

L. PUBLIC HEARINGS

- L.1. **SUBJECT:** Public Hearing - General Plan Amendment #14-06 and Zone Change #421 for the Southeast Corner of Yosemite Avenue and McKee Road

REPORT IN BRIEF

Request to change the General Plan designation from Low Density Residential (LD) to Neighborhood Commercial (CN) and to change the Zoning from R-1-6 to Neighborhood Commercial (C-N) for two parcels located at the southeast corner of Yosemite Avenue and McKee Road.

RECOMMENDATION

City Council - Adopt a Motion

- A. Adopting **Resolution 2015-34**, a Resolution of the City Council of the City of Merced, California, approving a Mitigated Negative Declaration for General Plan Amendment #14-06 and Zone Change #421 for two parcels containing approximately 5.42 acres located at the southeast corner of Yosemite Avenue and McKee Road; and approving General Plan Amendment #14-06 for the same two parcels changing the General Plan Designation from Low Density Residential (LD) to Neighborhood Commercial (CN); and,
- B. Introducing **Ordinance 2447**, an Ordinance of the City Council of the City of Merced, California, amending the Official Zoning Map by rezoning an approximately 5.42 acre parcel located at the southeast corner of Yosemite Avenue and McKee Road from R-1-6 to Neighborhood Commercial (C-N); and,
- C. Approving the Developer Agreement and Authorizing the City Manager to execute the necessary documents.

Council Member BLAKE recused himself from this item because he lives within the 500 foot limit of the property to be discussed.

Director of Development Services David GONZALVES made a brief presentation on the project to be approved.

City Council asked questions related to the project. City Engineer Ken ELWIN and Development Director GONZALVES responded.

Mayor THURSTON opened the Public Hearing at 8:25 p.m.

Ashley McCOMB, Golden Valley Engineering and Surveying, representing the developers of the project, offered to answer any questions the City Council may have. City Council Members asked questions and Ashley McCOMB answered.

Gloria SANDOVAL, Merced - asked about the impact to water usage.

Casey STEED, Merced - spoke in opposition to the project.

Ted SHELBY, Merced - spoke in opposition to the project.

Mayor THURSTON closed the Public Hearing at 8:35 p.m.

City Council asked questions relating to zoning policy. Director GONZALVES answered.

Clerk's Note: Following the vote, Council took a 5 minute recess.

A motion was made by Mayor Pro Tempore Pedrozo, seconded by Mayor Thurston, that this agenda item be adopted as amended to include site plan option #1. The motion carried by the following vote:

Aye: 5 - Mayor Thurston, Mayor Pro Tempore Pedrozo, Council Member Belluomini, Council Member Dossetti, and Council Member Murphy

No: 0

Absent: 1 - Council Member Lor

Recused: 1 - Council Member Blake

L.2.

SUBJECT: Public Hearing - General Plan Amendment #15-02, Site Utilization Plan Revision #18 to Planned Development (P-D) #4 - Southeast Corner of Olive Avenue and M Street

REPORT IN BRIEF

Request to change the General Plan designation from Commercial Office (CO) to Neighborhood Commercial (CN) and the Site Utilization Plan designation from "Financial Institution" to "Retail Commercial."

RECOMMENDATION

City Council - Adopt a Motion

A. Adopting **Resolution 2015-31**, a Resolution of the City Council of the City of Merced, California, approving a Negative Declaration for General Plan Amendment #15-02 and Site Utilization Plan Revision