

CITY OF MERCED
Planning Commission

Resolution #3081

WHEREAS, the Merced City Planning Commission at its regular meeting of April 19, 2017, held a public hearing and considered **General Plan Amendment #17-01 and Site Utilization Plan Revision #2 to Planned Development (P-D) #72**, initiated by the City of Merced. This application involves: 1) amending the text of the *Merced Vision 2030 General Plan* to designate the New Central Police Station as being located in “North Merced” instead of the previous text of “North Merced near Mansionette Drive and Yosemite Avenue;” 2) amend the General Plan land use designation from “High Medium Density Residential (HMD)” to “Neighborhood Commercial (CN);” 3) amend the Site Utilization Plan for Planned Development #72 for the property from “Police Station” to “Neighborhood Commercial (CN).” The property is generally located at the northwest corner of Yosemite Avenue and Mansionette Drive within Planned Development (P-D) #72.; also known as Assessor’s Parcel No. 231-040-021; and,

WHEREAS, the Merced City Planning Commission concurs with Findings A through H of Staff Report #17-09; and,

NOW THEREFORE, after fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council approval of General Plan Amendment #17-01 and Site Utilization Plan Revision #2 to Planned Development (P-D) #72, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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

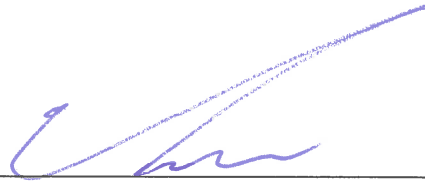
AYES: Commissioners Baker, Camper, Colby, Padilla, Smoot, and
Chairperson Dylina
NOES: Commissioner Smith
ABSENT: None
ABSTAIN: None

PLANNING COMMISSION RESOLUTION #3081

Page 2

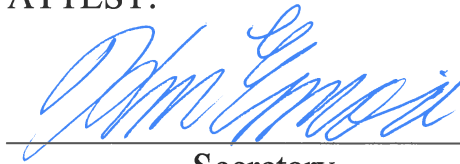
April 19, 2017

Adopted this 19th day of April 2017



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Attachment:

Exhibit A – Conditions of Approval

Conditions of Approval
Planning Commission Resolution #3081
General Plan Amendment #17-01
Site Utilization Plan Revision #2 to P-D #72

1. The General Plan designation shall be changed from High-Medium Density Residential (HMD) to Neighborhood Commercial (CN) and the land use designation for the Site Utilization Plan for Planned Development (P-D) #72 shall be changed from “Police Station” to “Neighborhood Commercial” for the property located at the northwest corner of Yosemite Avenue and Mansionette Drive as shown on the map at Exhibit 1 (Attachment C of Planning Commission Staff Report #17-09).
2. The official map for Planned Development (P-D) #72 shall be modified to show this site as “Neighborhood Commercial.”
3. All future proposed projects at this site shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department as well as all standards adopted for Planned Development (P-D) #72.
4. All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
5. The text found in the *Merced Vision 2030 General Plan* at Chapter 5.2.2 Police Protection, page 5-6 shall be changed to read as follows: “The Central Station will be relocated in North Merced” (Refer to Attachment F of Planning Commission Staff Report #17-09). The map shown as Figure 5.2 on page 5-5 of the General Plan shall be changed to the map included with Attachment F of Planning Commission Staff Report #17-09.
6. All development on the site would subject to the Interface Regulations of Chapter 20.32 of the City’s Zoning Ordinance. Therefore, all permitted uses on the site would be subject to Site Plan Review.

n:shared:planning:PC Resolutions:GPA#17-01-SUP REV#2 TO PD#72 Exhibit A