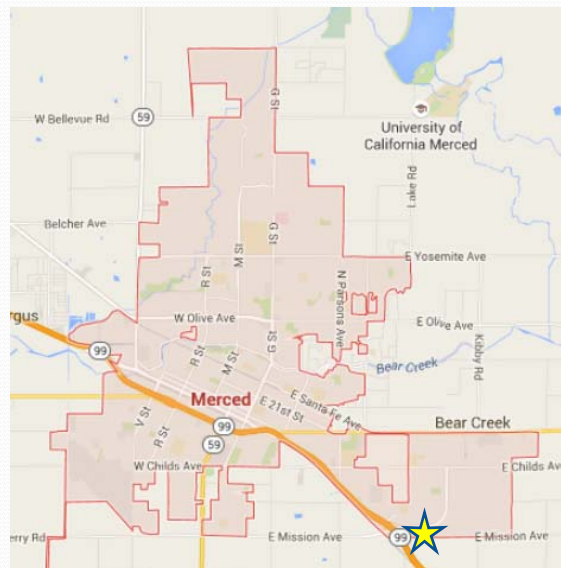


Vacation #18-01 & GPA #19-01

Amend the Merced Vision 2030 General Plan
Transportation and Circulation Element

City-Wide Context



Location Map

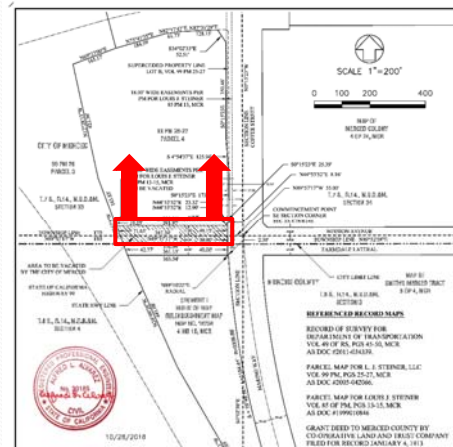


Review Comments/Action

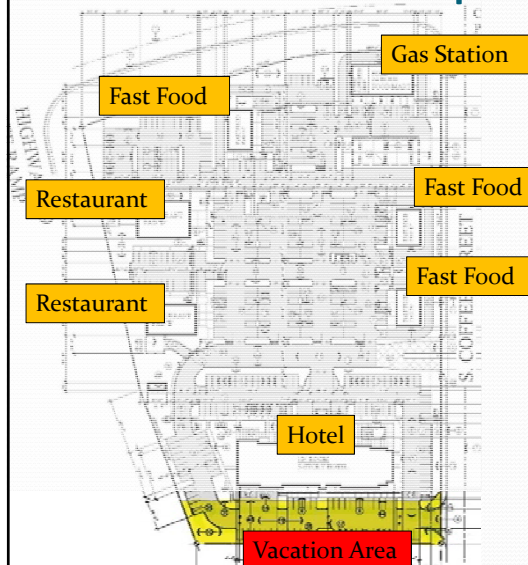
- **Staff Comments:** The City's Engineering Department does not contest this request and they have noted that this portion of Mission Avenue is not needed to improve the Level of Service in this area.
- **Planning Commission:** On April 2019, the Planning Commission recommended approval of GPA #19-01 and adopted a Finding of General Plan Consistency for Vacation #18-01.

Allocation of Mission Ave. Land

- If approved, Mission Ave. would be transferred to the 7.5-acre parcel to the North (zoned Thoroughfare Commercial).



Future Development

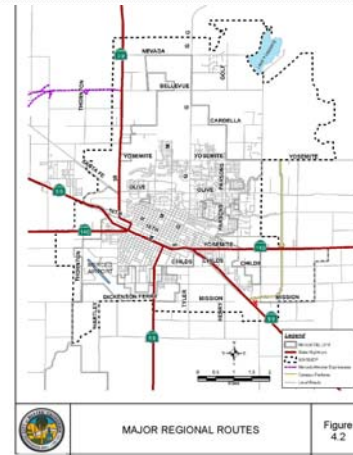


- Vacation area to be used for additional parking to accommodate the hotel's ball rooms.
- The owner and his designer need to know if they can include the vacation area before submitting plans to the Site Plan Review Committee.
- The Planning Commission or City Council would look at certain aspects of this project, such as consideration for a large free standing sign and alcohol sales for off-site consumption.

General Plan Maps to be Revised



Circulation Plan



Major Regional Routes

Action

- The City Council may adopt a Resolution for Approval/Denial/Modification:
- GPA #19-01
- Vacation #18-01 – Set Public Hearing for June 17, 2019.