



THE WEEKLY COUNCIL INFORMATION REPORT

December 3, 2021

Thank You for Serving Our Community



Thanks Officer J. Nickerson

My hero's name is Officer J. Nickerson.

He went to great effort in retrieving my phone. He and the department took it seriously when I know they have many higher priorities to be addressing. He was a fantastic communicator and showed me great kindness. He stopped in front of the halfway house, looked for anyone in the area, then perused to track it while I sent him updates of its whereabouts as it moved to the next block.

He returned my phone and restored my faith in humanity! I am so impressed with Merced PD!

Chelsea



Thank you to those who sit at this table
City of Merced Emergency Communications Center



Members of Merced PD enjoying a meal together over the Thanksgiving holiday



**Meet Merced PD's Newest Temp
Dispatcher**

Welcome Angela Cortez

Angela was born and raised in Turlock. She attended nursing school in Salida to become a Licensed Vocational Nurse. After working in that field for approximately three years, Angela made a career change. Intending to help people, she pursued a career as a dispatcher. Please give Angela a warm welcome to the Merced Police Department family.

Meet Merced PD's Newest Dispatcher

Welcome Charlene Walsh

Charlene was born and raised in Merced. She graduated from Merced High School and joined the United States Navy, where she served as an analyst for four years. After serving, Charlene attended California State University at San Francisco, where she graduated with B.A. in Liberal Studies. Charlene's interests include helping people, and becoming a dispatcher allows her to do just that! Please give Charlene a warm welcome to the Merced Police Department family!



**Meet Merced PD's Newest Temp
Dispatcher**

Bryan Schaefer

Bryan was born in Sacramento and raised in Pleasanton and Newman, California. Bryan attends Merced College and pursuing a degree in psychology. He has always wanted a career helping people, leading him to law enforcement. Please give Bryan a warm welcome to the Merced Police Department family!



Pictured above, Charlene Walsh

Merced PD Bomb Squad Training

This week Merced Fire Department's Hazardous Materials Technicians and Merced Police Department Bomb Squad personnel, in conjunction with Merced County's Hazardous Materials Team, participated in a multi-discipline training scenario with the California National Guard 95th and 9th Civil Support Team. The training was conducted on the former Castle Air Force base and consisted of an illegal Fentanyl lab with an improvised explosive device. The scenario began at 8 am with a phone call to Cal Fire indicating a possible drug lab. Merced County/Cal Fire responded, assessed the hazards, and requested a level 3 hazardous materials response. The hazmat team responded with support from the Merced City Fire Department and later the Merced Police Department's Bomb Squad. The HazMat team and MPD Bomb Squad made entry and confirmed a possible Fentanyl lab and IED. Based on the severity of the lab and criminal aspect, the CA National Guard 95th and 9th Civil Support Team and the FBI were requested. All involved agencies worked tirelessly through the hazard assessment, resource assignment, mitigation, and decontamination process. All personnel ended the drill with a better understanding of what resources are available and their capabilities at the local, state, and federal level.





Merced FD Informational Session at Sam Café

On December 1st, the Merced Fire Department held a successful informational recruitment session at Sam's Café on 12th St in Merced. Meeting with local fire personnel drew interest and excitement. During the event, personnel explained the department's newly updated entrance exam process and answered questions from participants.

A community favorite, Sam Maylaythong, owner of Sam Cafe, hosted the event. Sam says he recognizes the value of being a productive contributor in his community and enjoys supporting the Fire Department in its efforts to continue to build a strong team. Sam provided complimentary appetizers and beverages to everyone who attended the event.

The Fire Department plans to host similar sessions to encourage the community's interest.

A big thank you to Sam!



Pictured above, rescue training participants

Fentanyl Hazmat Response Training

On November 30th and 31st, at the Castle Training facility in Atwater, the City of Merced Fire Department, CA National Guard Civil Support Team (CST), CAL FIRE, Merced County Sheriff, Merced County Public Health, Modesto Fire, CAL OES, and Merced County Environmental Health participated in joint training on Fentanyl Hazmat responses.



Pictured above, Hazmat Response Training participants

Joint Ropes Rescue Training

On November 26th, the Merced County Fire Department hosted joint training with the City of Merced. Keeping skills up to date is critical for firefighters when responding to an emergency.



Pictured above, rescue training participants

Apartment Fire at 1000 Block of K Street

On November 29th, shortly after 11 a.m., the City of Merced Fire Department was dispatched to a structure fire at the 1000 block of K Street. Firefighters arrived at an apartment unit involved with smoke and fire. The crews quickly put out the fire, saved the exposed apartment units from further damage, and stayed on site to contain the incident.



Pictured above, containment of K Street apartment fire



Pictured above, containment of K Street apartment fire

Public Works in Action

The City hired contractor, Elite Landscape, continues with irrigation work in the Bellevue Ranch area near Bancroft Drive & Cardella Road.

Pictured below, Bellevue Ranch Landscape Project

Pictured below, Bellevue Ranch Landscape Project



Greg Norman

The Public Works Department would like to extend our deepest sympathies to the family of Greg Norman.

Greg was hired with the City on July 1, 2002, and served as a Refuse Equipment Operator until he suddenly passed away on Thanksgiving Day. He was a dedicated employee who did his job well and with great pride. Greg would go out of his way to provide the best service and help those around him. One of his closest coworkers, Eric Berlier, described how Greg was so knowledgeable about his route and customers that Greg would know when people went on vacation and would take out or put away their cans if they had forgotten.

“Greg went out of his way in everything he did because that was simply the kind of person he was. Greg was well-liked around work, and the department will surely miss him and the incredible work ethic he provided to the City of Merced. Greg had an amazing family who was tight-knit, and they will surely miss his infectious laugh and his love for life.” - Eric Berlier

Inspection Services Report

From November 15th, 2021, through November 28th, 2021, there were 3 New Single Family Dwelling Permits Issued.

The running total of New Single-Family Dwellings in Plan Review is **101**.

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, three buildings have 30 units, and one building has four units for a total of 126 units.
- Compass Pointe phase II: 128 units in 16, 8-plex buildings, plus a clubhouse.
- A fire damage repair is also adding an ADU located at 1740 Shirley St.
- Gateway Commons Apartments located at 3130 E. Gerard Ave.; 1 community building, five buildings with 16 units, and five buildings with 24 units for 200 units, plus 31 garage structures.
- The Hub student housing at 3486 McKee Rd.; 4 buildings consisting of 88 apartments plus first-floor mixed-use and offices. Approximately 185,000 SF total.

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

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

One new tenant improvement permit was issued during this period; for a 2,312 SF car wrap/detailing business located at 3376 N Hwy 59, Ste A.

There were 0 new commercial submittals during this period.

During this period, there was one new tenant improvement submittal for a remodel at Pep Boys, at 1207 W. Main St.

There were 0 CofOs issued for this period.

There were 29 CofOs for Single Family Dwellings during this period.



REPORTS & CORRESPONDENCE

- | | |
|----------------------------|------------|
| 1. Toy Donation Flyer/List | Page 8 |
| 2. Museum Open House | Page 10 |
| 3. Christmas Parade Flyer | Page 11 |
| 4. Santa’s Workshop | Page 12 |
| 5. Hmong New Year Flyer | Page 13 |
| 6. Community Cleanup Flyer | Page 14 |
| 7. Planning Commission | Page 15-23 |

MERCED FIRE DEPARTMENT AND MERCED POLICE DEPARTMENT SPONSOR THE

CHRISTMAS  PROGRAM

TOY
COLLECTION

FIRE AND COPS FOR KIDS

TOYS WANTED

NEW AND UNWRAPPED TOYS FOR CHILDREN (AGES NEWBORN - 12)
FOR CHILDREN OF DISADVANTAGED FAMILIES IN THE CITY OF MERCED



MERCED POLICE DEPARTMENT
CONTACT OFFICER STOKES 769-0730
STOKESK@CITYOFMERCED.ORG



FIRE & COPS FOR KIDS TOY DRIVE

These locations are accepting donation of toys:

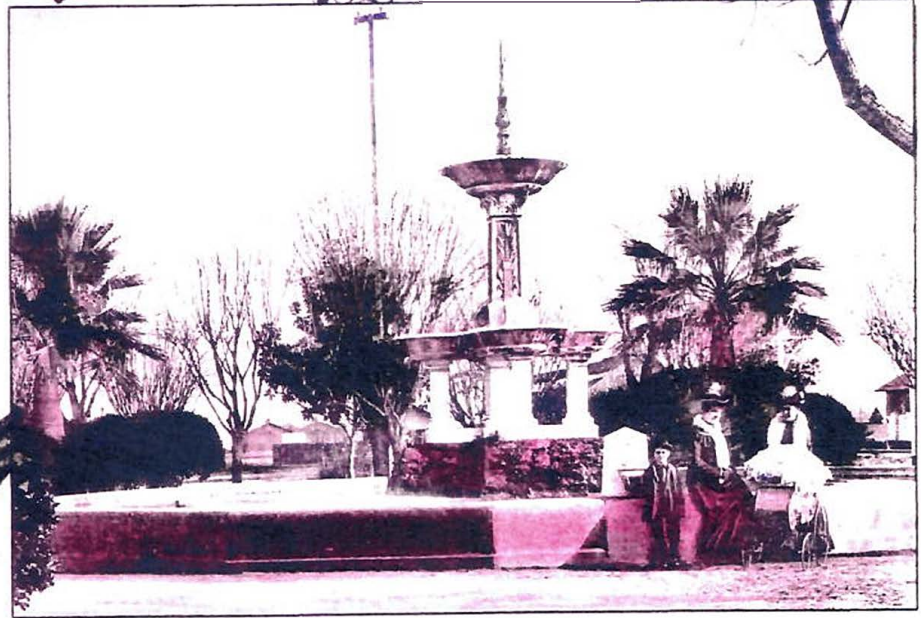
- Aloha Florist, 2832 G Street
- Advance America, 1850 West Olive Avenue
- California Autism Center, 1160 West Olive Avenue Suite E
- Merced City Hall, 678 W 18th Street
- City of Merced Public Work Corp. Yard, 1776 Wardrobe Avenue
- Coldwell Banker, 701 W Olive Avenue
- Fire Station # 4, 1425 E 21st Street
- Fire Station # 51, 99 E 16th Street
- Fire Station # 53, 800 Loughborough Dr
- Fire Station # 55, 3520 N Parsons Avenue
- Flanagan Realty, 2098 G Street
- 4H UC Cooperative Extension, 1750 Wardrobe Avenue
- Merced City School District Office, 444 W 23rd Street
- Merced County Office of Education, 632 W 13th Street
- Merced Police Department Central Station, 611 W 2nd Street
- Merced Police Department South Station, 470 W 11th Street
- Merced School Employee Federal Credit Union, 1021 Olivewood Drive
- Merced School Employee Federal Credit Union, 1935 M Street
- MERCO Credit Union, 1911 M Street
- Northwood Village Apartment Complex, 255 Snowhaven Court
- Rapid Xpress Car Wash, 2905 G Street
- Ron Smith Buick GMC, 1900 Auto Center Drive
- Travis Credit Union, 1194 W Olive Avenue
- Toyota of Merced, 1400 Auto Center Drive
- Village Landing Apartment Complex, 3601 San Jose Avenue
- Village Terrace Apartment Complex, 3827 San Jose Avenue
- US Dept of Agriculture, 2926 G St
- JC Penney, Merced Mall
- Ramona Stanford, Ladies 18 Hole
- J N T Auto Repair 210 W 15th St
- EECU, 755 E Yosemite Ave
- WestAmerica Bank 490 W Olive Ave
- Dollar General, 1729 W Hwy 140

MERCED FIRE DEPARTMENT AND MERCED POLICE DEPARTMENT SPONSOR THE





GREETINGS
FROM
MERCED, CA



You are invited to our annual holiday celebration.

CHRISTMAS OPEN HOUSE AT THE MUSEUM

Sunday, December 5, 2021

1:00 – 4:00 p.m.

**Merced County Courthouse Museum
21st and N Streets, Merced**



Merced County Courthouse Museum
21st and N Streets
P.O. Box 3557
Merced, CA 95344
(209) 723-2401

www.mercedmuseum.org



Non Profit
Organization
U.S. Postage
PAID
Permit #532
Merced 95340

Get into the spirit of the season! We've "decked the halls" and filled the rooms of our historic building with over 60 Christmas trees. Join us for music, trees, treats and our traditional Courthouse Eggnog. The Christmas tree exhibit will run through Dec. 30.

- 1:00 – 1:30 CPC Handbell Choir
- 1:45 – 2:15 Harmony Valley Chorus
- 2:30 – 3:00 Sandra Stocking's Flute Group
- 3:15 – 3:45 Merced Baroque Sinfonia

FREE ADMISSION

Shop for your Holiday Gifts in our Store!

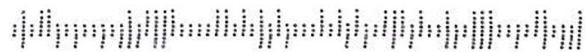
Courthouse Museum Store Hours: Wed. - Sun. 1:00 – 4:00 p.m.

Disabled accessible – eastern entrance and elevator

Merced City Manager
678 W 18th
Merced CA 95340

Cover: Laura Fountain by Southern Pacific Railroad, circa 1910s

95344-34700 0006



City of Merced Parks and Recreation

Christmas **TREE** Lane

A Reverse Christmas Parade!

Main Street located in Downtown Merced.

Saturday, December 4th
5:00pm-8:30pm

DRIVE THRU EVENT ONLY.

NOW ACCEPTING VENDORS!

Contact us to register your float or vehicle!
Cityofmerced.org/departments/parks-community-services



SANTA'S
Workshop

DECEMBER 15TH
APPLEGATE PARK ZOO
1045 W. 25TH ST.

4:45PM-7:30PM
OFFERING 2 TIME SLOTS

CRAFTS • PHOTOBOTHOS • ENTERTAINMENT •
HOT COCOA • SPECIAL GUESTS • AND MORE!

Kids ages 2-10

\$10 PER CHILD

PLEASE PRE-REGISTER AT 632 W. 18TH ST. OR
CALL 385-6235
SPACE IS LIMITED!

MASKS ARE REQUIRED TO ATTEND



MERCED LAO FAMILY COMMUNITY, INC. PRESENTS

DEC. 18-19

MERCED 2021-22

HMONG NEW YEAR CELEBRATION



ENJOY FOOD & CULTURE

TRADITIONAL BALL TOSSING

CULTURE & TALENT SHOW

DANCE COMPETITION

SPORTS COMPETITION

SPORTS TOURNAMENT

SOCCER / VOLLEYBALL / FLAG FOOTBALL

TOP SPIN / XATON



MERCED LAO FAMILY COMMUNITY, INC.
1748 Miles Court #8 Merced, CA 95348

(209) 384-7384

Sports Tournament: Kenedy Yang (209) 499 - 5701
Dance Contest: Teng Thao (209) 500 - 9938
Vendor or Booth: Gao Cha (209) 384 - 7384
Sponsor: Ye Thao (209) 384 - 7384

EVENT LOCATION

Merced County
Fairgrounds

900 Martin Luther King Jr. Way
Merced, Ca 95340





**SATURDAY
DECEMBER
11TH**

CLEAN UP DAY

**APPLEGATE PARK
BEAR CREEK
DOWNTOWN ALLEYS**

MEET @ APPLEGATE MOAT [26TH & O ST]

START 8AM - LUNCH 11A

BRING GLOVES, BAGS AND TRUCKS





CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, December 8, 2021

7:00 PM

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

NOTICE TO PUBLIC

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.

PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM THE CLERK

Members of the audience who wish to address the Planning Commission are requested to complete a speaker card available at the podium against the right-hand side of the Council Chamber. Please submit the completed card to the Clerk before the item is called, preferably before the meeting begins. Speakers will be called up, 3 to 5 at a time, in the order in which the forms are received. Please use the microphone and state your name and city of residence for the record. For permits, licenses, and other entitlements, the applicant will be allowed 15 minutes (including rebuttal), the appellant/leader of the opposition will be allowed 15 minutes (including rebuttal), and all other speakers shall have 5 minutes each, unless the number of speakers is over 3, which in that case, comments shall be limited to 3 minutes each. For all other issues, for 3 or less speakers, 5 minutes each and for over 3 speakers, 3 minutes each shall be allotted. A timer clock is located above the City Council dais illuminating the remaining time. Once the buzzer sounds, please be courteous and conclude your remarks.

For at risk individuals or those not wanting to attend an in-person meeting during the current Covid-19 pandemic, please submit your public comment to the Planning Commission electronically no later than 1 PM on the day of the meeting. Comments received before the deadline will be sent to the Planning Commission and will be part of the record and mentioned as part of the Public Comment portion of the agenda.

Materials may be emailed to planningweb@cityofmerced.org and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, for example, Item # or Oral Communications. Your comment will be presented to the Planning Commission at the appropriate time. Any correspondence received after 1 PM 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 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, for example, Item #, Consent item #, or Oral Communications. Your comments will be played during the Planning Commission meeting at the appropriate time.

To view video (if available) or listen to the Planning Commission meeting live, go to the City's website 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 speak during this portion of the meeting and will be allotted 5 minutes. The Chairperson may, at their discretion, reduce the time to 3 minutes if there are more than 3 speakers, in order to accommodate as many speakers as possible. State law prohibits the Planning Commission from acting at this meeting on any matter raised during the public comment period. Members of the public who wish to speak on a matter that is listed on the agenda will be called upon to speak during discussion of that item. Please submit a Request to Speak card prior to the item being called.

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. 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 [21-973](#) **SUBJECT:** Planning Commission Minutes of November 3, 2021

ACTION:

Approving and filing the Planning Commission Minutes of November 3,

2021

ATTACHMENTS

1. Draft Minutes of November 3, 2021

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.

E.1 [21-939](#)

SUBJECT: Conditional Use Permit Application #1257, initiated by Peter Herr, property owner. This application involves a request to allow for a Live/Work Unit at 2125 O Street. The subject site is generally located on the west side of O Street, 100 feet south of W. 22nd Street, within an Office Commercial (C-O) Zone with an Office Commercial (CO) General Plan designation. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
1) Environmental Review #21-14 (Categorical Exemption)
2) Conditional Use Permit #1257

SUMMARY

Peter Herr/Bellevue Holdings, LLC, is requesting conditional use permit approval to allow for a Live/Work Unit at 2125 O Street (Attachment B). Per Merced Municipal Code Land Use Table 20.10-1 -Permitted Land Uses in the Commercial Zoning Districts, Live/Work Units are allowed in the Office Commercial (C-O) Zone with conditional use permit approval from the Planning Commission. The subject site is located across from the Merced County Library and Merced County Courthouse Park, near the Downtown area. The front portion of the building along O Street would be used for office purposes (future real estate office) and the rear portion of the building would be used for dwelling purposes. City staff have reviewed this request and are recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #21-14 (Categorical Exemption), and Conditional Use Permit #1257, 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 [21-919](#)

SUBJECT: Design Review Permit #21-01, initiated by Merced County Employee Retirement Association, property owner. This application involves a request to construct a 12,500-square-foot office at 690 W. 19th Street. The 0.41-acre vacant lot is generally located at the southeast corner of W. 19th Street and N Street, within a Central Commercial (C-C) Zone. *PUBLIC HEARING*

ACTION: Approve/Disapprove/Modify
 1) Environmental Review #21-36 (Categorical Exemption)
 2) Design Review Application #21-01

SUMMARY

Merced County Employee Retirement Association is requesting approval to develop a 12,500-square-foot office on a vacant 0.41-acre parcel located at 690 W. 19th Street. This infill lot is located at the southeast corner of N Street and W. 19th Street, within a Central Commercial (C-C) Zone (Attachment B of Planning Commission Staff Report #21-919). An office is considered a principally permitted use within the C-C Zone. However, because the subject site is located within the City's Design Review Boundary (generally located in Downtown and west of Downtown - Attachment G of Planning Commission Staff Report #21-919), the proposal requires a design review permit from the Planning Commission. The design review permit generally focuses on building and site plan aesthetics, but it may also be used to address other issues regarding the site plan, noise, lighting, hours of operation, etc. Staff has reviewed this proposal, and is recommending approval of this application subject to the conditions within the staff report.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #21-36 (Categorical Exemption), and Design Review Permit #21-01, 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 [21-937](#)

SUBJECT: Vesting Tentative Subdivision Map #1317 for University Park II, Phase 2, initiated by Golden Valley Engineering, on behalf of TVC Merced 125, LLC. This application involves the subdivision of approximately 18.98 acres into 125 single-family residential lots ranging in size from 4,479 to 7,317 square feet and a 12,064-square-foot remainder lot. This property is generally located at the northwest corner of La Sierra Avenue and Argosy Drive. **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #21-35 (Categorical Exemption)
- 2) Vesting Tentative Subdivision Map #1317

SUMMARY

The project site is located west of State Route Highway 59, at the northwest corner of La Sierra Avenue and Argosy Drive (Attachment B). The proposed subdivision would subdivide 18.98 acres of land into 125 single-family lots (Attachment C of Planning Commission Staff Report 21-937). Planning staff, along with other City staff, have reviewed the project and recommend approval subject to conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #21-35 (CEQA Section 15183 Findings) and Vesting Tentative Subdivision Map #1317 (University Park II, 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 #4080 at Attachment A.

E.4 [21-918](#)

SUBJECT: Zone Change #428, Tentative Subdivision Map #1318, and Minor Use Permit #21-09, initiated by MCP, LLC, property owner. This application involves a request for a Zone Change from a Low-Density Residential (R-1-6) Zone to a Medium-Density Residential (R-3-2) Zone with an Urban Residential Overlay (R-3-2/UR) at 565, 575, 601, and 609 Q Street. The applicant is requesting to subdivide four parcels (approximately 0.88 acres) into 16 single-family lots ranging in size from 897 square feet to 1,251 square feet with an out-parcel for a shared parking lot (totaling 21,584 square feet). The 0.88-acre subject site is generally located on the west side of Q Street, directly south of West 6th Street. General Plan Amendment #21-01 from Low Density Residential (LD) to High-Medium Density Residential (HMD) was approved for this site on July 19, 2021. *PUBLIC HEARING*

ACTION:

PLANNING COMMISSION:

Recommendation to City Council:

Approve/Disapprove/Modify

- 1) Environmental Review #21-39 (CEQA Section 15162 Findings)
- 2) Zone Change #428

Approve/Disapprove/Modify (contingent on City Council approval of the Zone Change)

- 1) Environmental Review #21-39 (CEQA Section 15162 Findings)
- 2) Tentative Subdivision Map #1318
- 3) Minor Use Permit #21-09

SUMMARY

The subject site is located in southcentral Merced, on the west side of Q Street, south of W. 6th Street, and consists of 4 identical parcels totaling 0.88-acres at 565, 575, 601, and 609 Q Street. The applicant would like to change the sites' current Zoning designation of Low-Density Residential (R-1-6) to Medium-Density Residential (R-3-2) with an Urban Residential Overlay (R-3-2/UR). The applicant would like to subdivide the subject site into 16 different parcels for single-family homes (with one larger out-parcel reserved for a shared parking lot) on lots ranging in size from 897 square feet to 1,251 square feet, with the parking lot being 21,584 square feet. The proposed density of 18.18 dwelling units per acre would be within the existing allowed General Plan designation of High-Medium Density Residential (HMD) which allows between 12 to 24 dwelling units per acre. Staff is recommending approval.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval of Environmental Review #21-39 (CEQA Section 15162 Findings), and Zone Change #428, and approve Tentative Subdivision Map #1318 and Minor Use Permit #21-09 (contingent on City Council approval of the Zone Change), including the adoption of the Draft Resolutions at Attachments A and B subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of each.

E.5 [21-956](#)

SUBJECT: Density Bonus #21-01, initiated by UP Holdings, LLC, on behalf of the Stan Short Trust, property owner. This application involves a request to consider Density Bonus #21-01 which permits an

increase in density and provides for concessions to development standards to allow the construction of 65 affordable permanent supportive housing units, a manager’s unit, and a community/office area within a three-story building on a 1.54-acre parcel, generally located on the west side of Park Avenue, between Olive Avenue and Alexander Avenue. The site has a General Plan Designation of High-Medium Density (HMD) Residential and a Zoning designation of Planned Development (P-D) #4.

ACTION:

PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #21-43 (Categorical Exemption)
- 2) Density Bonus Application #21-01

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #21-43 (Categorical Exemption)
- 2) Density Bonus Application #21-01

SUMMARY

This is a request to consider Density Bonus #21-01 which permits an increase in density and provides for concessions and waivers of development standards to allow the construction of 65 affordable permanent supportive housing units, a manager’s unit, and a community/office area within a three-story building on a 1.54-acre parcel, generally located on the west side of Park Avenue, between Olive Avenue and Alexander Avenue. Staff is recommending the Planning Commission recommend approval to the City Council. No public hearing is required per state statues or local ordinances.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #21-43 (Categorical Exemption) and Density Bonus #21-01 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.

E.6 [21-955](#)

SUBJECT: Site Plan Review #487, initiated by UP Holdings, LLC, on behalf of the Stan Short Trust, property owner. This application involves a request to construct 66 multi-family units and a community/office area within a three-story building on a 1.54-acre parcel generally located on the west side of Park Avenue.

approximately 150 feet north of Alexander Avenue. The site has a General Plan Designation of High-Medium Density (HMD) Residential and a Zoning designation of Planned Development (P-D) #4. **
PUBLIC HEARING**

—
ACTION: No Action Required - Application Withdrawn

SUMMARY

This application has been withdrawn by the applicant for consideration by the Planning Commission. The application will be considered by the Site Plan Review Committee at a future meeting. No action is required by the Planning Commission.

RECOMMENDATION

No action is required by the Planning Commission.

E.7 [21-970](#) **SUBJECT:** Cancellation of January 5, 2022, Planning Commission Meeting due to the lack of items

ACTION:
 Cancel the Planning Commission Meeting of January 5, 2022

F. INFORMATION ITEMS

F.1 [21-971](#) **SUBJECT:** Report by Planning Manager of Upcoming Agenda Items

ACTION
 Information only.

F.2 [21-972](#) **SUBJECT:** Calendar of Meetings/Events

- Dec. 6 City Council, 6:00 p.m.
- 8 Planning Commission, 7:00 p.m.
- 14 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. (*Special Meeting*)
- 20 City Council, 6:00 p.m.
- 22 Planning Commission, 7:00 p.m. (*Cancelled due to Holiday*)
- 28 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. (*To be Cancelled*)
- Jan. 3 City Council, 6:00 p.m.
- 5 Planning Commission, 7:00 p.m. (*To be Cancelled*)
- 18 City Council, 6:00 p.m. (**Tuesday**)
- 19 Planning Commission, 7:00 p.m.

G. ADJOURNMENT