



THE CI

MERCED

To: The Honorable Mayor and City Council
From: Stephanie R. Dietz, City Manager
Date: December 4, 2020
Re: City Council Information Report

AWARD PRESENTED TO DRAWING WINNER



Lauren Hathaway

Lauren Hathaway is the artist who won the 2020 Fire and Kops for Kids poster contest. This week Police Chief Tom Cavallero presented her with a commemorative poster, which will also be displayed in our Police Station lobbies.

BAG O' CRAB NEARS OPENING



Bag O' Crab, a Cajun seafood restaurant, has a soft opening from noon to 9 p.m. today with a grand opening in about two weeks. The restaurant has started hiring workers and is teasing its soft opening. This is the sixth Northern California location for the chain, which includes restaurants in Berkeley, Vallejo and Fairfield. Bag O' Crab features a wide range of seafood including Dungeness crab, lobster, shrimp, crawfish and more. In addition, it offers non-seafood items like Cajun-style wings and grilled beef short ribs. The eatery is a reuse of the former International House of Pancakes building on Olive Avenue.



REOPENING OF THE SOUTH STATION

The Merced Police Department announces the reopening of its South Station to the public next week. Located at the corner of 11th and Canal streets, it is adjacent to McNamara Park.

The South Station had originally opened to the public in the mid-90s but was closed to the community following the economic downturn of 2008. The station had remained in use throughout that time by Police personnel. Wanting to provide better access to Police services in South Merced, the Police Department has made staffing adjustments to allow for this reopening to the public.



In addition to Patrol Officers, the South Station houses the department's GVSU and Traffic Units. Lt. Brian Rodriguez will be managing the South Station to provide better community access to a member of the department's command staff.

NEW OFFICERS SWORN IN

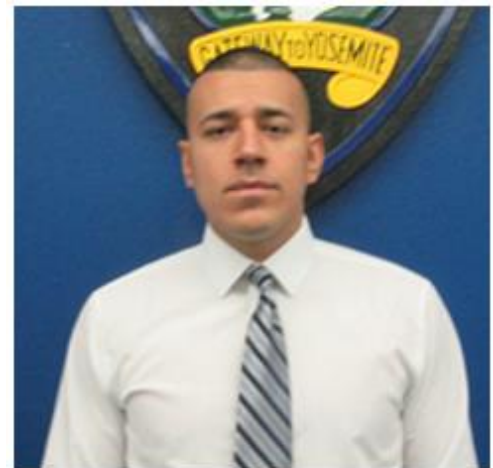
We are happy to share that we will be swearing in 3 new officers on Friday, Dec. 4, at 1:30 p.m. in the City Council Chambers. They will be hitting the streets in the Field Training Program on Monday, Dec. 7.



Marissa Bolanos



Arturo Gaona



Desi Villanueva

ENGINEERING UPDATE

R Street Rehabilitation – Loughborough Drive to Buena Vista Drive

United Pavement Maintenance, Inc., crews are pouring a driveway at the 7-Eleven store and forms for the sidewalk on the west side of R Street. This project is 10% complete.



Brimmer Water Main

Mid Cal Pipeline & Utilities, Inc., crews are running services to the residences along the street. This project is 40% complete.



Water Well site #20

Clark Bros., Inc., crews are working inside the building on fixtures and piping. This project is approximately 88% complete.



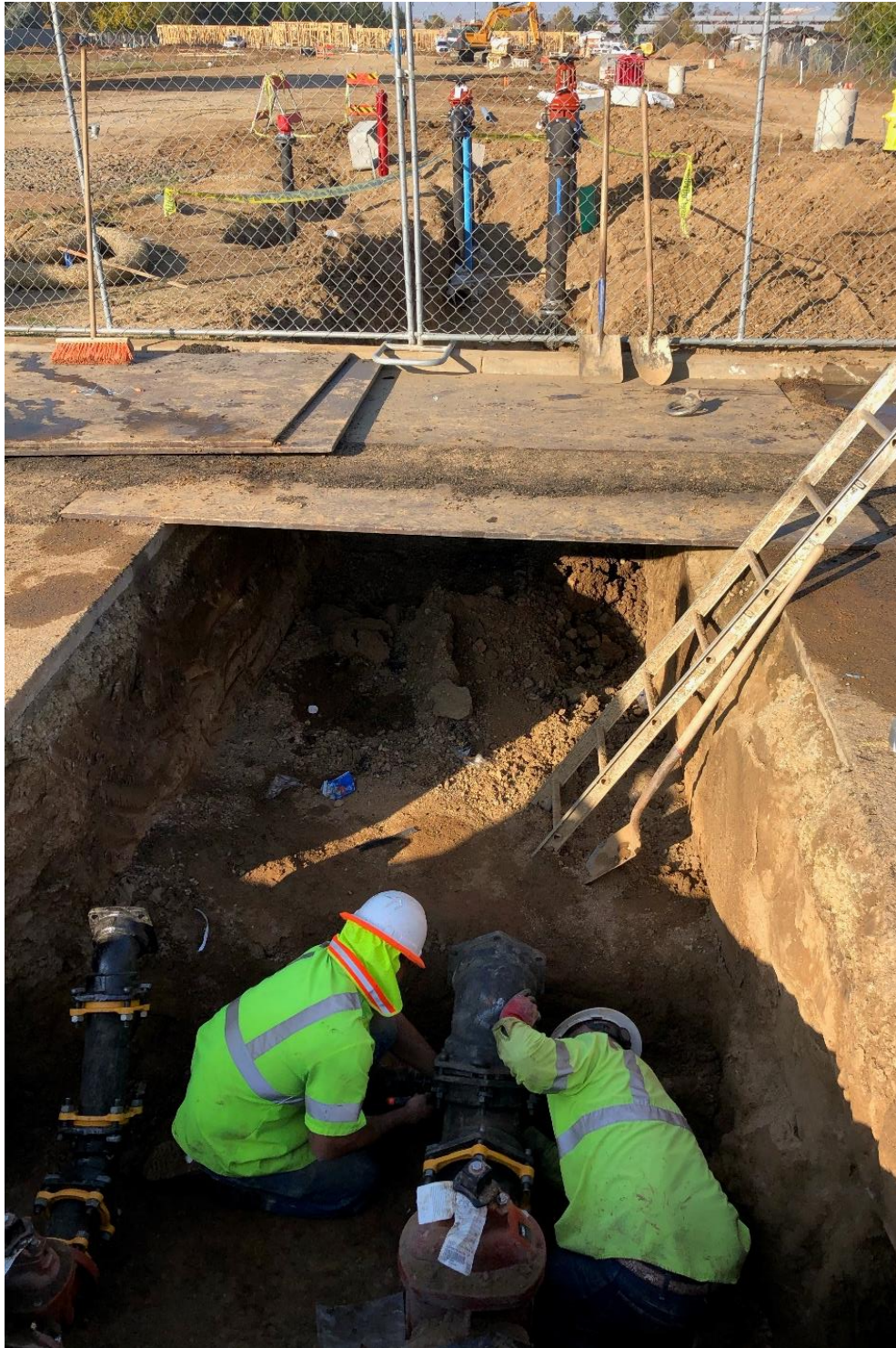
M Street Resurfacing 8th Street to 13th Street

MVC Enterprises, Inc., crews are working on replacing the handicap ramps. This project is approximately 8% complete.



WATER CREWS IN ACTION

Public Works Water crews installed a new 8-inch fire service, 4-inch domestic service, and a 2-inch irrigation service for a new building on Cone Avenue this week.



Construction Projects

1. 117020 – Gerard Ave. Sewer Main, Hwy 99 to Kibby Road
2. 119006 – Alpine Drive – G St. to Wainwright Ave. Improvements
3. 119003 – R St. Rehabilitation, Loughborough Dr. to Buena Vista Dr.
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%)

INSPECTION SERVICES REPORT

Please find attached the Inspection Services biweekly report.

MCAG UPDATES

The Merced County Association of Governments has announced it is cancelling the December Citizens Advisory Committee meeting, Technical Review Board meeting and the MCAG Governing Board meeting. Attached is information on the cancellations, along with the December newsletter.

PLANNING COMMISSION AGENDA

Please find attached the Planning Commission agenda for the Weds., Dec. 9 meeting.

REPORTS & CORRESPONDENCE

- | | |
|-------------------------------|--------|
| 1. Inspection Services report | Pg. 9 |
| 2. MCAG Information | Pg. 10 |
| 3. Planning Commission agenda | Pg. 15 |

Inspection Services CI

For the period of November 2nd through November 15th, 2020, there were 60 New Single Family Dwelling Permits Issued.

The running total of New Single Family Dwellings in Plan Review is **446**.

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; one to relocate an entrance and remodel the façade at California Liquor & Grocery located at 1122 R St., and one for a 3,942 SF office, security, and storage remodel at 315 Mercy Ave.

There was 1 new commercial submittal during this period for a 16,800 SF warehouse located at 4291 E Childs Ave.

There were 2 new tenant improvement submittals during this period; one for Bobby's Market on the ground floor of M street side of the historic El Capitan Hotel located at 1721 M St., and one for a 3,550 SF pediatric dental care located at 60 W. Olive Ave.

There were 4 CofOs issued for this period; one for the 1,144 SF "I Love Spa" located at 755 E Yosemite Ave Ste E, one for Ashley Furniture located at 1764 W Olive Ave., one for a salon located at 1806 Canal St., and one for a 320 SF cooler located at 1425 Martin Luther King Jr. Wy.

There were 26 CofOs for Single Family Dwellings during this period.

DATE: December 1, 2020

TO: Citizens Advisory Committee
Technical Review Board
MCAG Governing Board

FROM: Stacie Guzman, Executive Director

RE: Cancellation Notice of December 2020 meetings

This is to advise you that the following meetings for December 2020 have been cancelled:

Citizens Advisory Committee meeting scheduled for Friday, December 4, 2020

Technical Review Board meeting scheduled for Wednesday, December 9, 2020

MCAG Governing Board meeting scheduled for Thursday, December 17, 2020

Attached are informational items for review only.

If you have any questions, please contact Joy Young at 723-3153 x 101 or email joy.young@mcagov.org.



2021
Citizens Advisory Committee Meeting Schedule

The 1st Friday of each month

8:30 a.m.

(except when noted in red)

~~MCAG Conference Room~~

Meetings will be held via Zoom until action is taken to resume in-person meetings.

January 8

February 5

March 5

April 2

May 7

June 4

July 2

August 6

September 3

October 1

November 5

December 3

January 7, 2022



MERCED COUNTY
ASSOCIATION OF
GOVERNMENTS



369 W. 18th Street
Merced, CA 95340
(209)723-3153
www.mcagov.org

DECEMBER 2020

THE BUS RESUMED REGULAR SERVICE HOURS

Last month, The Bus resumed its regular fixed-route service operations on 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 operates 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 resumed services during its usual hours and locations in the west side communities of Los Banos, Dos Palos and Gustine. Paratransit service also resumed its normal hours operations.

Other changes made in response to the COVID-19 pandemic 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 are 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. 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.

MCAG SEEKING STUDENT APPLICATIONS FOR THE CITIZENS ADVISORY COMMITTEE

MCAG is seeking individuals interested in applying for the student vacancy on its Citizens Advisory Committee. The Citizens Advisory Committee (CAC) meets monthly and functions as an advisory body to the MCAG Governing Board on issues related to transportation planning and public transit services in Merced County. Currently, the CAC is meeting via zoom on the first Friday of the month at 8:30 am.

CAC members are appointed to serve a four-year term. The 17-member committee is comprised of individuals from both the private and public sectors as well as from the community at large. Members must either live or work in Merced County.

For more information about the Citizens Advisory Committee, including applications for membership, please visit www.mcagov.org/CAC or contact Joy Young at (209) 723-3153 x101 or joy.young@mcagov.org.

YARTS OFFERING FREE FARES FOR MARIPOSA AND MERCED COUNTY RESIDENTS

Residents who live in Merced or Mariposa County can apply to receive free YARTS Highway 140 round-trip tickets. Requests will be fulfilled until all tickets are issued or June 30th, 2021, whichever comes first. For more information visit: www.yarts.com

FOR DETAILS VISIT WWW.YARTS.COM/LCTOP

TAKE YARTS TO YOSEMITE OR MERCED FOR **FREE**

ALL MERCED & MARIPOSA COUNTY RESIDENTS + can request free round-trip tickets to Yosemite or Merced on YARTS!

This program made possible through funding from the Low Carbon Transit Operations Program (LCTOP)

YARTS

DECEMBER CALENDAR

| | |
|-------|-------------------------------------|
| 12/24 | The Bus - Sunday Service |
| 12/24 | Christmas Eve, MCAG offices closed |
| 12/25 | Christmas Day, MCAG offices closed |
| 12/25 | YARTS - No service |
| 12/25 | The Bus - No service |
| 12/25 | RWA - Both landfills closed |
| 12/31 | New Year's Eve, MCAG offices closed |
| 12/31 | The Bus - Sunday Service |
| 01/01 | New Year's Day, MCAG offices closed |
| 01/01 | YARTS - No service |
| 01/01 | The Bus - No service |
| 01/01 | RWA - Both landfills closed |

Please note: All MCAG meetings for December have been cancelled.

OPEN SEATS FOR MEASURE V CITIZENS OVERSIGHT COMMITTEE REPRESENTATIVE

MCAG is currently accepting applications for representatives from a Major Private Sector Employer, Building Industry, and Ethnic Community Group to sit on the Measure V Citizens



Oversight Committee. The Citizens Oversight Committee (COC) was created as a result of the passage of Measure V in 2016. Its main function is to review the local, half-cent transportation tax expenditures to ensure they conform to the Measure V Expenditure Plan approved by Merced County voters. Committee members are appointed by the MCAG Governing Board to serve two-year terms. Each COC member may serve up to eight years, if reappointed. The COC meets quarterly at the MCAG office in Merced; all meetings are open to the public, governed by the Brown Act and currently being scheduled to be held via Zoom. Committee members are volunteers and receive no compensation. Additional information about the COC and the application packet are available on the Measure V website: www.mcagov.org/MeasureV or via email at info@mcagov.org.



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.mcrwma.org or download the 'Merced Recycles' app on the [App store](#) and [Google play](#).



STAY CONNECTED WITH US!

To receive text and/or email notifications from MCAG related to public meetings, traffic alerts, RFP releases, job opportunities, and more, visit www.mcagov.org and click on the "Notify Me" icon. You can also follow us on Twitter, Facebook, Instagram, LinkedIn and YouTube!





DECEMBER 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!

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



Five percent of the annual measure revenue is dedicated to transit projects. Potential uses of this revenue include new routes to enhance existing transit service, low-emission buses, night and weekend service, bus shelters and other capital improvements, safer access to public transit services, fare reduction or fare subsidies.



In November, the MCAG Governing Board approved the allocation of \$500,000 of Measure V Transit funds for the purchase of zero-emission electric buses. The estimated \$5,562,973 purchase will be funded using \$2,000,000 FTA 5339 Bus and Bus Facilities grant, Transit Measure V funds and other state and local funding. The purchase will include five 40-foot battery-electric buses, charging depots, spare parts, special training, and the tools needed to maintain and operate the electric fleet and its charging components. These buses will be the first ever 100% battery-electric vehicles within The Bus's fleet and will reduce carbon emissions and the use of fossil fuels.

As our community continues to grow, public transit has become critical in moving people to and from where they live, work, and play within Merced County. This purchase will increase The Bus system's reliability while improving air quality, an important impact to our community. The upcoming Short Range Transit Plan update will provide guidance for future potential infrastructure and purchase of zero-emission vehicles. The Bus expects to have the first electric vehicles on route by early 2022.



CONTACT:

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



CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, December 9, 2020

7:00 PM

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

NOTICE TO 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 provided 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 provided 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 provided 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 voice mail 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. 20-695 **SUBJECT:** Planning Commission Minutes of November 4, 2020, and November 18, 2020 (Cancellation)

ACTION:

Approving and filing the Planning Commission Minutes of November 4, 2020, and November 18, 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. 20-722

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** (Continued from meeting of November 4, 2020)

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 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. 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. This item was continued from the November 4, 2020, Planning Commission Meeting to allow the applicant to do more neighborhood outreach. Several neighbors have expressed opposition to the project with concerns about traffic, parking, and safety. 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.

E.2. 20-643

SUBJECT: Conditional Use Permit #1249, initiated by Jasdeep Randhawa, on behalf of Shemoil Moradsazdeh, property owner. This application involves a request to sell beer, wine, and distilled spirits for off-site consumption for a new gas station (Chevron/Urban Market), generally located at the southwest corner of South Coffee Street and East Campus Parkway (809 S. Coffee Street), within a zoning classification of Planned Development (P-D) #35, and a General Plan designation of Thoroughfare Commercial (CT). *PUBLIC HEARING*

ACTION

Approve/Disapprove/Modify
Environmental Review #20-30 (*Categorical Exemption*)
Conditional Use Permit #1249

SUMMARY

Chevron/Urban Market is requesting approval to sell beer, wine, and distilled spirits for off-site consumption at 809 S. Coffee Street. The subject site is a vacant 8.2-acre parcel located at the southwest corner of Campus Parkway and Coffee Street (Attachment B). A conditional use permit is required for any business that wants to sell alcoholic beverages for off-site consumption in a building of 20,000 square feet or less. Staff is recommending approval of this application subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-30 [*Categorical Exemption*] including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

E.3. 20-701

SUBJECT: Conditional Use Permit #1250, initiated by Mayra Contreras on behalf of Mahinder Singh Kajla, property owner. This application involves a request to operate a food truck within the parking lot at 1619 I Street, generally located on the northwest corner of 16th Street and I Street, within a Central Commercial (C-C) Zone. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
Environmental Review #20-31 (*Categorical Exemption*)

Conditional Use Permit #1250

SUMMARY

Mayra Contreras is requesting conditional use permit approval to operate a food truck within the parking lot located at 1619 I Street (Attachment B). Mobile Food Vendors are considered a conditional use within a Central Commercial (C-C) Zone. The proposed food truck would be located within a parking lot near the northeastern portion of the parcel (Attachment C). The Planning Commission will be reviewing this proposal to ensure that the new site plan is designed in a manner that minimizes negative impacts to the existing site and promotes compatible and orderly development. Staff is recommending approval of this request subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-31 (Categorical Exemption) and Conditional Use Permit #1250 (including the adoption of the Resolution at Attachment A).

E.4. 20-702

SUBJECT: Vesting Tentative Subdivision Map #1315 for Mission Ranch, Phase 2. This application involves the subdivision of approximately 7.78 acres into 70 small single-family residential lots ranging in size from 3,109 to 5,648 square feet and a deviation from City Standard ST-1. This deviation, if granted, would allow streets, other than cul-de-sacs, to deviate from the requirement to install park strips. This property is generally located on the southwest corner of G Street and Rancho Camino Drive. This property has a General Plan designation of Village Residential (VR) and is zoned Planned Development (P-D) #58. **PUBLIC HEARING**

ACTION

Approve/Disapprove/Modify
 Environmental Review #20-35 (CEQA Section 15162 Findings)
 Vesting Tentative Subdivision Map #1315

SUMMARY

The project site is located at the southwest corner of G Street and Rancho Camino Drive (Attachment B). The proposed subdivision would subdivide 7.78 acres of land into 70 small single-family lots (Attachment C).

The request for the subdivision also includes a request to deviate from City Standard ST-1 which requires a park strip along local roads with a 49-foot right-of-way, other than cul-de-sacs. This request is consistent with

Mission Ranch Phase 1 and conditions have been included to ensure street trees and front yard trees are installed on all lots.

Planning staff along with other City staff, including the Engineering and Fire Departments, have reviewed the project and recommend approval subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-35 (CEQA Section 15162 Findings) and Vesting Tentative Subdivision Map #1315 (Mission Ranch Phase 2) (including the adoption of the Draft Resolution) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of Draft Resolution #4053 at Attachment A.

E.5. 20-728

SUBJECT: General Plan Amendment #20-03, initiated by the City of Merced. This application involves a request to amend Table 3.2, Standards of Population Density and Building Intensity, of the Land Use Element of the Merced Vision 2030 General Plan by adding standards for population density to the Regional/Community Commercial (RC), Neighborhood Commercial (CN), and Commercial/Professional Office (CO) land use categories for mixed use and residential developments. References to new Zoning Districts established after the 2012 adoption of the General Plan will also be added to the Table.**PUBLIC HEARING**

ACTION PLANNING COMMISSION:

Recommendation to City Council
 Environmental Review #20-38 (*Categorical Exemption*)
 General Plan Amendment #20-03

CITY COUNCIL:

Approve/Disapprove/Modify
 Environmental Review #20-38 (*Categorical Exemption*)
 General Plan Amendment #20-03

SUMMARY

General Plan Amendment #20-03 will provide standards for population density for mixed use and residential projects in commercial land use categories as well as adding references to several new Zoning Districts in Table 3.2 of the Land Use Element. Staff is recommending that the Planning Commission recommend approval of the amendment to the City Council.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #20-38 [*Categorical Exemption*] and General Plan Amendment #20-03 (including the adoption of the Draft Resolution #4054 at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.

E.6. [20-764](#)

SUBJECT: Cancellation of Planning Commission Meeting of December 23, 2020, due to the holidays

ACTION:

Cancel the Planning Commission Meeting of December 23, 2020

F. INFORMATION ITEMS

F.1. [20-738](#)

SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

F.2. [20-739](#)

SUBJECT: Calendar of Meetings/Events

- Dec. 7 City Council, 6:00 p.m. (***In person***)
- 9 Planning Commission, 7:00 p.m. (***By Teleconference***)
- 15 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. (***By Teleconference***)
- 21 City Council, 6:00 p.m. (***May be by Teleconference***)
- 23 Planning Commission, 7:00 p.m. (***To be Cancelled***)
- Jan. 4 City Council, 6:00 p.m. (***May be by Teleconference***)
- 6 Planning Commission, 7:00 p.m. (***By Teleconference***)
- 19 City Council, 6:00 p.m. (***May be by Teleconference***)
- 20 Planning Commission, 7:00 p.m. (***By Teleconference***)

G. ADJOURNMENT