upgrade drainage systems.
- A project that will rehabilitate pavement on Interstate 5 at various locations in Stockton received \$36.7 million. By rebuilding the pavement, workers will extend the pavement's service life and improve its ride quality.

- A project that will rehabilitate drainage systems, replace culverts, and create erosion protections in Alpine, Amador and Tuolumne counties received \$5.3 million. A similar project in Alpine County received an additional \$4.3 million.

The CTC also approved more than \$118 million in funds for rail and mass transit projects, including freight, intercity rail and bus services. This allocation expands access to public transportation and helps reduce greenhouse gas emissions and traffic congestion. This investment includes \$77 million for the Trade Corridor Enhancement Program, which is dedicated to projects that enhance the movement of goods along corridors with high freight volume by making improvements to state highways, local roads, freight rail systems, port facilities and truck corridors.

In addition, the CTC approved nearly \$14 million for 17 projects that will improve bicycle and pedestrian overcrossings, repair sidewalks and bike lanes, and provide safer routes to school for children.

Project funding is derived from federal and state gas taxes, including \$1.2 billion from Senate Bill (SB) 1, the Road Repair and Accountability Act of 2017. The state's portion of SB 1 funds are used for the ongoing maintenance and rehabilitation of the State Highway System. By 2027, these funds will enable Caltrans to fix more than 17,000 lane miles of pavement, 500 bridges, 55,000 culverts, and 7,700 traffic operating systems that help reduce highway congestion, such as ramp meters, traffic cameras and electric highway message signs.

For details on SB 1, visit [Rebuilding California - Senate Bill 1](#).

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## Inspection Services CI

**For the period of July 27<sup>th</sup> through August 9<sup>th</sup>, 2020, there were 23 New Single Family Dwelling Permits Issued.**

The running total of New Single Family Dwellings in Plan Review is **597**.

### Multi Family Permits in review:

Gateway Terrace Apartments located at 405 W 12<sup>th</sup> 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 for a total of 126 units.

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

Merced Station (Yosemite at Lake Apartments) located at 2850 E. Yosemite Ave.; 11 of 15 multi-family apartment permits still pending issuance for buildings 5-15. 5 of those have been issued foundation-only permits (buildings 5-9), as well as the maintenance building. Each building is 27,276 SF, 3-story, 18 units. 72 units total have been issued thus far under 4 of the apartment permits and the master plan is approved.

The Childs & B St. project plan review is approved and the permit is pending issuance. It consists of 5 publicly funded apartment buildings and a community building in an affordable housing development consisting of 119 units on 4 acres located at 1157 B St.

There is also 1 new 2,438 SF duplex in review, located at 345 W. 23<sup>rd</sup> St.

There were 0 multi-family permits issued during this period.

(No change from last report)

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

There were 3 new tenant improvement permits issued during this period; one for the Harvest Cannabis Dispensary located at 863 W. 15<sup>th</sup> St., one for a removal and replacement of a meat case at Grocery Outlet located at 1125 W. Main St., and one for new restrooms at the waste water treatment plant.

There were 3 new commercial submittals during this period; one for the addition of 7- 10'x15' storage units located at 3 W. 23<sup>rd</sup> St., one for a new 4,041 Food-Mart located at 809 S. Coffee St., and one for a 2,264 SF fast food shell building also located at 809 S. Coffee St.

There were 3 new tenant improvement submittals during this period; one for a new Starbucks located at 1665 R St., one for a walkway/upper floor repair at Oak Terrace Apartments located at 1019 Loughborough, and one for a 2,528 SF tenant improvement for doctor's offices located at 105 W. El Portal Dr. Ste B.

There were 2 CofOs issued for this period; one for the new cosmetics layout at Walmart located at 3055 Loughborough, and one for a tenant improvement for the 9,507 SF Dollar Tree located at 1778 W. Olive Ave.

There were 11 CofOs for Single Family Dwellings during this period.



**City of Merced**  
**PLANNING COMMISSION**  
**Agenda**

REGULAR MEETING BY TELECONFERENCE

Pursuant to Governor Newsom's Executive Order N-29-20, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

**MODIFIED PUBLIC COMMENT INSTRUCTIONS FOR TELECONFERENCE MEETINGS**

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](mailto: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.

To listen to the Planning Commission meeting live, go to Facebook Live, or Comcast Public Access Channel 96).

CALL TO ORDER

Via Teleconference  
Wednesday, August 19, 2020  
7:00 p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

1. APPROVAL OF AGENDA
2. MINUTES:                      July 22, 2020

## **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 18<sup>th</sup> Street, Merced, and on the City's website at [www.cityofmerced.org](http://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.

### 3. COMMUNICATIONS

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 INTRUCTIONS** 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 submits a “Request to Speak” form or 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 Modification to the Pre-annexation Development Agreement for the Absolute-Bright Annexation**, initiated by Rick Telegan on behalf of Exposition Properties, LLC, and Leeco, LLC, property owners. This application involves a request to modify Exhibits “D” and “G” of the Pre-Annexation Development Agreement. The requested modification of Exhibit “D” would remove the requirement that development within the annexation area be done from south to north, thus allowing any of the property owners to develop without being delayed by the development of the other property, and the requested modification of Exhibit “G” would modify Condition #7 of Planning Commission Resolution #2871 removing the requirement that all infrastructure on G Street be completed in one construction project, and not be divided by ownership or tentative maps. The affected property consists of approximately 85 acres, generally located on the east side of G Street, north of Merrill Place (extended). The property has General Plan designations of Low Density Residential (LD), Village Residential (VR), and Open Space/Park Recreation (OS-PK); and is zoned R-1-5 and Residential Planned Development (P-D) #61. \*PUBLIC HEARING\*

ACTION: Continue the Planning Commission public hearing to Wednesday, September 23, 2020, at 7:00 p.m.

**4.2 Vesting Tentative Subdivision Map #1313 and Conditional Use Permit #1244 (“Sage Creek”)**, initiated by Lamplight Capital & Asset Management, LLC, property owner. This application involves a request to subdivide one parcel (approximately 16 acres) into 103 single-family lots ranging in size from 4,600 square feet to 5,100 square feet, generally located on the north side of Monaco Drive, between El Redondo Drive and Horizons Avenue, within Planned Development (P-D) #50, with a General Plan designation of Village Residential (VR). \*PUBLIC HEARING\* (Continued from July 22, 2020)

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #20-11 (CEQA Section 15162 Findings)
- 2) Vesting Tentative Subdivision Map #1313
- 3) Conditional Use Permit #1244

**4.3 Direction from Planning Commission on Future Meetings Via Teleconference and Update on Conversion to Digital Agenda System (Granicus/Legistar) and Subsequent Changes to Agenda and Staff Report Formats**

ACTION: Provide Staff with Direction on Future Meetings and Accept for Information Only Granicus Conversion Update

**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**

- |       |    |   |
|-------|----|---|
| Aug.  | 17 | City Council, 6:00 p.m. ( <i>Via Teleconference</i> )                                 |
|       | 19 | Planning Commission, 7:00 p.m. ( <i>Via Teleconference</i> )                          |
|       | 25 | Bicycle/Pedestrian Advisory Commission, 4:00 p.m. ( <i>Via Teleconference</i> )       |
| Sept. | 8  | City Council, 6:00 p.m. ( <i>Tuesday, May be by Teleconference</i> )                  |
|       | 9  | Planning Commission, 7:00 p.m. ( <i>May be by Teleconference</i> )                    |
|       | 21 | City Council, 6:00 p.m. ( <i>May be by Teleconference</i> )                           |
|       | 23 | Planning Commission, 7:00 p.m. ( <i>May be by Teleconference</i> )                    |
| Oct.  | 5  | City Council, 6:00 p.m. ( <i>May be by Teleconference</i> )                           |
|       | 7  | Planning Commission, 7:00 p.m. ( <i>May be by Teleconference</i> )                    |
|       | 19 | City Council, 6:00 p.m. ( <i>May be by Teleconference</i> )                           |
|       | 21 | Planning Commission, 7:00 p.m. ( <i>May be by Teleconference</i> )                    |
|       | 27 | Bicycle/Pedestrian Advisory Commission, 4:00 p.m. ( <i>May be by Teleconference</i> ) |

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