

CITY OF MERCED
Planning Commission

Resolution #3089

WHEREAS, the Merced City Planning Commission at its regular meeting of February 7, 2018, held a public hearing and considered **Zoning Ordinance Amendment #18-01**, initiated by the City of Merced. This application involves changes to the Merced Zoning Ordinance (Title 20 of the Merced Municipal Code) which would modify the Commercial Shopping Center (C-SC) Zone to allow the following uses with a Site Plan Review Permit: Community Gardens, Colleges & Trade Schools, Commercial Recreation Indoor, Commercial Recreation Outdoor, and Drive-Through/Drive-Up Sales. In addition, the following uses would be changed from requiring a Conditional Use Permit to requiring a Site Plan Review Permit: Gas and Service Stations/Car Washes, Offices/Professional Uses, and Restaurants. All of these uses, except for a Community Garden, would be allowed only as a part of a development that requires a grocery store of over 20,000 square feet as the main anchor to a shopping center. A Community Garden would be allowed as a temporary use until a shopping center is developed; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through G of Staff Report #18-03; and,

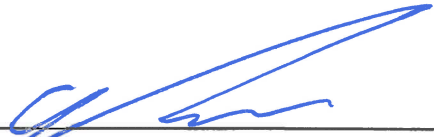
NOW THEREFORE, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council adoption of a Categorical Exemption regarding Environmental Review #18-01, and approval of Zoning Ordinance Amendment #18-01, as set forth in Attachment B of Staff Report #18-03:

Upon motion by Commissioner Camper, seconded by Commissioner Colby, and carried by the following vote:

AYES:	Commissioners Alshami, Camper, Colby, and Chairperson Dylina
NOES:	Commissioner Padilla
ABSENT:	Commissioner Martinez
ABSTAIN:	None

February 7, 2018

Adopted this 7th day of February 2018



Chairperson, Planning Commission
of the City of Merced, California

ATTEST:



Secretary