



MERCED

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To: The Honorable Mayor and City Council
From: Stephanie R. Dietz, Interim City Manager
Date: November 6, 2020
Re: City Council Information Report

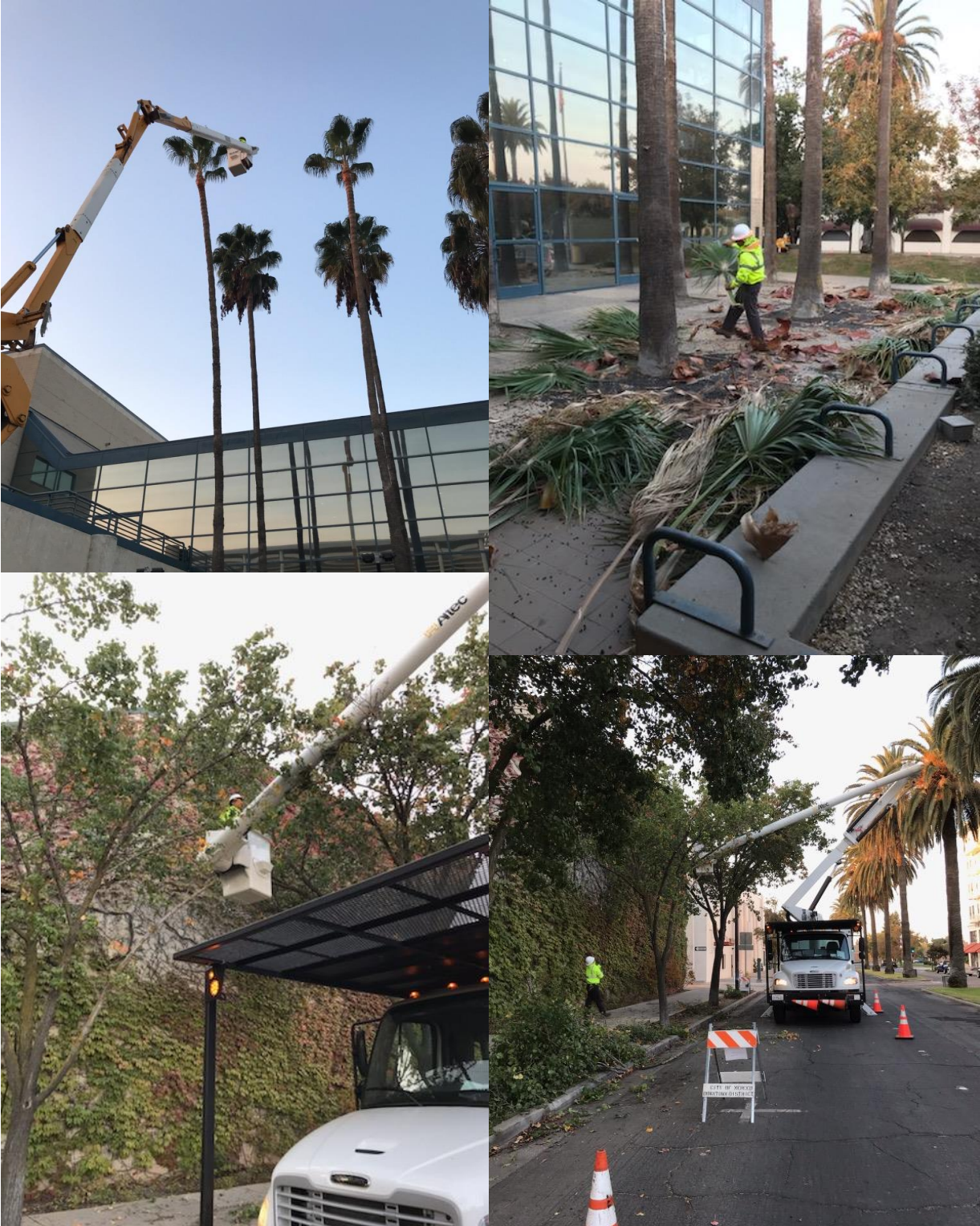
CIVIC CENTER CLEAN UP

City staff pressure washed the front of City Hall while they were cleaning up the area surrounding the Civic Center. After, staff mopped the front entryway.



TREE TRIMMING AROUND CIVIC CENTER

Public Works Tree crews trimmed trees in Downtown Merced and at the Civic Center Thursday.



SEWER CREWS IN ACTION

Public Works Sewer crews repaired a 12-inch sewer pipe this week near Parkwest Street and Home Avenue utilizing a “pipe patch” method. This method allows the repairs to be made without excavation of the pipe. See the in-progress photos below:



WATER CREWS IN ACTION

Public Works Water crews repaired multiple water leaks this week, including leaks on on Wardrobe Avenue near the Merced County Human Services Agency and Olive Avenue near Savemart.

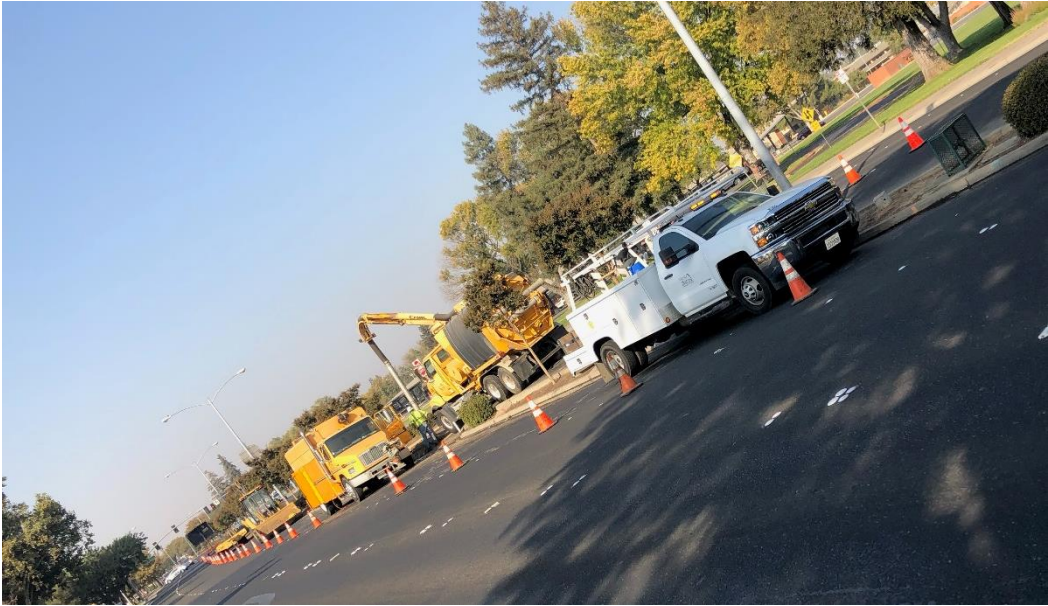


WARDROBE AVENUE:



WATER CREWS IN ACTION

OLIVE AVENUE:



ENGINEERING UPDATE

Water Well Site #20

The Clark Bros. Inc., crew is working on the roof of the well building. This project is approximately 80% complete.



Brimmer Water Main

The Mid Cal Pipeline & Utilities, Inc., crew is working on installing the water main north of McElvaney Avenue. This project is 5% complete.



Cooper Lift Station

The Phase 1 Construction crew continues with performing the 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 to begin by 11/23
3. 119003 – R St. Rehabilitation Loughborough Dr. to Buena Vista Dr. to begin by 11/23
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%)

MERCED POLICE NEWS



40TH ANNUAL FIRE AND COPS FOR KIDS EVENT

The Merced Police Department held a poster contest for the 40th annual Fire and Cops for Kids Christmas Toy Drive. The program provides toys for disadvantaged youth in the City of Merced. We accept donations of new and unwrapped toys for boys and girls from newborn to 12 years old.

The winner of the contest will be announced soon. The public was asked to help pick a winner via social media.



TORCH RUN A SUCCESS

Tuesday, the Merced Police Department hosted the Law Enforcement Torch Run to raise awareness and vital funds to save sports, health, fitness, and education programs for Special Olympics Northern California athletes.

The Merced County Sheriff's Office and the City of Merced Fire Department joined the Merced Police Department for this great event.

MCAG MONTHLY REPORT

Please find attached the Merced County Association of Governments monthly newsletter for November.

PLANNING COMMISSION UPDATE

Please find attached the Planning Commission Action Memo for the Nov. 4 meeting.

REPORTS & CORRESPONDENCE

- | | |
|-----------------------------|--------|
| 1. MCAG newsletter | Pg. 11 |
| 2. Planning Commission memo | Pg. 15 |

MCAG NOW ACCEPTING APPLICATIONS FOR THE 2021 ANNA MARIA FUENTES SCHOLARSHIP

MCAG is now accepting applications for the 2021 Anna Maria Fuentes Scholarship. The MCAG Governing Board and staff established the Anna Maria Fuentes Scholarship program in memory and tribute to Anna Maria Fuentes, Grants Program Manager, colleague and friend.



The 2020 scholarship will be awarded by the MCAG Governing Board in the amount of \$1,000. Recipients may receive additional annual awards of up to \$1,000 for three years, or until their degree is achieved, whichever is less. The cumulative maximum is \$4,000. Submission of annual scholastic documentation may be required by MCAG.

Graduating high school seniors from a high school in Merced County with a grade point average of 3.8 or higher who have demonstrated a high level of participation in extracurricular activities, including positions of leadership, are eligible to apply. Applicants must also include an explanation of scholarship need in a personal essay.

Interested applicants can access the scholarship application and instructions at:

www.mcagov.org/Scholarship.

Applications can be mailed to MCAG, 369 W. 18th Street, Merced and must be received by 5:00pm on Friday, February 26, 2021.

The selected scholarship recipient will be notified by May 1, 2021. General inquiries may be directed to Eva Garibay via email at eva.garibay@mcagov.org or phone at 209-723-3153 x 108.

SMART PHONE APP WILL HELP SORT YOUR TRASH

Merced County Regional Waste Management Authority (RWA) has launched a new smart phone app to assist Merced County residents with managing their household waste. The 'Merced Recycles' app allows the user to input their home address so that a local trash pick-up schedule can be generated for them; the schedule includes the option of sending personalized reminders to place bins out on the curbside for collection.



The Merced Recycles app also includes an interactive feature called the 'Waste Wizard'. The Waste Wizard teaches the user what items can be recycled, put in the green bin for composting, or placed in the trash. Customers simply type in an item on the Waste Wizard search engine and receive instructions on which color cart to place the item in, as well as helpful tips to ensure proper disposal. Other information, such as what is considered hazardous waste, or special disposal instructions outside of curbside pickup services, is also provided.

"The Merced Recycles app is part of the excellent customer service experience we strive to provide throughout the County," said Eric Zetz, Director of RWA. "It is also an important tool that allows the public to actively participate in increasing the effectiveness of our regional diversion programs. By using the app, we hope customers will help us achieve our goal of keeping material out of landfills that can otherwise be recycled or repurposed as compost."

The Merced Recycles app is offered in both English and Spanish and is available for free download on both the [App store](#) and [Google play](#). Users should search for "Merced Recycles" and look for the icon pictured to the right.



MCAG NOVEMBER MEETINGS

- 11/02** The Bus resumes regular service hours
- 11/06** CAC Meeting, 8:30 am
- 11/11** Veterans Day, MCAG offices closed
- 11/18** Technical Review Board meeting, 12:00 pm
- 11/19** Governing Board meeting, 3:00 pm
- 11/26** Thanksgiving Day, MCAG offices closed
- 11/27** MCAG offices closed

Please note: All MCAG meetings will be held via video/audio conference until further notice. The call-in number and passcode will be located on the cover of each agenda. To access the agendas for the meetings listed, please visit:

www.mcagov.org/agendacenter

For more information about these meetings, please contact Eva Garibay at: eva.garibay@mcagov.org

YARTS OFFERING FARES FOR MARIPOSA AND MERCED COUNTY RESIDENTS

YARTS is now offering FREE service for Mariposa and Merced County residents to Yosemite National Park. Residents who live in Merced or Mariposa Counties can apply to receive free YARTS Highway 140 round-trip tickets.

In order to receive tickets, residents must submit proof of their address (driver's license, utility bill, etc.) along with the number of adults and children who will be utilizing the free passes to tickets@yarts.com. Once residence is verified, a voucher number will be issued to the applicant. Individuals may use this voucher number to make a reservation online by using the [YARTS Reservation System](#).

All COVID-19 protocols still apply to passengers using LCTOP vouchers. There are some notable changes to the service this year that have been made in response to the outbreak of COVID-19. In addition to increased sanitation measures, all passengers will be required to wear face masks when riding YARTS and offered access to hand sanitizer while on board. In order to promote social distancing, capacity on all buses will be reduced to a maximum of 30 passengers each. With most of the 30 seats available to those with reservations, there will be very limited space to accommodate walk-on passengers. Therefore, reservations are highly encouraged.

Requests will be fulfilled until all tickets have been issued or June 30th, 2021, whichever comes first. This free fare program is made possible through the Low Carbon Transit Operations Program (LCTOP). LCTOP is provided to transit agencies to improve mobility and reduce greenhouse gas emissions.



HIGHWAY 59 LANDFILL

7040 N. Highway 59
Merced, CA 95348

Phone: 209-723-4481

Monday - Saturday
7:00 am - 3:30 pm

BILLY WRIGHT LANDFILL

17173 S Billy Wright Road
Los Banos, CA 95348

Phone: 209-826-1163

Monday - Saturday:
7:00 am - 3:30 pm

For more information about Regional Waste Authority please visit: www.mcrcwma.org or download the 'Merced Recycles' app on the [App store](#) and [Google play](#).



MeasureV

NOVEMBER 2020 - UPDATE

Measure V, Merced County's ½ cent transportation sales tax, was passed by Merced County voters with 71% approval in November 2016. In an effort to keep the community informed about this transformative 30 year measure, MCAG will feature monthly updates in this newsletter. You can also visit www.mcagov.org/measureV for the latest!

The 30-year Measure, which commenced in April of 2017, allocates 50% of all its revenue to the cities of Merced, Los Banos, Gustine, Atwater, Livingston and Dos Palos, along with the County of Merced, to pay for local transportation projects including roads, bike paths, and sidewalks. Regional transportation projects located on both the east and west sides of the county receive 44% of the funding with five percent reserved for public transit purposes. MCAG receives one percent of the monies to administer all fiduciary and reporting requirements.

Over the past three years, local jurisdictions have made steady progress on Measure V projects around the county. Merced County has completed several road improvement projects to extend the longevity of its streets, roads, and bridges. Recently, Merced County completed the first Measure V funded bridge replacement project on Dickenson Ferry Road over Bear Creek. The \$5,926,409 dollar project was funded using Federal Highway Bridge Program (HBP) funds and \$830,325 from the County's portion of local Measure V funds. The project included replacing the existing bridge on Dickenson Ferry Road with a reinforced concrete slab bridge and replace parts of Quinley Avenue and of Dickenson Ferry Road that surround the new bridge. These improvements will increase safety over the bridge and roadway.

HAVE YOU SPOTTED MEASURE V AT WORK IN MERCED COUNTY?

Snap a picture and send it to measurev@mcagov.org or tag us on Facebook, Instagram and Twitter

@mcag_merced
or use the hashtag
#MeasureV_mcag



CONTACT:

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

EFFECTIVE NOVEMBER 2, 2020

REGULAR SERVICE IS BACK!



MASKS ARE STILL REQUIRED



CAPACITY WILL BE LIMITED TO THE NUMBER OF SEATS ON THE BUS.

DIAL-A-RIDE WILL RESUME ITS USUAL TIMES AND SERVICE IN THE LOS BANOS, DOS PALOS AND GUSTINE AREAS



BUS FARES REMAIN SUSPENDED

City of Merced
MEMORANDUM

DATE: November 5, 2020
TO: City Council
FROM: Kim Espinosa, Planning Manager
SUBJECT: Actions at the Planning Commission Meeting of November 4, 2020

At their meeting of November 4, 2020, the Planning Commission heard and approved Conditional Use Permit #1248 to allow a State Licensed Adult Residential Care Facility with 8 beds at 189 Korbel Avenue with a slight clarification to Condition #10 stating that the Police Chief or their designee shall make the determination of what constitutes “excessive Police Department service calls” and limiting the number of vehicles to 3 in Condition # 12.

The Planning Commission recommended to the City Council approval of a Modification to Conditional Use Permit #1200 to modify Condition #10 of City Council Resolution #2015-33 to allow the construction of a part-width roadway for Merrill Place (extended east of G Street).

Conditional Use Permit #1245 to allow a State Licensed Adult Residential Care Facility with 10 beds at 1259 Lurs Court failed to be approved due to a lack of 4 affirmative votes and was thus denied.

The Planning Commission continued Conditional Use Permit #1246 to allow a State Licensed Adult Residential Care Facility with 10 beds at 1369 Derby Court, to the meeting of December 9, 2020, to allow the applicants time to do more outreach to the surrounding neighborhood and to allow time for the Commission to gain a better understanding of the project.

Conditional Use Permit #1247 to allow a State Licensed Adult Residential Care Facility with 12 beds at 1214 Cavalaire Court was withdrawn at the request of the applicant.

The Planning Commission canceled the meeting of November 18, 2020, due to a lack of items.

If you have any questions about these items, please feel free to contact me.

Attachment

n:shared:Planning:PCMemos

CITY OF MERCED
Planning Commission

Resolution #4047

WHEREAS, the Merced City Planning Commission at its regular meeting of November 4, 2020, held a public hearing and considered **Conditional Use Permit #1248**, initiated by God’s Love Outreach Ministries (G.L.O.M.), on behalf of 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; also known as Assessor’s Parcel No. 230-081-013; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through J of Staff Report # 20-618 (Exhibit B); and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Conditional Use Permits Requirements in Merced Municipal Code Section 20.68.020 (E) or as outlined in Exhibit B; and,

NOW THEREFORE, after reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Categorical Exemption regarding Environmental Review #20-28, and approve Conditional Use Permit #1248, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner Delgadillo, seconded by Commissioner White, and carried by the following vote:

- AYES: Commissioners Camper, Delgadillo, Dylina, White, and Chairperson Harris
- NOES: None
- ABSENT: Commissioner Buttici (one vacancy)
- ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4047

Page 2

November 4, 2020

Adopted this 4th day of November 2020

Michael Harris

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Exhibits:

Exhibit A – Conditions of Approval

Exhibit B – Findings/Considerations

n:shared:planning:PC Resolutions:Resolution CUP 1248

Conditions of Approval
Planning Commission Resolution #4047
Conditional Use Permit #1248

1. The proposed project shall be constructed/designed/operated as shown on Attachment G of Staff Report #20-618, and as modified by the conditions of approval within this resolution.
2. All conditions contained in *Resolution #1249-Amended* (“*Standard Conditional Use Permit Conditions*”) shall apply.
3. All other applicable codes, ordinances, policies, etc., adopted by the City of Merced shall apply including, but not limited to, accessibility compliance.
4. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant’s project is subject to that other governmental entity’s approval and a condition of such approval is that the City indemnify and defend (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
5. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4047

Page 1

- a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
6. The premises shall remain clean and free of debris and graffiti at all times. Any damaged materials shall be replaced by matching materials and paint colors.
 7. A licensed architect or engineer shall submit plans to the Building Department and meet all requirements prior to expanding the facility to serve more than 6 clients.
 8. Exterior signage shall be limited to 1-square-foot as allowed by the Merced Municipal Code.
 9. Approval for this use shall be limited to a maximum of 8 clients. An increase in clients shall require a modification to this Conditional Use Permit approved by the Planning Commission.
 10. If problems arise as a result of this use that may require excessive Police Department service calls, at the determination of the Police Chief or their designee, to the site or within the immediate area including, but not limited to, excessive harassment, malicious property damage, lewd and/or disorderly conduct, this approval may be subject to review and revocation by the City of Merced.
 11. As noted under the Letter from the Applicant at Attachment G of Staff Report #20-618, the site shall be used for dwelling purposes only. Medical treatment shall take place off-site at an approved location.
 12. Transportation shall be provided by G.L.O.M. shuttle vans. Clients shall not be allowed to park vehicles on site as noted in Attachment G of Staff Report #20-618. On-site parking shall be limited to a maximum of 3 vehicles, including the GLOM van and employee vehicles.
 13. A Program Manager shall be onsite 24-hours a day, 7 days a week, as noted in Attachment G of Staff Report #20-618.
 14. The adult residential care facility shall comply with all relevant California Department of Social Services requirements and permits.
 15. All property not occupied by paving or landscaping shall be maintained to acceptable standards for health, fire safety, and aesthetic reasons. Grasses and weeds shall be kept to a maximum of six inches in height or as otherwise required by the Fire Department and County Health Department.

16. The noise generated from the proposed location shall be kept to a minimum so as not to disturb the surrounding neighborhood. If sufficient complaints are received regarding noise from the proposed location, the applicant shall provide a means for suppressing the noise coming from the structure. The means and method used shall be approved by the Building Department prior to installation.

**FINDINGS AND CONSIDERATIONS
CONDITIONAL USE PERMIT (CUP) #1248
PLANNING COMMISSION RESOLUTION #4047**

General Plan Zoning Compliance and Policies Related to This Application

- A. The proposed project complies with the General Plan designation of Low-Medium Density Residential (LMD) and the Zoning Classification of Planned Development (P-D) #42 with a Conditional Use Permit. The Low-Medium Density Residential General Plan designation is a residential designation that allows for 6 to 12 dwelling units per acre. This designation is intended to provide for the development of duplexes, triplexes, four-plexes, condominiums, zero-lot-line as well as single-family detached units on appropriately sized lots.

Associated California Health and Safety Codes

- B. State Health & Safety Code Section 1566.3 requires that cities permit community care facilities with 6 or fewer persons within residential properties without having to go through a local land use review process. Residential care facilities with more than 6 people may need to go through a land use permit process if required by a city. The City of Merced Zoning Ordinance requires residential care facilities with more than 6 people to obtain a conditional use permit. There are various types of community and health care facilities defined by the State which includes Group Homes, Adult Residential Care Facilities, Social Rehabilitation Facilities, Alcohol and Drug Rehabilitation Facilities, and Foster Family Homes. Health & Safety Code Section 11834.20 indicates that the State policy is intended to allow and encourage enough recovery or treatment facilities to meet local needs. Health & Safety Code Section 1520.5 addresses the over concentration of community care facilities by stating that new facilities must be 300 feet or more from existing facilities (except elder care facilities). Congregate living facilities must be 1,000 feet or more from other existing facilities. Additional information regarding State Law on Health and Community Care Facilities is provided at Attachment F.

Distance Requirements

- C. As mentioned under Finding B, Health & Safety Code Section 1520.5 addresses the over concentration of community care facilities by stating that new facilities must be 300 feet or more from existing facilities (except from Residential Care Facilities for the Elderly). This is a State distance requirement, the City's Municipal Code does not have a distance requirement between care facilities, other than what is required by the State. As shown at Attachment C (provided by California Department of Social Services), the subject site is not within 300 feet of another adult residential care facility, thus satisfying the State's distance requirements.

Program Details

- D. As shown at Attachment G, the applicant has provided a letter outlining program operations and daily services. The proposed adult residential care facility would serve the general adult population between the ages of 18 and 59 years old. The facilities would include at

**EXHIBIT B
OF PLANNING COMMISSION RESOLUTION #4047**

least one program manager that would watch clients 24 hours a day, 7 days a week. Clients residing in the property would generally be individuals who have been diagnosed with a mental illness or disorder such as schizophrenia, PTSD, bipolar, etc. Many clients were previously homeless and have since received assistance from the Merced County Behavioral Health and Recovery Services prior to being referred to G.L.O.M. to go through the final steps towards obtaining independent living.

G.L.O.M.'s care facility is used for dwelling purposes only. Regarding daily routine, clients generally wake up around 9:00 a.m. where they are transferred to an activity treatment center at 1020 W. Main Street. At this location, clients meet with mental health groups, therapist(s) for individual sessions, participate in crafts/computer classes, and have lunch. Between 1:00 p.m. and 2:30 p.m., clients are taken to an outside activity. Around 3:00 p.m., clients return home where they have dinner, and participate in life skill classes. In the evening, clients will participate in activities outside the home and return around 8:30 p.m. where they take evening medication and go to bed by their 9:00 p.m. curfew.

Neighborhood Impacts and Existing Care Facilities

E. The Department of Social Services has indicated that there are currently 33 health and community care facilities within the City of Merced. As noted under Finding B, health and community care facilities include Group Homes, Adult Residential Care Facilities, Social Rehabilitation Facilities, Alcohol and Drug Rehabilitation Facilities, and Foster Family Homes. Of the 33 health and community care facilities, 28 are small facilities (for 6 people or fewer), and 5 are large facilities (7 people or more). The list at Attachment H, shows all small and large State licensed care facilities within the City.

None of these facilities specifically operate like G.L.O.M., but there are a few facilities that have a history of reserving rooms for patients with mental illness and providing services to them. These facilities include Better Living Care, Better Living Care 2, Alexander Residential Care Home, Dutchhollow Suites III, and Kazlin Infinite Care, LLC. Many of these facilities have been operating for many years, some have been in operation for over 12 years.

The Police Department has reviewed this application and indicated that residential care facilities generally do not generate more incident calls than typical residences. Based on this information, and the fact that the proposed care facility would maintain the appearance of a home, staff does not anticipate that approval of this care facility would create any unusual circumstances for the neighborhood.

Plans and Inspections

F. The floor plan for 189 Korbel Avenue is provided at Attachment D and elevations are included in Attachment E to provide visuals of the exterior and interior of the home and placement on the lot. This existing two-story 1,863 square-foot home has 4 bedrooms, 2.5 bathrooms, a two-car garage, and about 300 square feet of rear yard. The applicant is not proposing any significant modifications to the building footprint.

The proposed adult residential care facility would be licensed by the State. As part of the licensing process, the applicant would coordinate with the State to ensure that their facility meets their building requirements for this type of use. This may include improvements to entry doors, panic hardware, windows, emergency exit signs, fire sprinklers, bathroom accessibility, kitchen or counter upgrades, etc. The City's Fire Department would initially conduct an inspection to ensure that these requirements are met. The Fire Department's inspection list is provided at Attachment I; this list is updated periodically and sometimes deviates based on the specific care facilities. Per State law, the local Fire Department is required to perform annual inspections at these residential care facilities; additionally, the Fire Department can conduct inspections if there is a change in ownership or change in the number of clients.

Parking

- G. Per Merced Municipal Code Chapter 20.38 – Parking and Loading, the parking requirement for Large Residential Care Facilities is 1 parking space per 4 beds; plus 1 parking space per 300 square feet of office space or 1 parking space per employee, whichever is greater. Based on the number of beds and number of employees onsite (one project manager and one staff member at one time), this proposal would require 3 parking spaces. However, the applicant has indicated that clients generally do not have vehicles and that clients either receive mobile services that come to them (such as food or clothing) or are transported by G.L.O.M. shuttle vans for treatment or activities. Based on this information, staff expects that the existing 2 parking spaces would adequately serve this site.

Public Hearing Notice

- H. A Public Hearing Notice regarding this proposal was mailed to property owners within 300 feet of the subject site and published in the Merced County Times three weeks prior to this meeting. The map at Attachment J shows the notice area in relation to the proposed site location. As of the time that this report was prepared, staff has received two inquiries or comments from the public regarding this project. Comments from the community were in regards to parking, site maintenance, potential loitering, and management.

Conditional Use Permit Finding

- I. Per MMC 20.68.020 (E) Findings for Approval. The review authority may approve an application for a conditional use or minor use permit application only if all of the following findings can be made:
1. *The proposed use is consistent with the purpose and standards of zoning district, the general plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

The proposed project complies with the General Plan designation of Low-Medium Density (LMD) Residential and the zoning designation of Planned Development (P-D) #42 with approval of this conditional use permit.

EXHIBIT B OF PLANNING COMMISSION RESOLUTION #4047

2. *The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.*

The applicant will not be making any significant modifications to the interior or exterior of the building, besides what is required by the State and Building Code. Staff does not anticipate that the approval of this proposal would significantly change the character of the neighborhood or create any unusual circumstance for the surrounding area.

3. *The proposed use will not be detrimental to the public health, safety, and welfare of the city.*

This adult residential care facility is currently in operation by G.L.O.M. for up to 6 clients, as allowed by the State and principally permitted by the Zoning Ordinance. Staff does not anticipate that increasing the number of clients from 6 to 10 would result in impacts that are detrimental to the public health, safety, and welfare of the City.

4. *The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.*

The subject site is fully developed with a single-family home that is served by existing infrastructure.

Environmental Clearance

- J. Planning staff conducted an environmental review of the Project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption is being recommended (Attachment K).