



COUNCIL INFORMATION REPORT

September 29, 2023

New at Applegate Zoo


This week, Zookeepers welcomed a Great Horned Owl. A former Stanislaus Wildlife Care Center resident, this owl has been deemed non-releasable due to his loss of sight. Without the ability to see, Great Horned Owls have very little chance of survival in the wild. As a zoo resident, this owl will receive the assistance and care he needs to live a happy, healthy life. Zookeepers created a coloring activity that children can work on over the next few weeks to welcome the new owl, and local schools will help choose the owl's name.

The Zoo is open Thursday through Sunday from 10 AM to 4 PM. The Zoo is closed Monday through Wednesday, and Thanksgiving, Christmas, and New Year's Day.

For more information about the Zoo, visit, www.cityofmerced.org/departments/parks-community-services/applegate-park-zoo



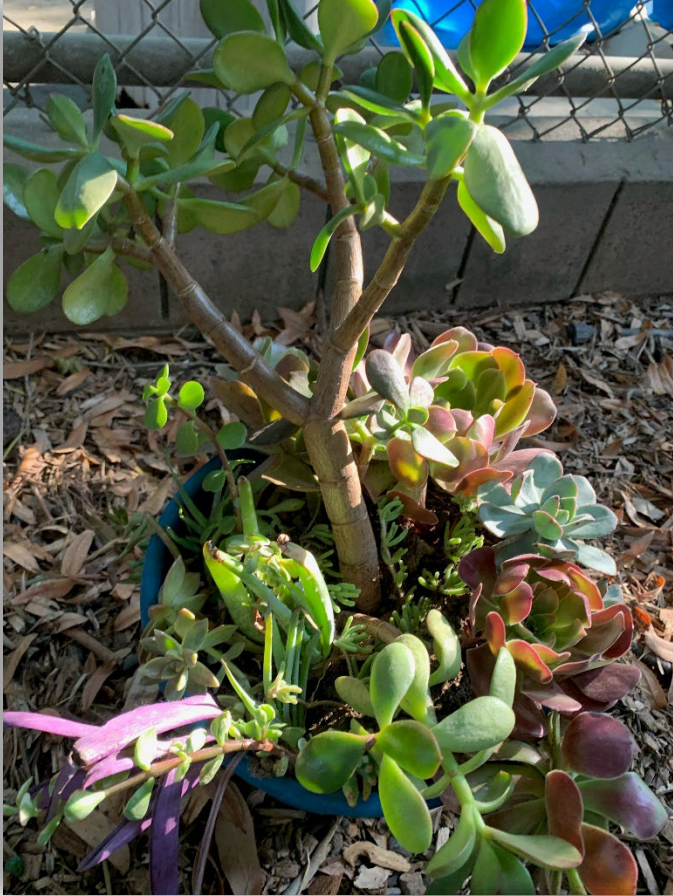
Merced Applegate Zoo
Where Every Animal Has a Story



Meet our new Great Horned Owl! He is almost completely blind, which makes it hard for him to fly and find food on his own. Do not worry though! Here at the zoo, he has all the help he needs to have a happy, healthy life!

Thank you, Girl Scout Troop,

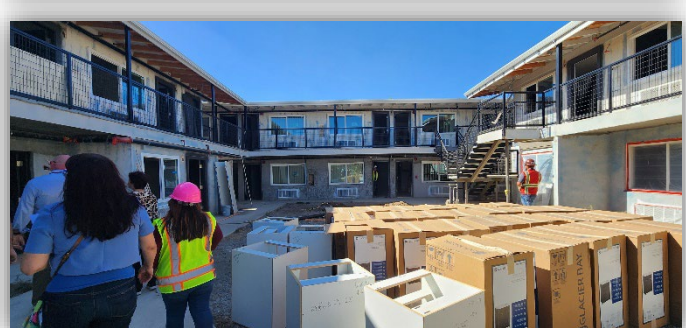
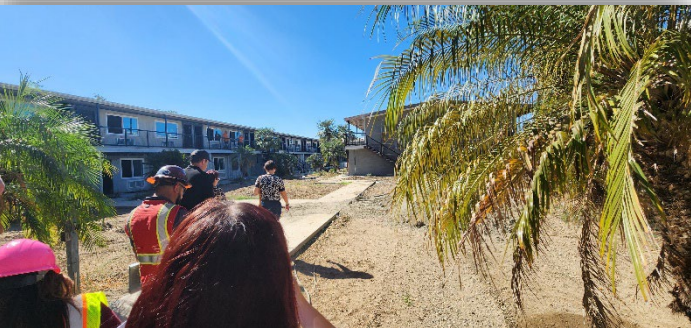
Recently, the Girl Scouts helped beautify the Zoo by planting flowers and succulents to create beautiful landscapes. Because of their hard work and community service, Zoo guests can enjoy these plants as they visit the animals.



Senator Caballero Tours City of Merced Affordable Housing Projects

This week, Senator Anna Caballero toured affordable housing sites in Merced to learn about projects in various stages of development and predevelopment. Pictured are Mayor Matthew Serratto, Development Services Director (and incoming City Manager), Scott McBride, Management Analyst Leah Brown, District Representative for Senator Caballero Jennifer Hidalgo, and representatives from UPHoldings.

For information about projects in development and predevelopment, visit <https://www.cityofmerced.org/.../19588/638314203696442360>



Merced Police Department Toy Drive 2023

This week, Mary Lightfoot Brown and her family generously donated toys to the Merced Police Department for the Christmas Toy Drive, sponsored by the Merced Police and Merced Fire Departments. Interested in contributing to the toy drive? Contact Merced Police Department Community Liaison Rosa Alcaraz at (209) 385-6297 or drop off your donation at a City of Merced police department or fire station.



Weekly Waterwise Tips

The Public Works team would like to remind everyone to be waterwise. Visit the following link to learn about adjusting sprinkler system and other tips about how to conserve water while maintaining an attractive yard.

www.youtube.com/watch?v=SMHvc-tot5c

To learn about smarter technology, managing your irrigation system, and sprinkler timing, visit www.epa.gov/watersense/watering-tips#Hou%20Long?

Also visit the Sprinkler Spruce-Up page to learn more about maintaining a home irrigation system.

www.epa.gov/watersense/sprinkler-spruce-up



City of Merced Fire Department

TOWN HALL MEETINGS

FREE & OPEN TO THE PUBLIC



**Tuesday,
October
10th**

6 to 8 PM
Merced College, 3600 M St
Allied Health Center, RM 130
*Free parking

Topic of
Discussion:

First Responder
Fee Information &
Education

**Thursday,
October
12th**

6 to 8 PM
Sam Cafe, 235 W. 12th St

**Wednesday,
October
18th**

6 to 8 PM
Merced Civic Center,
678 W. 18th Street

**Everyone is invited to
attend these meetings**

For more information, visit
www.engage.cityofmerced.org

First Responder Fee Town Hall Meetings

The Fire Department will hold three Town Hall meetings to discuss First Responder Fees and gather community feedback.

For information about First Responder Fees, visit www.engage.cityofmerced.org – City of Merced Fire Department First Responder Fee Community Outreach. Take the survey and read the First Responder Questions and Answers.



Community Conversations

This week, Merced City Fire Chief Derek Parker visited with Roger Wood, host of Merced's weekly talk show - Community Conversations, to share information about the Emergency Medical Services (EMS) Fee Program. To listen, visit <https://1480kyos.com/featured/community-conversations/>.



CALLING ALL COFFEE LOVERS!
JOIN US FOR

COFFEE WITH A COP

Merced PD is partnering with Target and Starbucks to bring you great coffee and even better conversation!



OCT. 3, 2023 @10AM
3280 R ST.
MERCED, CA 95348

Don't like coffee? Don't worry!
Starbucks serves a variety of drinks and pastries.

YOU ARE INVITED TO OUR
3RD ANNUAL COPS FOR CRITTERS

TRUNK or TREAT CAR SHOW

Eventbrite SPACE IS LIMITED, REGISTER NOW!



ALL PROCEEDS TO BENEFIT APPELGATE PARK AND ZOO
Saturday, Oct 28th • 10AM-2PM
611 W. 22ND St. Merced CA 95340

vehicle Registration
\$25 until 10/16
after deadline \$30

Adult & Child Costumes welcome
CANDY-GAMES-MUSIC-FOOD VENDORS
&MORE!
Vendor Registration \$25




RUN FOR THE RAIL

A FUNDRAISER TO BENEFIT IMPROVEMENTS TO THE TRAIN AT
Kiddieland



SUNDAY NOV. 19
7:30 AM

5K ROUTE



10K route includes out-and-back along Bear Creek Bike Path
Start and Finish near Bob Hart Square




MERCED COUNTY Office of Education
MERCED PARKS AND COMMUNITY SERVICES
Kiwanis Club of Greater Merced
CULTIVA-SALUD

Heartland Creative Corps Art Projects

The City of Merced was awarded \$79,288 from the United Way of Merced County as the Administering Organization for the Heartland Creative Corps for Art Projects on City-owned properties. This RFP is issued for a collective community art project. For more information, visit www.cityofmerced.org/business-services/bid-opportunities.



CITY OF MERCED

REQUEST FOR PROPOSALS

Heartland Grant Art Project Call for Artists

RFP Released: 09.28.2023 Deadline
for Submittals: 10.27.2023



CITY OF MERCED

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

Meeting Agenda

Planning Commission

Wednesday, October 4, 2023

6:00 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 at the back 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.

Material 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 comments 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 one (1) minute. 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.

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 [23-866](#) **SUBJECT:** Planning Commission Minutes of September 6, 2023

ACTION:

Approving and filing the Planning Commission Minutes of September 6, 2023

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 [23-837](#) **SUBJECT:** Vacation #23-03 - initiated by the Richman Group on behalf of Devonwood 64, LP, property owner, to abandon a 64-foot-wide Public Utilities Easement (PUE) on the south side of Devonwood Drive, west of Bannon Lane.

ACTION FINDING:

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

SUMMARY

This request is to vacate a 64-foot-wide Public Utilities Easement (PUE) on the south side of Devonwood Drive, west of Bannon Lane. The applicant would grant a new 40-foot-wide PUE to accommodate the existing utilities in the area.

RECOMMENDATION

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

E.2 [23-839](#) **SUBJECT:** Vacation #23-04 - initiated by the Merced City School District, property owner, to abandon a 15-foot-wide Public Utilities Easement (PUE) on their property located at 2111 Wardrobe Avenue.

ACTION FINDING:

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

SUMMARY

This request is to vacate a 15-foot-wide Public Utilities Easement (PUE) that generally runs north and south through the property at 2111 Wardrobe Avenue. The applicant would grant a new 15-foot-wide PUE to accommodate the existing utilities in the area.

RECOMMENDATION

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

E.3 [23-824](#) **SUBJECT:** Density Bonus #23-02, initiated by the Richman Group, on

behalf of Devonwood 64, LP, property owner. This application involves a request to reduce the minimum parking requirements and concessions for relief from certain Design Standards for Multi-family Dwellings. The reduction in parking requirements and granting of concessions would allow the construction of a 156-unit affordable apartment complex on approximately 5.9 acres of land, generally located on the south side of Devonwood Drive between Loughborough Drive and Austin Avenue.

ACTION:**PLANNING COMMISSION:**

Recommendation to City Council

- 1) Environmental Review #23-30 (Categorical Exemption)
- 2) Density Bonus Application #23-02

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #23-30 (Categorical Exemption)
- 2) Density Bonus Application #23-02

SUMMARY

This is a request to consider Density Bonus #23-02 which would allow a reduction to the minimum parking requirements and concessions for relief from certain Design Standards for Multi-family Dwellings. Approval of the Density Bonus would allow the construction of a 100% affordable apartment complex with 156 units on the south side of Devonwood Drive, between Loughborough Drive and Austin Avenue. Staff is recommending the Planning Commission recommend approval to the City Council. No public hearing is required per state statutes and local ordinances.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #23-30 (Categorical Exemption) and Density Bonus #23-02 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution.

E.4 [23-102](#)

SUBJECT: Annexation and Rezoning Application #22-01, initiated by the City of Merced, on behalf of the Regents of the University of California, property owners. The application would involve the annexation of the University of California, Merced Main Campus as described in the University of California, Merced 2020 Long-Range Development Plan (dated March 2020) consisting of approximately 1,125 acres to the City of Merced and rezoning of the property to

“Public Facility” (P-F) as well as the annexation of the 2-mile long section of Bellevue Road right-of-way from the current Merced City Limits at G Street to Lake Road (approximately 14 acres) for a total of 1,139 acres, as allowed by Assembly Bill 3312 (enacted in 2020) for a total annexation area of 1,139 acres. The UC Campus is generally located at the northeast and southeast corners of Bellevue and Lake Roads with a General Plan designation of “School.”**PUBLIC HEARING**

ACTION PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #22-15 (*Addendum to Merced Vision 2030 General Plan EIR*)
- 2) Annexation #22-01
- 3) Prezoning #22-01

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #22-15 (*Addendum to Merced Vision 2030 General Plan EIR*)
- 2) Annexation #22-01
- 3) Prezoning #22-01

SUMMARY

The application includes the annexation of the approximately 1,125-acre University of California Merced Long Range Development Plan (LRDP) area as well as the 2-mile-long right-of-way for Bellevue Road from G Street to Lake Road (approximately 14 acres) (Attachment B). The UC Campus land would be rezoned “Public Facility” (P-F). The UC and the City are in agreement on this annexation. Staff is recommending the Planning Commission recommend approval of this annexation to the City Council.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #22-15 [*Addendum to the Merced Vision 2030 General Plan Environmental Impact Report*] and Annexation and Prezoning Applications #22-01 (including the adoption of the Draft Resolution at Attachment A) subject to the findings/considerations in Exhibit A of the Draft Resolution at Attachment A.

E.5 [23-823](#)

SUBJECT: Continued Election of Chairperson and Vice-Chairperson

ACTION

Election of Chairperson and Vice-Chairperson

F. INFORMATION ITEMS

F.1 [23-867](#) **SUBJECT:** Report by Director of Development Services of Upcoming Agenda Items

ACTION
Information only.

F.2 [23-868](#) **SUBJECT:** Calendar of Meetings/Events

Oct	2	City Council, 6:00 p.m.
	4	Planning Commission, 6:00 p.m.
	16	City Council, 6:00 p.m.
	18	Planning Commission, 6:00 p.m.
	24	Bicycle and Pedestrian Advisory Commission, 4:00 p.m.
Nov	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m.

G. ADJOURNMENT