



MERCED

THE CI

To: The Honorable Mayor and City Council
From: Stephanie R. Dietz, Interim City Manager
Date: October 30, 2020
Re: City Council Information Report



Demolition Project
 Former KFC and Ranch Restaurants
 Downtown Merced



DEMOLITION SLATED FOR FORMER KFC AND RANCH BUILDINGS

A permit has been issued for the demolition of the former Kentucky Fried Chicken and Ranch Restaurants. The buildings are located on northeast corner of W. 16th Street and Martin Luther King Jr. Way in Downtown Merced. A fence has been installed along the perimeter of the subject sites. Economic Development staff are working with the property owner marketing the site and development opportunity.

STARLITE DRIVE IN MOVIE LIGHTS UP DOWNTOWN



The parking lot was full by 5 p.m. and Downtown restaurants were flooded with families grabbing a bite to eat before the showing of Disney’s “Coco” in the Merced Theatre parking lot last Friday. The Parks and Recreation Department partnered with Playhouse Merced, The Merced Theatre, The Merced Main Street Association, The El Capitan Hotel, Mainzer Theater, R3 and the MAC to host the community event.

Families were treated to goodie bags filled with popcorn, candy and sponsors’ items courtesy of the Merced Youth Council. The Merced Police Explorers assisted with parking and traffic control and McGruff the Crime Dog visited the attendees as they waited for the movie to begin. Social distancing guidelines were enforced and masks were required for those who left their vehicle. The event was free.



ENGINEERING UPDATE

Water Well site #20

While Clark Bros., Inc., electricians and plumbers are working inside the building, the rest of the crew is busy on cleanup and grading of the site. This project is approximately 80% complete.



Brimmer Water Main

The Mid Cal Pipeline & Utilities, Inc., crew is installing pipeline. This project is 5% complete.



Cooper Lift Station

The Phase 1 Construction crew is performing a wet well water test. This project is approximately 85% complete.



Upcoming Construction Projects (Council Award Date)

1. 117020 – Gerard Ave. Sewer Main Hwy 99 to Kibby Road (10/19)
2. 119006 – Alpine Drive – G St. to Wainwright Ave. Improvements (10/19)
3. 119003 – R St. Rehabilitation Loughborough Dr. to Buena Vista Dr. (10/19)
4. 120008 – Crack Filling Phase 1 (16th, G St, Olive Ave)

Projects in Design

1. Highway 59 Widening
2. Highway 59 and 16th Street Signal and Channelization (90%)
3. Motel Drive Multi-Use Path (100%)
4. V Street, 16th to 18th Streets, Road Improvement (90%)
5. N Street, 16th to 18th Streets, Roadway Improvement (100%) Submitted to CTC
6. R Street, 16th to 18th (40%)
7. B Street Improvements (30%)
8. G Street Improvements Childs to 13th St. (100%) Submitted to CTC
9. Orchard Avenue Sewer (40%)

LEAF SEASON BEGINS

Leaf collection begins Nov. 9 and continues through Jan. 16 – weather permitting. The flier that will be mailed to Merced homes is attached.

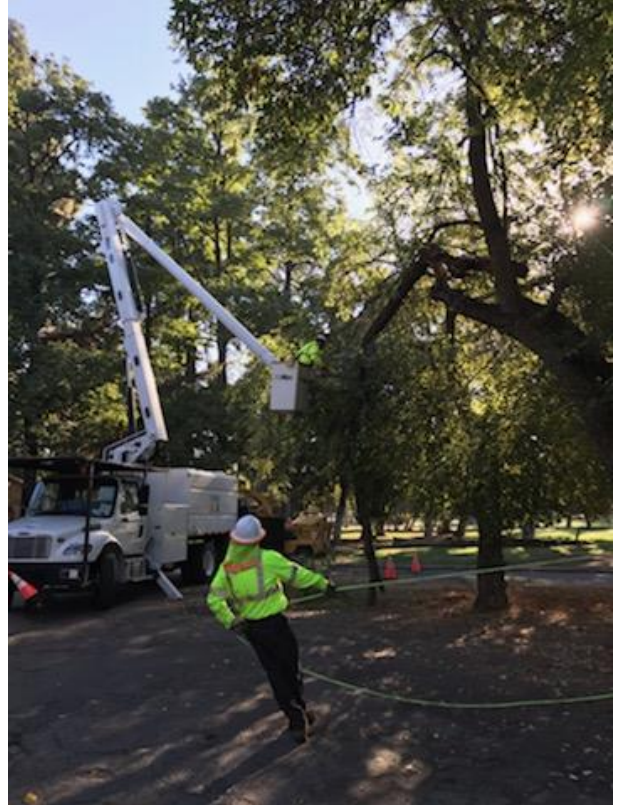
SEWER CREWS IN ACTION

Public Works Sewer crews replaced a sewer manhole collar on Olive Avenue at G Street, as well as replaced a manhole collar in a backyard utility easement this week.



TREE & HEDGE TRIMMING

Public Works Parks & Tree crews trimmed 26 trees along G Street near the El Portal Plaza, and hedges near Applegate Park, Fahren's Park, and Rahilly Park (along Shamrock Ave). Crews also responded to an emergency downed limb on a powerline and repaired a backflow damaged by a vehicle accident.



SIDEWALK REPAIRS ON BRIMMER ROAD

Public Works Streets crews repaired a section of sidewalk along Brimmer Road this week.

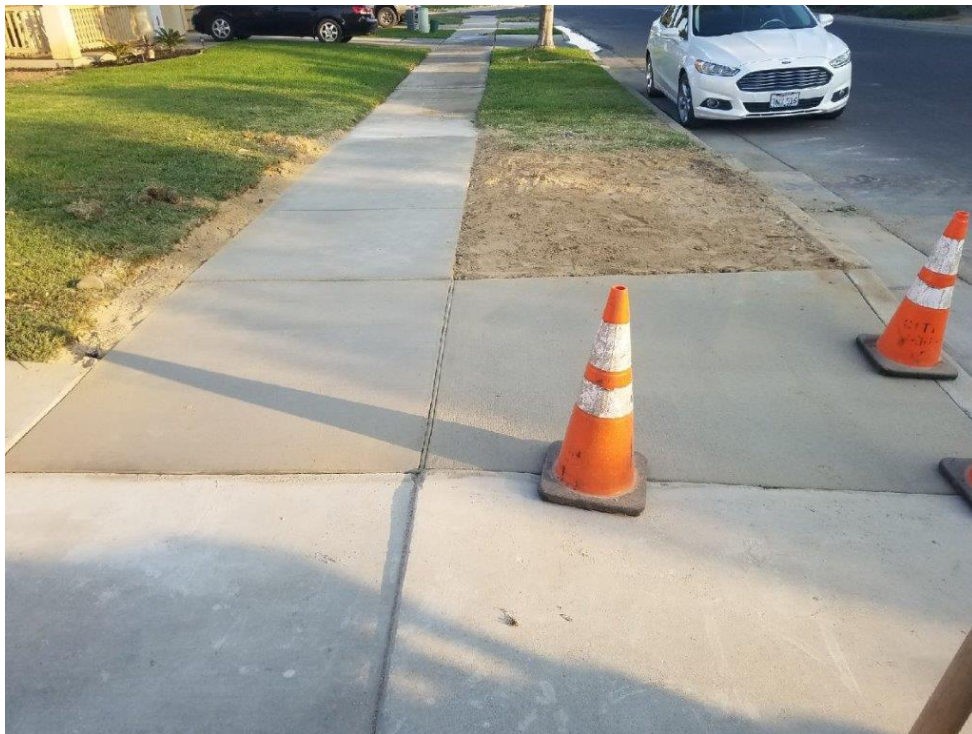
BEFORE



DURING



AFTER



WATER CREWS IN ACTION

Public Works Water crews excavated to replace a broken water main valve at San Roman Ct. and Buena Vista Avenue this week, as well as started work on replacing a fire hydrant at the corner of Calimyrna Avenue and Main Street.

SAN RAMON CT & BUENA VISTA AVENUE



CALIMYRNA AVENUE & MAIN STREET



ENCAMPMENT CLEANUPS

Public Works Refuse Crews and Merced Police worked to clear debris from multiple encampments along the Union Pacific Railroad near Childs Avenue, V Street, and behind Flooring Liquidators on Wednesday and Thursday. Merced County (ACT) cleared debris under the Hwy 99 Underpass Wednesday and CalTrans cleared debris at the 16th Street on-ramp near Hwy 140 Thursday.

ENCAMPMENT CLEANUPS



ENCAMPMENT CLEANUPS



ENCAMPMENT CLEANUPS



INSPECTION SERVICES REPORT

Please find attached the biweekly report from Inspection Services.

THE BUS RESUMES REGULAR SERVICE

Please find attached a news release regarding The Bus resuming its regular service schedule.

PLANNING COMMISSION

Please find attached the Planning Commission agenda for the Weds., Nov. 4 meeting.

REPORTS & CORRESPONDENCE

- | | |
|-------------------------------|--------|
| 1. Leaf Collection flier | Pg. 13 |
| 2. Inspection Services report | Pg. 15 |
| 3. The Bus news release | Pg. 16 |
| 4. Planning Commission agenda | Pg. 17 |



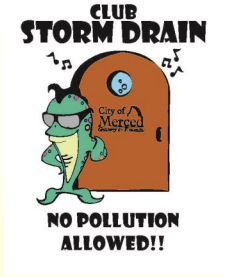
During our 2020-2021 Leaf Collection Program Please remember...



...to move all vehicles off the road on your collection days.



...that all branches, brush clippings, pine needles, pine cones, and lawn clippings go **in your green waste container.**



...to sweep leaves into rows at least **FOUR FEET** from the curb and storm drains.

...due to unforeseeable variables, routes may be delayed or ahead of schedule. If we get ahead of schedule we will return during your scheduled days.

*******Remember to Keep the GREEN Clean*******

CITY OF MERCED - PUBLIC WORKS
1776 GROGAN AVE
MERCED, CA 95341



**2020/2021 Leaf
Collection Program**



City of Merced 2020-2021 Leaf Collection Program

Leaf collection starts November 9, 2020.

This program is available only within City of Merced limits.

- Do not park at the curb on collection days.
- Sweep leaves into rows at least four feet from the curb.
- Collected leaves are used for mulch and compost on local farms.
- No branches, brush clippings, pine needles, pine cones, or lawn clippings will be collected.
- Please put as many leaves as possible in your green can.
- Leaves must be ready for pickup *prior* to your scheduled service dates.
- Area service dates are next to the corresponding color/area on the map. Areas will be serviced once during each scheduled date range.
- Due to unforeseeable variables, routes may be delayed or ahead of schedule. If we get ahead of schedule, we will return during your scheduled days. We appreciate your understanding and patience.
- Program will operate six days a week, EXCEPT for the Veterans (11/11), Thanksgiving (11/26), Christmas (12/25), and New Year (1/1) holidays.

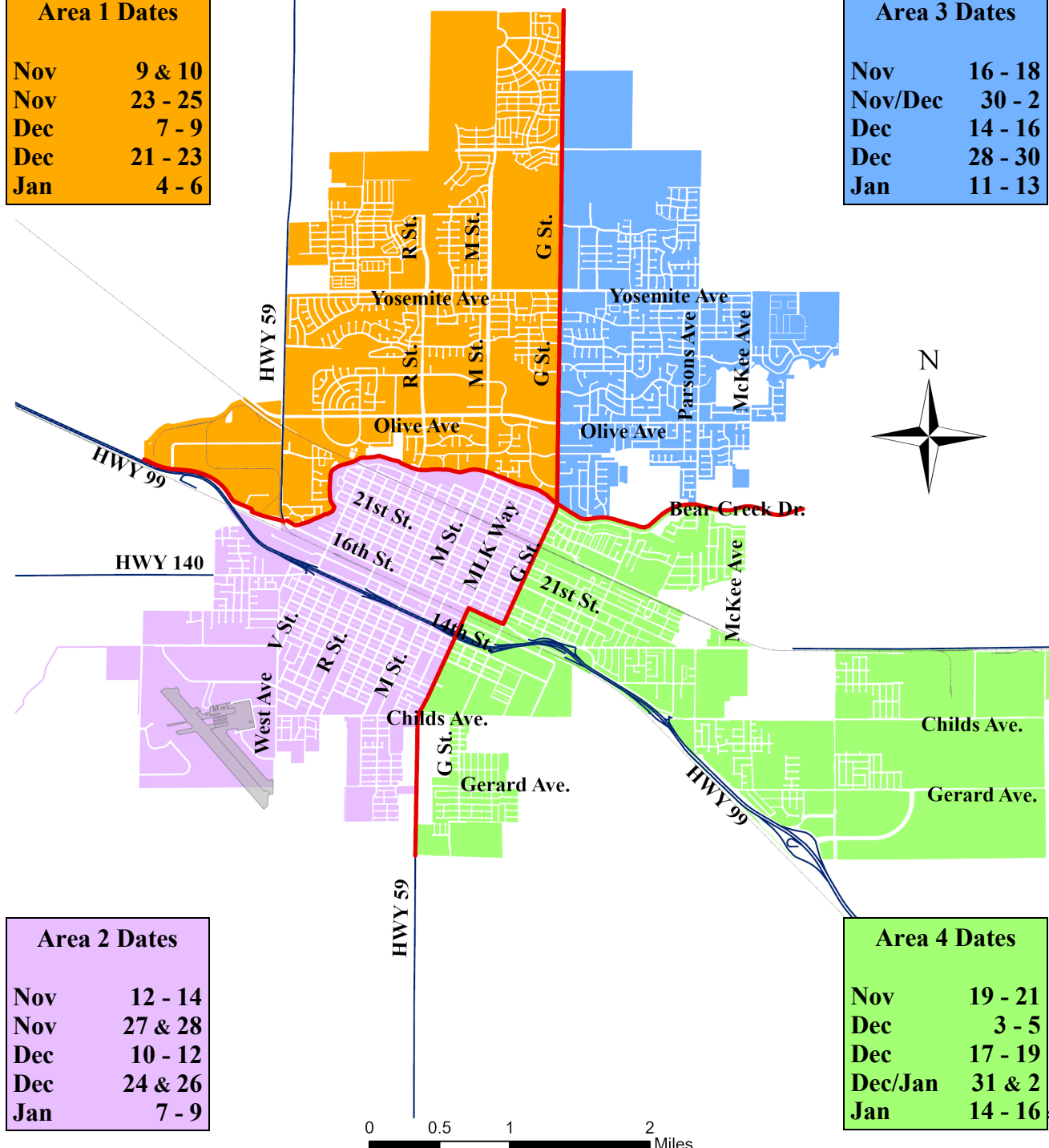
If you have any questions regarding this program, please call Public Works at (209) 385-6800.

AREA SERVICE DATES

Areas will be serviced once during each scheduled date range.

Area 1 Dates	
Nov	9 & 10
Nov	23 - 25
Dec	7 - 9
Dec	21 - 23
Jan	4 - 6

Area 3 Dates	
Nov	16 - 18
Nov/Dec	30 - 2
Dec	14 - 16
Dec	28 - 30
Jan	11 - 13



Area 2 Dates	
Nov	12 - 14
Nov	27 & 28
Dec	10 - 12
Dec	24 & 26
Jan	7 - 9

Area 4 Dates	
Nov	19 - 21
Dec	3 - 5
Dec	17 - 19
Dec/Jan	31 & 2
Jan	14 - 16

Inspection Services CI

For the period of October 5th through October 18th, 2020, there were 16 New Single Family Dwelling Permits Issued.

The running total of New Single Family Dwellings in Plan Review is **440**.

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 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.; **5** of 15 multi-family apartment permits are still pending issuance (for buildings 10-14).

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. 23rd 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 2 new tenant improvement permits issued during this period; for a 1935 SF Starbucks located at 1665 R St. and one for the cannabis dispensary "Medallion Wellness" located at 808 W. 16th St.

There were 0 new commercial submittals during this period.

There were 3 new tenant improvement submittals during this period; one to turn existing shell space on the third floor into an admin and security office for Dignity Health located at 315 Mercy Ave., one for a kitchen and bar addition located at 531 W. Main St. and one for a 250 SF office addition located at 3185 M St.

There was 1 CofO issued for this period; for the addition of a bathroom at the Waste Water Treatment Plant.

There were 16 CofOs for Single Family Dwellings during this period.

For Immediate Release

October 29, 2020

Mary-Michal Rawling, MPA
Public Affairs Manager
(209) 723-3153 x 119
mary-michal.rawling@mcagov.org

The Bus Resumes Regular Service Hours

MERCED – The Bus will resume its regular fixed-route service operations starting Monday, November 2, 2020. The service had moved to a weekend schedule in mid-August due to several impacts related to COVID-19. The regular schedule will operate daily, Monday through Friday, with the weekend schedule reserved for Saturday and Sunday service only. As a part of the transition back to regular service, Dial-a-Ride will also resume services during its usual hours and locations in the west side communities of Los Banos, Dos Palos and Gustine. Paratransit service will resume its normal operations as well.

Some changes made in response to the COVID-19 pandemic will remain in effect. All fares to ride The Bus continue to be suspended and masks are still required to be worn at all times while riding. Passengers will be required to remain seated while riding The Bus in order to minimize interactions between individuals; therefore, the number of passengers will be limited to the seating capacity of the vehicle. Passengers are advised to space out as much as possible while riding and to kindly avoid contact with the driver.

“The Bus is grateful for the community’s patience as we have worked through the challenges of the current pandemic,” said Christine Chavez, Transit Manager. “We are pleased to be able to resume full transit service and continue to provide efficient public transportation throughout Merced County.”

All bus schedules and hours of operation can be found at www.mercedthebus.com or by calling (209) 723-3100. Real-time information regarding bus locations, services and arrival times can be found at www.thebuslive.com or by downloading ‘The Bus Live’ app on your smart phone for free. All fares are currently suspended due to the COVID-19 emergency. Passengers are asked to only use The Bus to provide or receive essential services and to wear a mask while on board as well as comply with social distancing requirements when possible. All buses are equipped with bike racks and are wheelchair accessible.

The Bus is the single public transportation service provider for all of Merced County and is administered by the Transit Joint Powers Authority for Merced County and managed by the Merced County Association of Governments (MCAG). For more information, please visit www.mercedthebus.com or www.mcagov.org.

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CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Meeting Agenda

Planning Commission

Wednesday, November 4, 2020

7:00 PM

City Council Chamber, 2nd Floor, Merced Civic
Center, 678 W. 18th Street, Merced, CA 95340

NOTICE TO THE PUBLIC

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.

WELCOME TO THE MEETING OF THE MERCED PLANNING COMMISSION

At least 72 hours prior to each regular Planning Commission meeting, a complete agenda packet is available for review on the City's website at www.cityofmerced.org or at the Planning Division Office, 678 W. 18th Street, Merced, CA 95340. All public records relating to an open session item that are distributed to a majority of the Commission will be available for public inspection at the Planning Division Office during regular business hours. The Planning Commission also serves as the Board of Zoning Adjustment and the Design Review/Historic Preservation Commission.

MODIFIED PUBLIC COMMENT INSTRUCTIONS

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 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).

INDIVIDUALS WITH DISABILITIES

Accommodation for individuals with disabilities may be arranged by contacting the Planning Division at (209) 385-6858. Assisted hearing devices are available for meetings held in the Council Chamber.

A. CALL TO ORDER

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

B. ROLL CALL

C. ORAL 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 INSTRUCTIONS** to do so.

D. CONSENT CALENDAR

Adoption of the Consent Calendar may be made with one motion of the Planning Commission provided that any Planning Commission member, individual, or organization may request removal of an item from the Consent Calendar for separate consideration. Please see **MODIFIED PUBLIC COMMENT INSTRUCTIONS** above. If a request for removal of an item from the Consent Calendar has been received, the item will be discussed and voted on separately. With Consent items, there is generally no staff presentation but staff is available for questions.

D.1. [20-652](#) **SUBJECT:** Planning Commission Minutes of September 23, 2020 (Cancellation); October 7, 2020; and October 21, 2020 (Cancellation)

ACTION:

Approving and filing the Planning Commission Minutes of September 23, 2020; October 7, 2020; and October 21, 2020

E. PUBLIC HEARINGS AND ACTION ITEMS

Members of the public who wish to speak on public hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to further public comment and brought to the Commission for discussion and action. Further comment will not be received unless requested by the Commission. To submit comments to the Commission, please review the **MODIFIED PUBLIC COMMENT INSTRUCTIONS** listed above.

E.1. 20-617 **SUBJECT:** Conditional Use Permit #1245, initiated by God's Love Outreach Ministries, applicant for Roxanne and Michael Burns, property owners. This application involves a request to allow a State Licensed Adult Residential Care Facility with 10 beds at 1259 Lurs Court, generally located on the north side of Lurs Court, approximately 75 feet east of St Tropez Avenue, within Planned Development (P-D) #50 with a General Plan designation of Low Density (LD) Residential
****PUBLIC HEARING****

ACTION: Approve/Disapprove/Modify
 Environmental Review #20-25 (*Categorical Exemption*)
 Conditional Use Permit #1245

SUMMARY

God's Love Outreach Ministry (G.L.O.M.) is requesting Conditional Use Permit approval for a large State licensed adult residential care facility with 10 beds at 1259 Lurs Court. The subject site is a 6,000-square-foot lot with a 3,291-square-foot single-family home. The subject site has a zoning classification of Planned Development (P-D) #50, with a General Plan designation of Low Density (LD) Residential. The care facility would assist adults dealing with mental illness or disorders, and be used for dwelling purposes only. Counseling and treatment would take place offsite within approved medical or office locations. Per Merced Municipal Code Table 20.08-1 Permitted Land Uses in Residential Zoning Districts, Small Residential Care Facilities (6 people or less) are principally permitted within most residential zones, but Large Residential Care Facilities (7 people or more) require Conditional Use Permit approval in most residential zones, such as is required for this site. City staff, including the Police Department, have reviewed this request and are recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve

Environmental Review #20-25 (*Categorical Exemption*) and Conditional Use Permit #1245 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution at Attachment A.

E.2. 20-631

SUBJECT: Conditional Use Permit #1246, initiated by God's Love Outreach Ministries, applicant for Usha and Kumar Arvind, property owners. This application involves a request to allow a State Licensed Adult Residential Care Facility with 10 beds at 1369 Derby Court, generally located on the north side of Derby Court, approximately 300 feet east of Alviso Drive, within Planned Development (P-D) #46 with a General Plan designation of Low Density (LD) Residential **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify
Environmental Review #20-26 (*Categorical Exemption*)
Conditional Use Permit #1246

SUMMARY

God's Love Outreach Ministry (G.L.O.M.) is requesting Conditional Use Permit approval for a large State licensed adult residential care facility with 10 beds at 1369 Derby Court. The subject site is a 5,669-square-foot lot with a 2,900-square-foot single-family home. The subject site has a zoning classification of Planned Development (P-D) #46, with a General Plan designation of Low Density (LD) Residential. The care facility would assist adults dealing with mental illness or disorders, and be used for dwelling purposes only. Counseling and treatment would take place offsite within approved medical or office locations. Per Merced Municipal Code Table 20.08-1 Permitted Land Uses in Residential Zoning Districts, Small Residential Care Facilities (6 people or less) are principally permitted within most residential zones, but Large Residential Care Facilities (7 people or more) require Conditional Use Permit approval in most residential zones, such as is required for this site. City staff, including the Police Department, have reviewed this request and are recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-26 (*Categorical Exemption*) and Conditional Use Permit #1246 (including the adoption of the Draft Resolution at

Attachment A) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution at Attachment A.

E.3. 20-592

SUBJECT: Conditional Use Permit #1247, initiated by God's Love Outreach Ministries, applicant for Roxanne and Michael Burns, property owners. This application involves a request to allow a State Licensed Adult Residential Care Facility with 12 beds at 1214 Cavalaire Court, generally located on the south side of Cavalaire Court, approximately 450 east of St Tropez Avenue, within Planned Development (P-D) #50 with a General Plan designation of Low Density (LD) Residential **PUBLIC HEARING**

ACTION Approve/Disapprove/Modify
Environmental Review #20-27 (*Categorical Exemption*)
Conditional Use Permit #1247

SUMMARY

God's Love Outreach Ministry (G.L.O.M.) is requesting Conditional Use Permit approval for a large State licensed adult residential care facility with 12 beds at 1214 Cavalaire Court. The subject site is a 6,000-square-foot lot with a 3,576-square-foot, two-story single-family home. The subject site has a zoning classification of Planned Development (P-D) #50, with a General Plan designation of Low Density (LD) Residential. The care facility would assist adults dealing with mental illness or disorders, and be used for dwelling purposes only. Counseling and treatment would take place offsite within approved medical or office locations. Per Merced Municipal Code Table 20.08-1 Permitted Land Uses in Residential Zoning Districts, Small Residential Care Facilities (6 people or less) are principally permitted within most residential zones, but Large Residential Care Facilities (7 people or more) require Conditional Use Permit approval in most residential zones, such as is required for this site. City staff, including the Police Department, have reviewed this request and are recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-27 (*Categorical Exemption*) and Conditional Use Permit #1247 (including the adoption of the Draft Resolution at Attachment A) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution at Attachment A.

E.4. 20-618

SUBJECT: Conditional Use Permit #1248, initiated by God's Love Outreach Ministries, applicant for Grace and Alexander Marania, property owners. This application involves a request to allow a State Licensed Adult Residential Care Facility with 8 beds at 189 Korbel Avenue, generally located on Korbel Avenue, approximately 165 feet west of Rutherford Avenue, within Planned Development (P-D) #42 with a General Plan designation of Low-Medium Density (LMD) Residential ***PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify
 Environmental Review #20-28 (*Categorical Exemption*)
 Conditional Use Permit #1248

SUMMARY

God's Love Outreach Ministry (G.L.O.M.) is requesting Conditional Use Permit approval for a large State licensed adult residential care facility with 8 beds at 189 Korbel Avenue. The subject site is an approximately 2,922-square-foot lot with an 1,863-square-foot single-family home. The subject site has a zoning classification of Planned Development (P-D) #42, within a General Plan designation of Low-Medium Density (LMD) Residential. The care facility would assist adults dealing with mental illness or disorders and be used for dwelling purposes only. Counseling and treatment would take place offsite within approved medical or office locations. Per Merced Municipal Code Table 20.08-1 Permitted Land Uses in Residential Zoning Districts, Small Residential Care Facilities (6 people or less) are principally permitted within most residential zones, but Large Residential Care Facilities (7 people or more) require Conditional Use Permit approval in most residential zones, such as is required for this site. City staff, including the Police Department, have reviewed this request and are recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-28 [Categorical Exemption] and Conditional Use Permit #1248, subject to the Conditions in Exhibit A and the Findings and Considerations in Exhibit B of the Draft Resolution at Attachment A.

E.5. [20-623](#)

SUBJECT: Modification of Conditional Use Permit #1200, submitted by Rick Telegan, on behalf of BP Investors, LLC. This request is to modify Condition #10 of City Council Resolution No. 2015-33 to allow

the construction of a part-width roadway for Merrill Place (extended east of G Street). **PUBLIC HEARING**

ACTION PLANNING COMMISSION:

Recommendation to City Council

Environmental Review #20-20 (CEQA Section 15162 Findings)

Modification of Conditional Use Permit #1200

CITY COUNCIL:

Approve/Disapprove/Modify

Environmental Review #20-20 (CEQA Section 15162 Findings)

Modification of Conditional Use Permit #1200

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of Environmental Review #20-20 (CEQA Section 15162 Findings) and the applicant's request to allow a part-width street be constructed for Merrill Place, east of G Street, subject to the approval of the modification of Finding B "Traffic/Circulation" of Exhibit B, and the modification of Condition #10 and deletion of Condition #21 of Exhibit C (Conditions of Approval) of City Council Resolution #2015-33, as shown on Attachment A).

E.6. [20-653](#)

SUBJECT: Cancellation of November 18, 2020, due to lack of items

ACTION:

Cancel the Planning Commission Meeting of November 18, 2020

F. INFORMATION ITEMS

F.1. [20-654](#)

SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

F.2. [20-655](#)

SUBJECT: Calendar of Meetings/Events

- Nov.2 City Council, 6:00 p.m. (***In person***)
- 4 Planning Commission, 7:00 p.m. (***By Teleconference***)
- 16 City Council, 6:00 p.m. (***May be by Teleconference***)
- 18 Planning Commission, 7:00 p.m. (***To be Cancelled***)
- Dec.7 City Council, 6:00 p.m. (***May be by Teleconference***)
- 9 Planning Commission, 7:00 p.m. (***By Teleconference***)

- 21 City Council, 6:00 p.m. ***(May be by Teleconference)***
- 22 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. ***(By Teleconference - to be rescheduled)***
- 23 Planning Commission, 7:00 p.m. ***(May be Cancelled)***

G. ADJOURNMENT