



**MERCED**

# THE CI

**To:** The Honorable Mayor and City Council  
**From:** Stephanie R. Dietz, City Manager  
**Date:** January 15, 2021  
**Re:** City Council Information Report

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## **ANOTHER TENANT ANNOUNCED AT GATEWAY MARKETPLACE**

The Gateway Marketplace development team and City of Merced are pleased to welcome Tractor Supply Company. The project will be located close to Mission Avenue and Coffee Street near the recently opened ARCO station. According to the developers, the store will be one of Tractor Supply's new formats and the largest in the market area. More details to follow. The Gateway Marketplace is a 70-acre site at Highway 99 and Campus Parkway Interchange that will have a mixed use of commercial and residential that will include a hotel, apartments and restaurants.

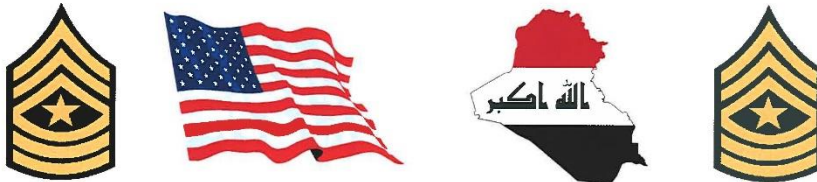
Coming to Merced!



# MILITARY VETERAN, COMMAND SERGEANT MAJOR GRANADO

In 2004, retired Command Sergeant Major Art Granado presented the City Council with the American flag flown on the grounds of Camp Victory in Iraq during Operation Iraqi Freedom. The recently framed flag and certificate is now displayed in the Mayor's office.

Command Sgt. Major Granado has a remarkable military background and is a war hero. He first served in the United States Marine Corp from June 1973 to June 1979. His second service was in the United States Army from January 1983 to November 2015. Mr. Granado is a veteran of the Vietnam War, Desert Storm, Iraq, and Afghanistan.



*This Flag was flown by Sergeant Major Art Granado United States Army on the grounds of Camp Victory in Iraq During Operation Iraqi Freedom May 2004*

*Art Granado  
Sgt Maj E-9  
United States Army*



*Combined Joint Task Force Seven*



## TREE PRUNING AND REMOVAL CONTRACT

West Coast Arborists continued tree pruning this week in Landscape Maintenance District 1 (Cooper Avenue). The company has a contract to prune 5,155 trees, as well as remove 147 trees and 70 stumps at various Maintenance Districts and Community Facilities Districts throughout Merced. The contractor has trimmed over 1,500 trees to date, under the oversight of the Public Works Department.



## MEET THE NEWEST DISPATCHERS

Madalyn Lotz is the newest temporary dispatcher. She has spent the last 4 years as a POST Explorer with Merced PD and has been a VIP here for 2 years. She is currently attending Stanislaus State where she is majoring in criminal justice. Her future career goal is to become a police officer.



Stephanie Sarginson is one of our newest dispatchers. She grew up in the area after moving here from San Jose as a child. She has over 20 years of law enforcement experience. She spent 17 years in corrections, as well as time in records and property and evidence.



Briana Acevedo is one of the newest dispatchers. Briana grew up in Merced. She has no law enforcement background or experience but was looking for a career where she can help people. She hopes to be able to do that as a dispatcher.



## ENGINEERING UPDATE

### *R Street Rehabilitation – Loughborough Drive to Buena Vista Drive*

The United Pavement Maintenance, Inc., crew is setting forms for the apartment complex and adjacent driveways at the site. This project is 45% complete.



### *Cooper Lift Station*

Phase 1 Construction crews are working on punch list items. This project is 99% complete.



***Brimmer Water Main***

Mid Cal Pipeline & Utilities, Inc., workers are installing new water services along Gerard Ave. This project is 70% complete.



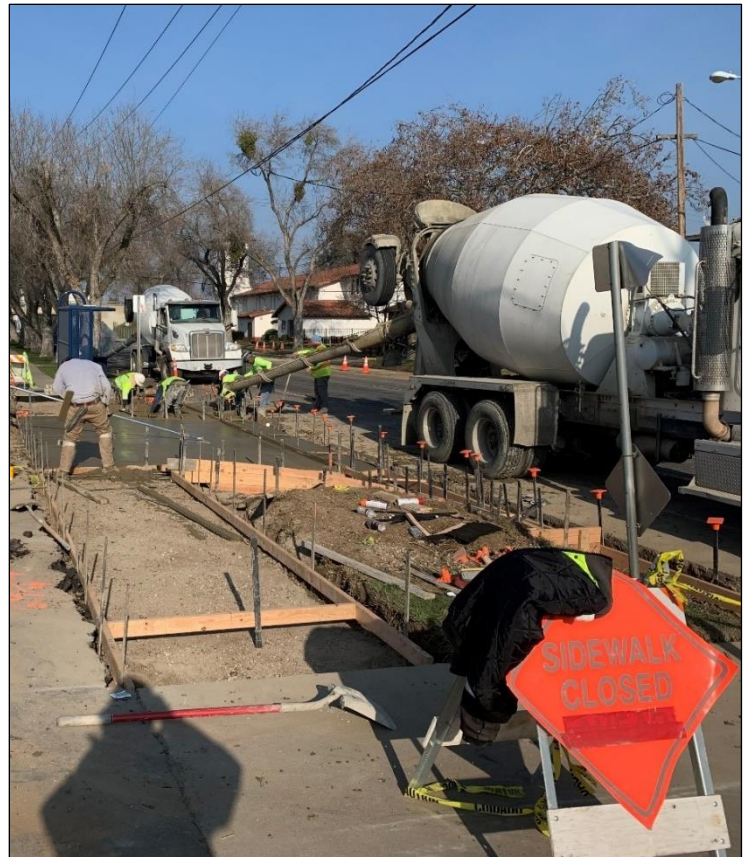
***Water Well Site #20***

The Clark Bros., Inc., crews are working on the block wall at the site. This project is approximately 86% complete.



***M Street Resurfacing 8<sup>th</sup> Street to 13<sup>th</sup> Street***

MVC Enterprises, Inc., crews are pouring sidewalk, driveways and ramps. This project is approximately 40% complete.



***Alpine Drive – G St. to Wainwright Ave. Improvements***

TBS Contractors workers are placing water services to residents' homes. This project is approximately 65% complete.

## Construction Projects

1. 107033 - Water Well Site #20
2. 113031- Brimmer Water Main
3. 114004 - Cooper Lift Station
4. 117020 - Gerard Ave. Sewer Main Hwy 99 to Kibby Road
5. 119006 - Alpine Drive – G St. to Wainwright Ave. Improvements
6. 119003 - R St. Rehabilitation Loughborough Dr. to Buena Vista Dr.
7. 120008 - Crack Filling Phase 1 (16<sup>th</sup>, G St, Olive Ave) - Council Approval Needed
8. 120010 - M Street Resurfacing 8<sup>th</sup> Street to 13<sup>th</sup> Street

## Projects in Design

1. Highway 59 Widening
2. Highway 59 and 16<sup>th</sup> Street Signal and Channelization (90%)
3. Motel Drive Multi-Use Path (100%)
4. V Street, 16<sup>th</sup> to 18<sup>th</sup> Streets, Road Improvement (95%)
5. N Street, 16<sup>th</sup> to 18<sup>th</sup> Streets, Roadway Improvement (100%)
6. R Street, 16<sup>th</sup> to 18<sup>th</sup> (70%)
7. B Street Improvements (40%)
8. G Street Improvements Childs to 13<sup>th</sup> St. (100%)
9. Orchard Avenue Sewer (40%)

## BULKY ITEM DROP OFF SITE OPEN SATURDAY

As of this Saturday, Jan. 16., the Bulky Item Drop Off Site is open on the first and third Saturdays of the month from 8 a.m. to noon. The site is also open Tuesdays through Fridays from noon to 3 p.m. Residents need to show two forms of ID.

**Bulky Item Drop Off Site**  
**N Hwy 59 & Yosemite Ave**  
**Open: Tues-Fri Noon -3 pm**  
**1st & 3rd Sat 8 am-noon**





## **LETTER OF SUPPORT**

Please find attached a letter of support for bills regarding housing and homelessness, along with some background information.

## **PLANNING COMMISSION MEETING**

Please find attached the agenda for the Planning Commission meeting of Weds., Jan. 20.

## **REPORTS & CORRESPONDENCE**

- |  |        |
|--|--------|
| 1. Letter of support, housing/homeless bills | Pg. 9  |
| 2. Planning Commission agenda                | Pg. 34 |



# CITY OF MERCED

**MERCED**

January 12, 2021

The Honorable Dianne Feinstein  
United States Senate  
331 Hart Senate Office Building  
Washington, DC 20510

Re: Support for Housing and Homelessness Bills

Dear Senator Feinstein,

On behalf of the City of Merced, we would like to express our support for federal funding and programs to help address the homelessness and affordable housing crisis that cities nationwide, and especially Californian cities, are presently facing. Specifically, we would like to thank you for introducing two major housing bills, and we urge your colleagues to address the issue with similar vigor.

We support the “Fighting Homelessness Through Services and Housing Act,” and believe that passing this bill would help countless individuals currently experiencing homelessness. The new grant program for supportive housing models that pair comprehensive services and intensive case management with stable housing is extremely useful to cities and other municipalities. We especially support the proposed authorization of \$1 billion, an increase over previous versions, which better captures the extreme need and hardships caused by the coronavirus pandemic.

We also support the “Affordable Housing Redevelopment Act,” and believe that passing it would give essential and powerful tools to local leaders to address housing issues within their city limits. By reauthorizing the Neighborhood Stabilization Program and authorizing \$1.5 billion in competitive grants to help state and local governments purchase blighted, vacant, abandoned, foreclosed, or surplus properties, and convert them into affordable housing, municipalities would be able to enact the community-specific vision needed economically stimulate key community areas.



# CITY OF MERCED

**MERCED**

We know that there is no shortage of need in the 117th Congress, and the coronavirus pandemic has forced us all to reconsider how best to apply that need. Thank you for your tireless work on behalf of the people of California, and for introducing such important legislation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Serratto".

Matthew Serratto  
Mayor  
City of Merced

cc: Congressman Jim Costa  
Senator Alex Padilla

117TH CONGRESS  
1ST SESSION

**S.** \_\_\_\_\_

To reauthorize the Neighborhood Stabilization Program, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

Mrs. FEINSTEIN introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

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**A BILL**

To reauthorize the Neighborhood Stabilization Program, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Affordable Housing  
5 Redevelopment Act”.

6 **SEC. 2. FINDINGS.**

7 Congress finds that—

- 8 (1) even before the economic hardship caused  
9 by the COVID-19 pandemic, the United States  
10 faced a shortage of more than 7,000,000 affordable

1 rental homes to meet the needs of extremely low-in-  
2 come renters;

3 (2) due to financial burdens and loss of income  
4 resulting from the pandemic, millions of people in  
5 the United States are at risk of eviction or fore-  
6 closure, and the need for affordable housing is ex-  
7 pected to increase dramatically;

8 (3) homelessness is projected to rise by as much  
9 as 45 percent across the United States as a result  
10 of the pandemic and economic crisis, meaning nearly  
11 1,000,000 people in the United States could be expe-  
12 riencing homelessness in the very near future;

13 (4) in addition to making long-term investments  
14 in the affordable housing stock in the United States,  
15 it is also critically important to focus resources on  
16 more immediate solutions, such as acquiring and re-  
17 habilitating existing buildings and placing afford-  
18 ability requirements on the housing that is produced;

19 (5) acquisition and rehabilitation provides two  
20 distinct advantages by lowering per-unit construction  
21 costs and making affordable housing units available  
22 to low-income households much faster; and

23 (6) helping States, local governments, and non-  
24 profit organizations acquire blighted, abandoned, va-  
25 cant, foreclosed, or surplus properties and convert

1       them into affordable housing will allow for the rapid  
2       development of new affordable units, while stimu-  
3       lating local economies and creating jobs.

4 **SEC. 3. DEFINITIONS.**

5       In this Act:

6           (1) **ELIGIBLE ENTITY.**—The term “eligible enti-  
7       ty” means—

8           (A) a city, county, city-county collabo-  
9       rative, public housing authority, or redevelop-  
10      ment agency; or

11          (B) any nonprofit entity or consortium of  
12      nonprofit entities, which may submit an appli-  
13      cation for a grant under this section in partner-  
14      ship with a for-profit entity.

15          (2) **SECRETARY.**—The term “Secretary” means  
16      the Secretary of Housing and Urban Development.

17 **SEC. 4. REAUTHORIZATION OF NEIGHBORHOOD STABILIZA-**  
18 **TION PROGRAM.**

19       (a) **AUTHORIZATION OF FUNDS.**—

20           (1) **IN GENERAL.**—There is authorized to be  
21      appropriated to the Secretary \$1,500,000,000 for  
22      fiscal year 2021, to remain available until expended,  
23      for the provision of emergency assistance for the re-  
24      development of abandoned and foreclosed homes, as  
25      authorized under title III of division B of the Hous-

1       ing and Economic Recovery Act of 2008 (42 U.S.C.  
2       5301 note; Public Law 110-289).

3           (2) APPLICABILITY OF PROVISIONS.—

4           (A) IN GENERAL.—Except as otherwise  
5       provided in this section, the provisions under  
6       the second undesignated paragraph under the  
7       heading “COMMUNITY DEVELOPMENT FUND”  
8       under the heading “COMMUNITY PLANNING  
9       AND DEVELOPMENT” under the heading “DE-  
10      PARTMENT OF HOUSING AND URBAN  
11      DEVELOPMENT” in title XII of division A of  
12      the American Recovery and Reinvestment Act  
13      of 2009 (Public Law 111-5) relating to assist-  
14      ance authorized under title III of division B of  
15      the Housing and Economic Recovery Act of  
16      2008 (42 U.S.C. 5301 note; Public Law 110-  
17      289) shall apply with respect to the emergency  
18      assistance authorized under paragraph (1).

19           (B) CERTAIN CRITERIA NOT APPLICA-  
20      BLE.—The fourth proviso in the second undes-  
21      ignated paragraph described in subparagraph  
22      (A) of this paragraph (relating to grantees in  
23      areas with foreclosures and the ability to ex-  
24      pend funding within a certain period) shall not  
25      apply with respect to the emergency assistance

1 authorized under paragraph (1) of this sub-  
2 section.

3 (b) GRANTS; APPLICATION.—

4 (1) IN GENERAL.—The Secretary shall award  
5 grants under this section to eligible entities through  
6 a competitive process.

7 (2) CRITERIA.—Not later than 75 days after  
8 the date of enactment of this Act, the Secretary  
9 shall publish the criteria for awarding grants under  
10 this section.

11 (3) APPLICATION.—An eligible entity desiring a  
12 grant under this section shall submit to the Sec-  
13 retary an application—

14 (A) in such manner and containing such  
15 information as the Secretary may require;

16 (B) that demonstrates a capacity to exe-  
17 cute projects and leverage potential, and any  
18 other additional factors as determined by the  
19 Secretary; and

20 (C) not later than 200 days after the date  
21 of enactment of this Act.

22 (4) PREFERENCE.—The Secretary shall award  
23 preference to an application for a grant under this  
24 section to applicants that submit proposals—



1 (A) to provide assistance in areas with  
2 high levels of cost-burdened households;

3 (B) to provide assistance in rural areas;

4 (C) to provide assistance in communities  
5 that have adopted changes to local land-use  
6 policies, building codes, or related regulations  
7 that favor greater housing production, such  
8 as—

9 (i) allowing greater density near pub-  
10 lic transportation lines;

11 (ii) establishing by-right development;

12 (iii) eliminating off-street parking re-  
13 quirements;

14 (iv) granting density bonuses;

15 (v) enacting high-density and multi-  
16 family zoning;

17 (vi) employing inclusionary zoning;

18 (vii) relaxing minimum lot sizes; or

19 (viii) authorizing conversion of com-  
20 mercial properties into mixed-use residen-  
21 tial properties;

22 (D) to provide assistance in areas that are  
23 in close proximity to high-frequency public  
24 transportation; or

1           (E) that have a higher proportion of af-  
2           fordable units for households with incomes that  
3           are less than 50 percent of the area median in-  
4           come.

5           (5) DIVERSITY.—In awarding grants under this  
6           section, the Secretary shall ensure a geographic di-  
7           versity of grantees from across the United States.

8           (c) USE OF FUNDS.—

9           (1) IN GENERAL.—A recipient of a grant under  
10          this section—

11           (A) shall use grant funds to purchase  
12           blighted, abandoned, vacant, foreclosed, or sur-  
13           plus property and convert the property into af-  
14           fordable housing, which shall serve individuals  
15           and families with a household income that does  
16           not exceed 120 percent of the area median in-  
17           come;

18           (B) may use grant funds for mixed-use de-  
19           velopment projects, conversion of non-residen-  
20           tial office and retail properties, and other rede-  
21           velopment requiring changes to land use restric-  
22           tions; and

23           (C) shall, to the maximum extent fea-  
24           sible—

1 (i) provide for the hiring of employees  
 2 who reside in the vicinity, as such term is  
 3 defined by the Secretary, of projects fund-  
 4 ed under this section; or

5 (ii) contract with small business con-  
 6 cerns owned and controlled by socially and  
 7 economically disadvantaged individuals (as  
 8 defined in section 8(d)(3)(C) of the Small  
 9 Business Act (15 U.S.C. 637(d)(3)(C)) re-  
 10 siding in the vicinity of projects funded  
 11 under this section.

12 (2) SET ASIDE FOR EXTREMELY LOW-INCOME  
 13 AND VERY LOW-INCOME FAMILIES.—Not less than  
 14 25 percent of the affordable housing described in  
 15 paragraph (1) shall service individuals and families  
 16 with a household income that does not exceed 50  
 17 percent of the area median income.

18 (3) AFFORDABILITY PERIODS.—

19 (A) IN GENERAL.—The affordability period  
 20 for housing assisted under this section—

21 (i) with respect to rental housing or  
 22 housing with resale restrictions, shall be  
 23 not less than 30 years, beginning on  
 24 project completion; and

1 (ii) with respect to housing with re-  
 2 capture restrictions, shall be not less than  
 3 10, 20, or 30 years in accordance with the  
 4 affordability period requirements under  
 5 section 93.305 of title 24, Code of Federal  
 6 Regulations, or any successor regulation.

7 (B) LONGER PERIODS PERMITTED.—Noth-  
 8 ing in subparagraph (A) shall be construed to  
 9 prohibit a recipient of a grant under this sec-  
 10 tion from establishing a longer affordability pe-  
 11 riod than is required under that subparagraph.

12 (4) DEADLINE FOR EXPENDING FUNDS.—A re-  
 13 cipient of a grant under this section shall expend—

14 (A) not less than 50 percent of allocated  
 15 funds under this section not later than 3 years  
 16 after the date on which the funds become avail-  
 17 able to the grantee for obligation; and

18 (B) 100 percent of allocated funds under  
 19 this section not later than 6 years after the  
 20 date on which the funds become available to the  
 21 grantee for obligation.

22 (d) TECHNICAL ASSISTANCE.—The Secretary may  
 23 use not more than 2 percent of the funds made available  
 24 under this section to provide technical assistance to grant-  
 25 ees under this section.

1       (e) DEADLINE FOR AWARDING FUNDS.—The Sec-  
2 retary shall award all grant funds authorized under this  
3 section not later than 1 year after the date of enactment  
4 of this Act.

5       (f) EXISTING REGULATIONS.—Except to the extent  
6 that a regulation is in conflict with the provisions of this  
7 Act, the regulations applicable to the provision of emer-  
8 gency assistance for the redevelopment of abandoned and  
9 foreclosed homes, as authorized under title III of division  
10 B of the Housing and Economic Recovery Act of 2008  
11 (42 U.S.C. 5301 note; Public Law 110–289) and subse-  
12 quent Acts, as in effect on the day before the date of en-  
13 actment of this Act, shall apply to the provision of assist-  
14 ance under this Act.

# United States Senate

## *The Affordable Housing Redevelopment Act*

*Senator Feinstein*

### **Need for Legislation**

- In California, more than 1.4 million units are needed to address the state's affordable housing shortage. Across the country, 7.4 million new affordable housing units are needed to serve the nation's low-income renter households.
- Due to financial burdens and loss of income resulting from the COVID-19 pandemic, millions of people in the United States are at risk of eviction or foreclosure, and the need for more affordable housing is expected to increase dramatically.
- In addition to making long-term investments in building new affordable housing in the United States, it is critically important to focus resources on more immediate solutions, such as acquiring and rehabilitating existing buildings.

### **What the Affordable Housing Redevelopment Act Would Do**

- Reauthorize the Neighborhood Stabilization Program to help state and local governments purchase blighted, vacant, abandoned, foreclosed, or surplus properties, and convert them into affordable housing. Eligible projects would include mixed-use development and conversions of non-residential office and retail properties.
  - All new units would serve households whose income does not exceed 120% of area median income, and at least 25% of housing must serve households whose income does not exceed 50% area median income. Long-term affordability requirements would apply in all cases.
- Authorize \$1.5 billion in discretionary appropriations to be allocated as a competitive grant program administered by the Department of Housing and Urban Development (HUD), up to 2% of which may be used to provide technical assistance to grantees.

### **Background: Neighborhood Stabilization Program**

- Established in the wake of the 2008 financial crisis, the Neighborhood Stabilization Program was created by Congress to help provide assistance to communities hit hard by the recession by funding the acquisition and rehabilitation of troubled residential properties. Since 2008, NSP funds have facilitated the construction and rehabilitation of more than 50,000 housing units, and generated \$1.8 billion in return income.

***If you would like more information, or to support the bill, please contact Ryan Williams in Senator Feinstein's office at ([Ryan\\_Williams@feinstein.senate.gov](mailto:Ryan_Williams@feinstein.senate.gov))***

WASHINGTON, DC 20510-0504

<http://feinstein.senate.gov>

**Fighting Homelessness Through Services and Housing Act**  
*(Introduced by Senator Dianne Feinstein [D-CA])*

**Background:**

- According to the most recent data available from the Department of Housing and Urban Development, there are more than 567,700 homeless individuals and families in the United States.
- *More than 25 percent of this population is in California, with approximately 151,278 homeless people are on the streets on any given night.*

**What the Bill Would Do:**

- Authorize a new grant program for supportive housing models that provide comprehensive services and intensive case management.

**How the Bill Would Work**

- Authorize \$1 billion per year, subject to annual appropriations. Up to \$5 million would be available for planning grants (not to exceed \$100,000 per grant), and the rest would be for housing and services.
- Grants for services and housing would require a 25% match from non-federal funds.
- Grants may be used for any combination of operations and capital building costs, as long as the housing and services requirements are fulfilled.
- Grantees must track outcomes and report on housing stability and improvements in health and wellbeing (including education of children).

**Who Is Eligible for the Grants**

- Local government entities (including cities, counties, regions, and tribal organizations) that provide supportive housing with services described below. Most applicants will represent partnerships among several entities, including non-profit providers.

**Eligibility Requirements**

- Recipients must ensure that the capacity for services provided includes addressing mental health, substance use disorders, disabling or other chronic health conditions, educational and job training/employment outcomes, and life skills classes (ex: financial literacy).
- Intensive case management must be provided with a ratio of no greater than 1 case manager to every 20 people served.
- When serving families with children, the services available must include (but are not limited to): children's behavioral and mental health services, early childhood education, regular and age-appropriate children's programming and activities, child health and nutrition screening and education (including coordination of medical and well-child services), and parenting classes and support programs.
- Services must also have in place a protocol for staff training and best practices to identify and prevent child trafficking, abuse, and neglect.

117TH CONGRESS  
1ST SESSION

**S.** \_\_\_\_\_

To fight homelessness in the United States by authorizing a grant program within the Health Resources and Services Administration for housing programs that offer comprehensive services and intensive case management for homeless individuals and families.

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IN THE SENATE OF THE UNITED STATES

Mrs. FEINSTEIN introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

---

**A BILL**

To fight homelessness in the United States by authorizing a grant program within the Health Resources and Services Administration for housing programs that offer comprehensive services and intensive case management for homeless individuals and families.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the "Fighting Homelessness  
5 Through Services and Housing Act".



1 **SEC. 2. ESTABLISHMENT OF GRANT PROGRAM.**

2 (a) **IN GENERAL.**—The Administrator of the Health  
3 Resources and Services Administration (referred to in this  
4 section as the “Administrator”), in consultation with the  
5 working group established under subsection (b), shall es-  
6 tablish a grant program to award competitive grants to  
7 eligible entities for the planning and implementation of  
8 programs to address homelessness.

9 (b) **WORKING GROUP.**—The Administrator shall es-  
10 tablish an interagency working group to provide advice to  
11 the Administrator in carrying out the program under sub-  
12 section (a). The working group shall include representa-  
13 tives from the United States Interagency Council on  
14 Homelessness, Department of Education, Department of  
15 Health and Human Services, Department of Housing and  
16 Urban Development, Department of Labor, Department  
17 of Transportation, Department of Veterans Affairs, De-  
18 partment of Agriculture, Department of the Treasury, De-  
19 partment of Justice, and Bureau of Indian Affairs.

20 (c) **TYPES OF GRANTS.**—

21 (1) **IMPLEMENTATION GRANTS.**—

22 (A) **IN GENERAL.**—Under the program  
23 under subsection (a), the Administrator shall  
24 award 5-year implementation grants to eligible  
25 entities to assist such entities in carrying out  
26 activities, and paying capital building costs, as-

1           sociated with the provision of housing and serv-  
2           ices to homeless individuals and families, in-  
3           cluding homeless children and youths (as de-  
4           fined by section 725 of the McKinney-Vento  
5           Homeless Assistance Act (42 U.S.C. 11434a)),  
6           or those at risk of becoming homeless.

7           (B) AMOUNT.—The amount awarded to an  
8           entity under a grant under this paragraph shall  
9           not exceed \$25,000,000.

10          (C) MATCHING REQUIREMENT.—With re-  
11          spect to the costs of the activities to be carried  
12          out by an entity under a grant under this para-  
13          graph, the entity shall make available (directly  
14          or through donations from public or private en-  
15          tities) non-Federal contributions toward such  
16          costs in an amount that equals 25 percent of  
17          the amount of the grant.

18          (2) PLANNING GRANTS.—

19          (A) IN GENERAL.—Under the program  
20          under subsection (a), the Administrator shall  
21          award 1-year planning grants to eligible entities  
22          to assist such entities in developing comprehen-  
23          sive plans to address homelessness in the com-  
24          munities and regions served by such entities or  
25          to enhance the effectiveness of existing pro-

1           grams that serve homeless individuals and fami-  
2           lies, including homeless children and youths (as  
3           defined by section 725 of the McKinney-Vento  
4           Homeless Assistance Act (42 U.S.C. 11434a)),  
5           or those at risk of becoming homeless.

6                   (B) AMOUNT.—The amount awarded to an  
7           entity under a grant under this paragraph shall  
8           not exceed \$100,000, and such amount shall  
9           not be subject to any matching requirement.

10          (d) ELIGIBILITY.—

11                   (1) IN GENERAL.—To be eligible to receive a  
12          grant under the program under subsection (a), an  
13          entity shall—

14                           (A) be a governmental entity (at the coun-  
15                           ty, city, regional, or locality level), Indian tribe,  
16                           or tribal organization;

17                           (B) demonstrate that the capacity of the  
18                           entity for providing services under the grant in-  
19                           cludes the ability to address mental health, sub-  
20                           stance use disorder and recovery services, dis-  
21                           abling or other chronic health conditions, edu-  
22                           cational and job training or employment out-  
23                           comes, and life skills needs (including financial  
24                           literacy); and

1 (C) submit to the Administrator an appli-  
2 cation that includes an assurance that, in car-  
3 rying out activities under the grant, the entity  
4 will—

5 (i) ensure stable housing, intensive  
6 case management, and comprehensive serv-  
7 ices that include, at minimum, mental  
8 health, substance use disorder treatment  
9 and recovery services, education and job  
10 training, age-appropriate services for chil-  
11 dren, and life skills training (such as fi-  
12 nancial literacy training);

13 (ii) coordinate with the population to  
14 be served by the entity to ensure that sup-  
15 portive services are tailored to meet the  
16 specific and actual needs of the individuals  
17 and families served;

18 (iii) coordinate with local law enforce-  
19 ment, courts (including specialized courts),  
20 probation, and other public services agen-  
21 cies to conduct outreach and better iden-  
22 tify at-risk or homeless populations that  
23 would benefit from services offered by the  
24 entity;

1 (iv) follow trauma-informed best prac-  
2 tices to address the needs of the popu-  
3 lations to be served;

4 (v) provide services under the grant  
5 on-site or in-home as appropriate;

6 (vi) provide assistance in addressing  
7 the transportation needs of individuals for  
8 services provided under the grant off-site;  
9 and

10 (vii) comply with additional require-  
11 ments, if the entity intends to serve fami-  
12 lies with children under the grant, to en-  
13 sure—

14 (I) that services include chil-  
15 dren's behavioral and mental health  
16 services, early childhood education,  
17 regular and age-appropriate children's  
18 programming and activities, child  
19 health, development, and nutrition  
20 screening (including coordination of  
21 medical and well-child services), and  
22 parenting classes and support pro-  
23 grams;

24 (II) in conditions where family  
25 housing is provided in a central facil-

1                   ity and not in mixed units in a com-  
2                   mercial building, that a safe space for  
3                   play and age-appropriate activities is  
4                   available on-site and has regular  
5                   hours of operation; and

6                   (III) that the entity has in place  
7                   protocol for staff training and best  
8                   practices to identify and prevent child  
9                   trafficking, abuse, and neglect.

10                  (2) CASE MANAGEMENT.—An entity receiving a  
11                  grant under this section shall ensure that case man-  
12                  agement provided by the entity under the grant does  
13                  not exceed a ratio of 1 caseworker to 20 cases.

14                  (3) PARTNERSHIPS.—An entity may enter into  
15                  a partnership with more than one provider that may  
16                  include a local health agency, non-profit service pro-  
17                  viders, medical and mental health providers, housing  
18                  providers, and other service providers as necessary.

19                  (e) OVERSIGHT REQUIREMENTS.—

20                  (1) ANNUAL REPORTS.—Not later than 1 year  
21                  after the date on which a grant is received by an en-  
22                  tity under subsection (a), and annually thereafter  
23                  for the term of the grant, such entity shall submit  
24                  to the Administrator a report on the activities car-  
25                  ried out under the grant. Such report shall include,

1 with respect to activities carried out under the grant  
2 in the community served, measures of outcomes re-  
3 lating to—

4 (A) whether individuals and families who  
5 are served continued to have housing and did  
6 not experience intermittent periods of homeless-  
7 ness;

8 (B) whether individuals and families who  
9 are served see improvements in their physical  
10 and mental health, have access to a specific pri-  
11 mary care provider, promptly receive any need-  
12 ed health care, and have a health care plan that  
13 meets their individual needs (including access to  
14 mental health and substance use treatment as  
15 applicable, and family-based treatment models);

16 (C) whether children who are served are  
17 enrolled in school, attend regularly, and are re-  
18 ceiving services to meet their educational needs;

19 (D) whether children who are served have  
20 access to trauma-informed mental health care  
21 and screening for any mental and behavioral  
22 health needs, as well as other services to meet  
23 their needs, as appropriate;

24 (E) how grant funds are used; and

1 (F) other matters determined appropriate  
2 by the Administrator.

3 (2) RULE OF CONSTRUCTION.—Nothing in this  
4 subsection shall be construed to condition the receipt  
5 of future housing and other services by individuals  
6 under the grant on the outcomes detailed in the re-  
7 ports submitted under paragraph (1).

8 (f) DEFINITION.—In this section, the terms “Indian  
9 tribe” and “tribal organization” have the meanings given  
10 such terms in section 4 of the Indian Self-Determination  
11 and Education Assistance Act (25 U.S.C. 5304) and shall  
12 include tribally designated housing entities (as defined in  
13 section 4(22) of the Native American Housing Assistance  
14 and Self-Determination Act of 1996 (25 U.S.C.  
15 4103(22))) and entities that serve Native Hawaiians (as  
16 defined in section 338K(e) of the Public Health Service  
17 Act (42 U.S.C. 254s(e))).

18 (g) AUTHORIZATION OF APPROPRIATIONS.—There is  
19 authorized to be appropriated to carry out this section,  
20 \$1,000,000,000 for each of fiscal years 2022 through  
21 2027, of which—

22 (1) not less than 5 percent of such funds shall  
23 be awarded to Indian tribes and tribal organizations;

24 (2) \$5,000,000 shall be made available for plan-  
25 ning grants under subsection (c)(2); and



1           (3) the remainder shall be made available for  
2           implementation grants under subsection (c)(1).



# CITY OF MERCED

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

## Meeting Agenda

### Planning Commission

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Wednesday, January 20, 2021

7:00 PM

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

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#### 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](http://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 1 p.m. 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](mailto:planningweb@cityofmerced.org) and should be limited to 300 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 1:00 p.m. 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. Because of technical limitations, voicemails left after 1:00 p.m. may or may not be available for the Commission hearing.

To view video (if available) or listen to the Planning Commission meeting live, go to the City's website [www.cityofmerced.org](http://www.cityofmerced.org), 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**    [21-036](#)                    **SUBJECT:** Planning Commission Minutes of January 6, 2021

**ACTION:**

Approving and filing the Planning Commission Minutes of January 6, 2021

**D.2**    [21-046](#)                    **SUBJECT:** Vacation #21-01 - initiated by Valley Children's Hospital to abandon a 32-foot-wide portion of roadway, containing approximately 19,627.87 square feet of land, generally located approximately 330 feet north of Yosemite Avenue, between Mansionette Drive and Sandpiper Avenue (extended).

**ACTION FINDING:**

- 1) The proposed Vacation is consistent with the General Plan.

**SUMMARY**

This request is to vacate a 32-foot-wide strip of right-of-way, containing approximately 19,627.87 square feet of land, generally located approximately 330 feet north of Yosemite Avenue between Mansionette Drive and Sandpiper Avenue (extended). City staff has reviewed the need for this right-of-way and determined that a road in this location is not necessary.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission adopt a Finding that the proposed Vacation is consistent with the General Plan.

**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 [20-796](#)**

**SUBJECT:** Conditional Use Permit #1251, initiated by Tait & Associates, on behalf of Yosemite & G, LLC, property owner. This application involves a request to sell beer, wine, and distilled spirits for off-site consumption for a new gas station (7-Eleven), generally located at the northeast corner of Yosemite Avenue and G Street (3600 G Street), within a zoning classification of Planned Development (P-D) #72, and a General Plan designation of Neighborhood Commercial (CN). \*\*PUBLIC HEARING\*\*

**ACTION:** Approve/Disapprove/Modify  
 Environmental Review #20-40 (CEQA Section 15162 Findings)  
 Conditional Use Permit #1251

**SUMMARY**

7-Eleven is requesting approval to sell beer, wine, and distilled spirits for off-site consumption at a proposed gas station and convenience mart on the Yosemite Crossing site (3600 G Street). The subject site is a vacant

parcel located at the northeast corner of Yosemite Avenue and G Street. 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 #20-40 [CEQA Section 15162 Findings] and Conditional Use Permit #1251 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.2 [20-797](#)

**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** Item to be Tabled; No Action Required

#### SUMMARY

General Plan Amendment #20-03 was continued from the December 9, 2020, Planning Commission meeting. Staff has determined that this item will be tabled and brought back at a future date.

#### RECOMMENDATION

The Item is being tabled; no action is required.

#### E.3 [20-798](#)

**SUBJECT:** Zoning Ordinance Amendment #20-01, initiated by the City of Merced. This application involves changes to the Merced Zoning Ordinance (Title 20 of the Merced Municipal Code) which would amend Merced Municipal Code Section 20.10 ("Commercial Zoning Districts"). This amendment would modify Table 20.10-1 ("Permitted Land Uses in the Commercial Zoning Districts") by expanding the list of permitted uses and reducing the amount of floor area devoted to the sale of groceries in the Shopping Center Commercial (C-SC) zone; adding Breweries, Wineries, and Distilleries to the list of permitted uses in various Commercial zones; allowing food trucks in the City

Center area of the Regional/Central Commercial Zone (C-C); and changing the level of review required for Personal Services in various commercial zones. \*\*\*PUBLIC HEARING\*\*

**ACTION PLANNING COMMISSION:**

Recommendation to City Council  
 Environmental Review #20-33 (*Categorical Exemption*)  
 Zoning Ordinance Amendment #20-01

**CITY COUNCIL:**

Approve/Disapprove/Modify  
 Environmental Review #20-33 (*Categorical Exemption*)  
 Zoning Ordinance Amendment #20-01

**SUMMARY**

This Zoning Ordinance Amendment would make several changes to the “Commercial Zoning District” section, including expanding the list of permitted uses and reducing the amount of floor area devoted to the sale of groceries in the Shopping Center Commercial (C-SC) zone; adding Breweries, Wineries, and Distilleries to the list of permitted uses in various Commercial zones; allowing food trucks in the City Center area of the Regional/Central Commercial Zone (C-C); and changing the level of review required for Personal Services in various commercial zones. Staff is recommending approval.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #20-33 [*Categorical Exemption*] and Zoning Ordinance Amendment #20-01 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.

**E.4 [20-799](#)**

**SUBJECT:** Zoning Ordinance Amendment #20-02, initiated by the City of Merced. This application involves changes to the Merced Zoning Ordinance (Title 20 of the Merced Municipal Code) which would amend Merced Municipal Code Section 20.42 (“Accessory Dwelling Units”). This amendment would modify the City’s requirements for “accessory dwelling units” (ADUs) to meet the modified requirements of State Law in regards to minimum lot sizes, owner-occupancy requirements, maximum size of an ADU, application review times, parking requirements, the charging of impact fees, the sale of ADUs, “junior ADUs,” and other requirements of State Law. \*\*PUBLIC

HEARING\*\*

**ACTION PLANNING COMMISSION:**

Recommendation to City Council  
 Environmental Review #20-34 (*Categorical Exemption*)  
 Zoning Ordinance Amendment #20-02

**CITY COUNCIL:**

Approve/Disapprove/Modify  
 Environmental Review #20-34 (*Categorical Exemption*)  
 Zoning Ordinance Amendment #20-02

**SUMMARY**

This Zoning Ordinance Amendment would modify the City’s requirements for “accessory dwelling units” (ADUs) to meet the modified requirements of State Law in regards to minimum lot sizes, owner-occupancy requirements, maximum size of an ADU, application review times, parking requirements, the charging of impact fees, the sale of ADUs, “junior ADUs,” and other requirements of State Law, which have gone into effect in 2020 and 2021. Staff is recommending approval.

**RECOMMENDATION**

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #20-34 [*Categorical Exemption*] and Zoning Ordinance Amendment #20-02 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.

**F INFORMATION ITEMS**

**F.1**     [21-034](#)                     **SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

**ACTION**

Information only.

**F.2**     [21-035](#)                     **SUBJECT:** Calendar of Meetings/Events

- Jan. 19     City Council, 6:00 p.m. (**By Teleconference**)
- 20     Planning Commission, 7:00 p.m. (**By Teleconference**)
- Feb. 1     City Council, 6:00 p.m. (**By Teleconference**)
- 3     Planning Commission, 7:00 p.m. (**By Teleconference**)
- 16     City Council, 6:00 p.m. (**May be by Teleconference**)
- 17     Planning Commission, 7:00 p.m. (**By Teleconference**)

- 23 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. (**By Teleconference**)
- Mar. 1 City Council, 6:00 p.m. (**Teleconference**)
- 3 Planning Commission, 7:00 p.m. (**By Teleconference**)
- 15 City Council, 6:00 p.m. (**May be by Teleconference**)
- 17 Planning Commission, 7:00 p.m. (**By Teleconference**)

## G. ADJOURNMENT