

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #17-10

AGENDA ITEM: 4.3

FROM: Jolie Houston,
Interim City Attorney

PLANNING COMMISSION
MEETING DATE: April 19, 2017

SUBJECT: Declaration of Surplus Property located at 301 E. Yosemite Avenue, Merced, CA (APN 231-040-021)

ACTION: Adopt a finding that the Declaration of Surplus Property is consistent with the *Merced Vision 2030 General Plan*

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt a finding that the Declaration of Surplus Property, for the subject site located at 301 E. Yosemite Avenue (APN 231-040-021), is consistent with the *Merced Vision 2030 General Plan* (“General Plan”), and forward the finding to the City Council.

BACKGROUND

The City of Merced (“City”) owns the real property located at 301 E. Yosemite Avenue, Merced, California (APN 231-040-021) (“Property”). The Property was purchased by the City on March 1, 2010. The Property is a vacant 4.54 acre parcel that is located on the northwest corner of Yosemite Avenue and Mansionette Drive. It is currently designated HMD (High to Medium Density Residential) in the General Plan Land Use Map and zoned Planned Development #72 (P-D#72). The General Plan’s Public Facilities and Services element includes language that refers to the relocation of the central police station in the future to the site in the vicinity of Yosemite Avenue and Mansionette Drive. Accordingly, the Site Utilization Plan approved for PD#72 identifies this parcel as a “Future Police Station.”

Since the purchase of the Property in March 2010, the City Council has determined that the property is no longer needed for a future police station. The property has been re-assessed and determined to be no longer needed for City purposes.

The City now desires to sell or lease the property for future development and return any proceeds gained from the sale or lease of the property to the Public Facilities Financing Program. In accordance with Government Code Section 65402, the finding of consistency with the General Plan by the Planning Commission is the first step in the process for declaring the property “surplus.” The next steps will be completed by the City Council.

GENERAL PLAN CONSISTENCY

The General Plan is a document that projects future growth and development for 20 years or more, and establishes broad policies related to that development and growth. The General Plan identifies this property as the location for a Future Police Station. Therefore, the General Plan and Site Utilization Plan (PD#72) were required to be amended. As amended, the Property now complies with the General Plan text designation of the new Police Station as being in North Merced. It also complies with the General Plan land use designation of Neighborhood Commercial (CN) and Site Utilization Plan for Planned Development #72 as Neighborhood Commercial (CN).

City staff has reviewed the Declaration of Surplus Property against the policies, text, and maps contained in the Merced Vision 2030 General Plan as amended. The Declaration of Surplus Property will not conflict with any parts of the General Plan as amended. Based on these findings, staff recommends that the Planning Commission adopt a finding of General Plan consistency for the Declaration of Surplus Property located on the northwest corner of Yosemite Avenue and Mansionette Drive. See Attachment A.

ATTACHMENTS

- (A) Map of the property proposed to be declared surplus.

G

SANDPIPER

MANSIONETTE

SUBJECT SITE

YOSEMITE

CORDOVA

DONNA



ATTACHMENT A

