

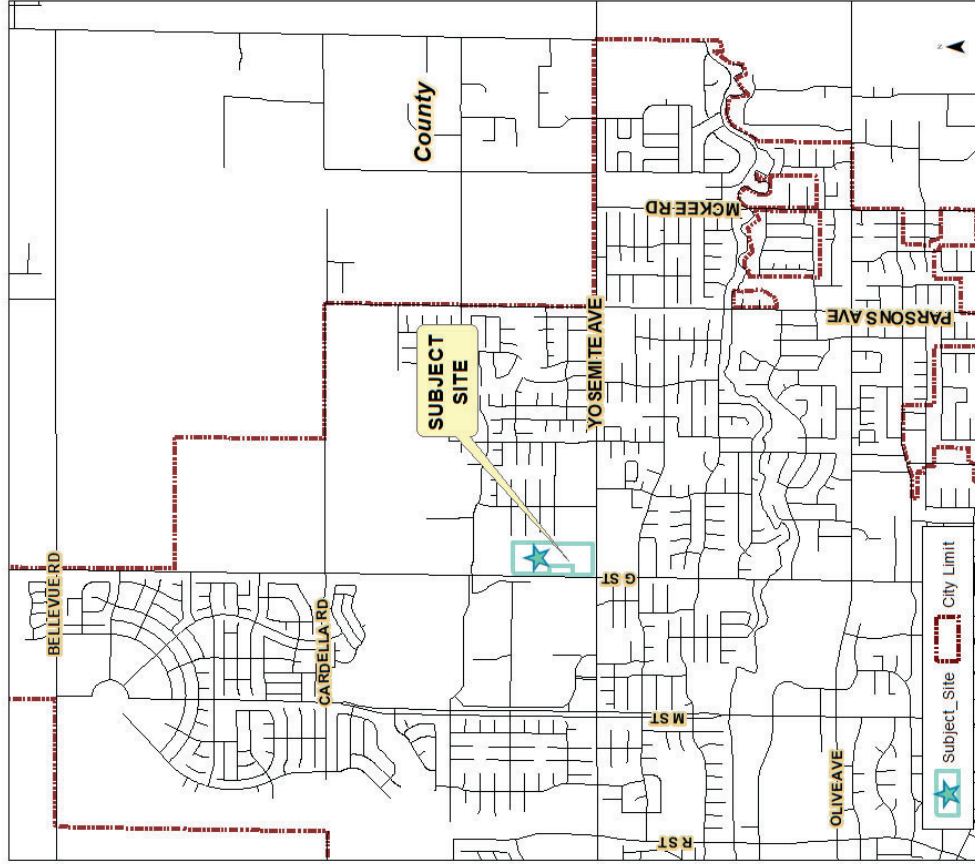
Amendment of a Legislative Action Agreement

Public Hearing- 10/19/20

*Yosemite & G LLC;
NEC of G Street and Yosemite Avenue*

Northeast Corner of W Yosemite Ave. and G St.

The applicants propose a Tentative Subdivision Map for the approved mixed-use development on the project site.



PROXIMITY MAP

Disclaimer: This document was prepared for general inquiries only. The City of Merced is not liable for errors or omissions that might occur. Official information concerning planning parcels should be obtained from recorded or adopted City documents.



FIGURE 2

Aerial View of Site

The Site is currently vacant other than City of Merced Storm Pump Station #10.



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SUBJECT SITE & SURROUNDING USES

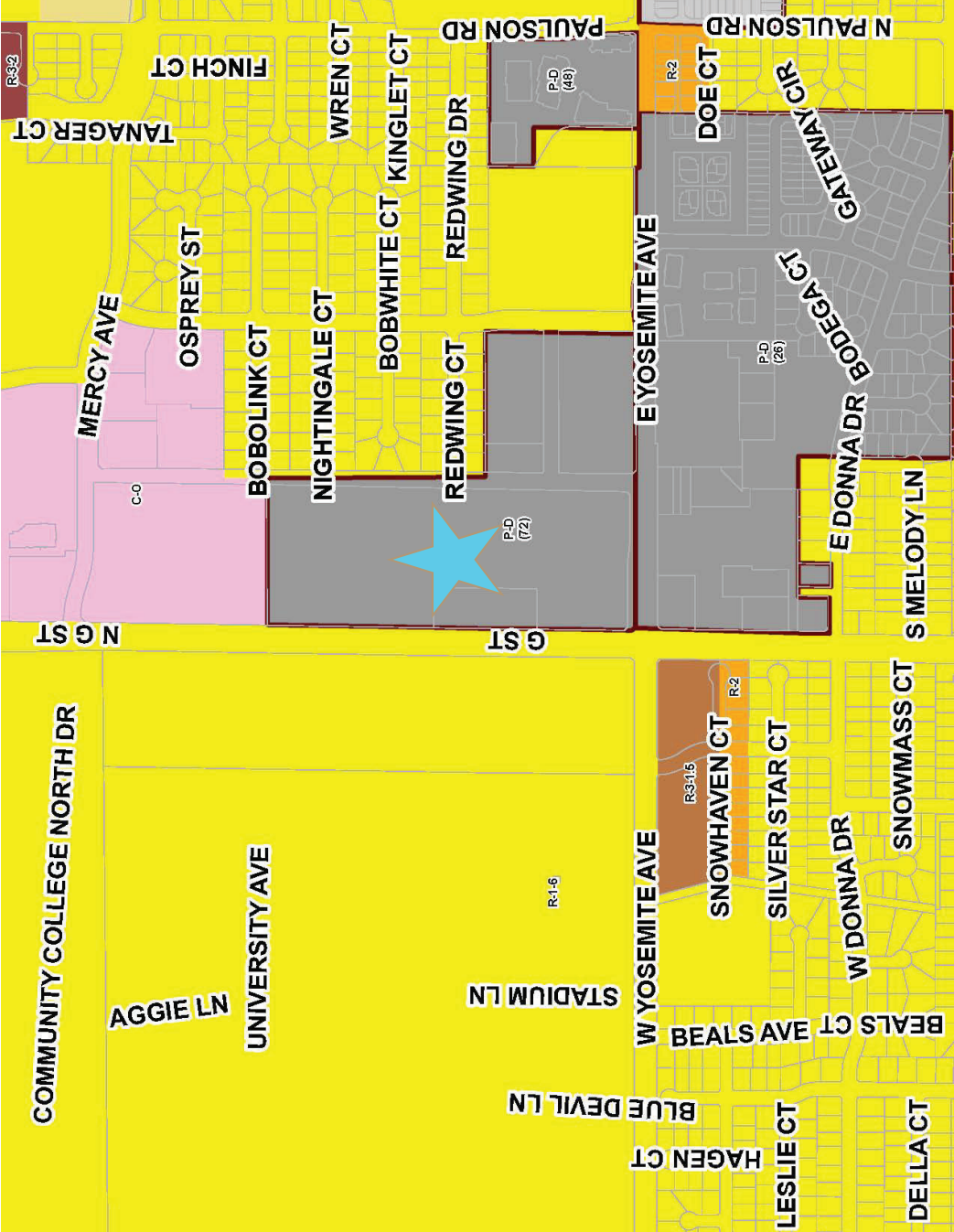
Surrounding Uses

North- Dignity Health Medical Center and Vacant Lot

South- Retail, Restaurants, Grocery Store
(across Yosemite Ave.)

East- Single-Family Residential
(across extended Sandpiper Ave.)

West- Merced College
(across G St.)



Zoning & General Plan

The current zoning of the site is Planned Development (#72).

The City Council approved the General Plan Amendment in January of 2020 for this site, making it Neighborhood Commercial (CN).

Amendment to Legislative Action Agreement

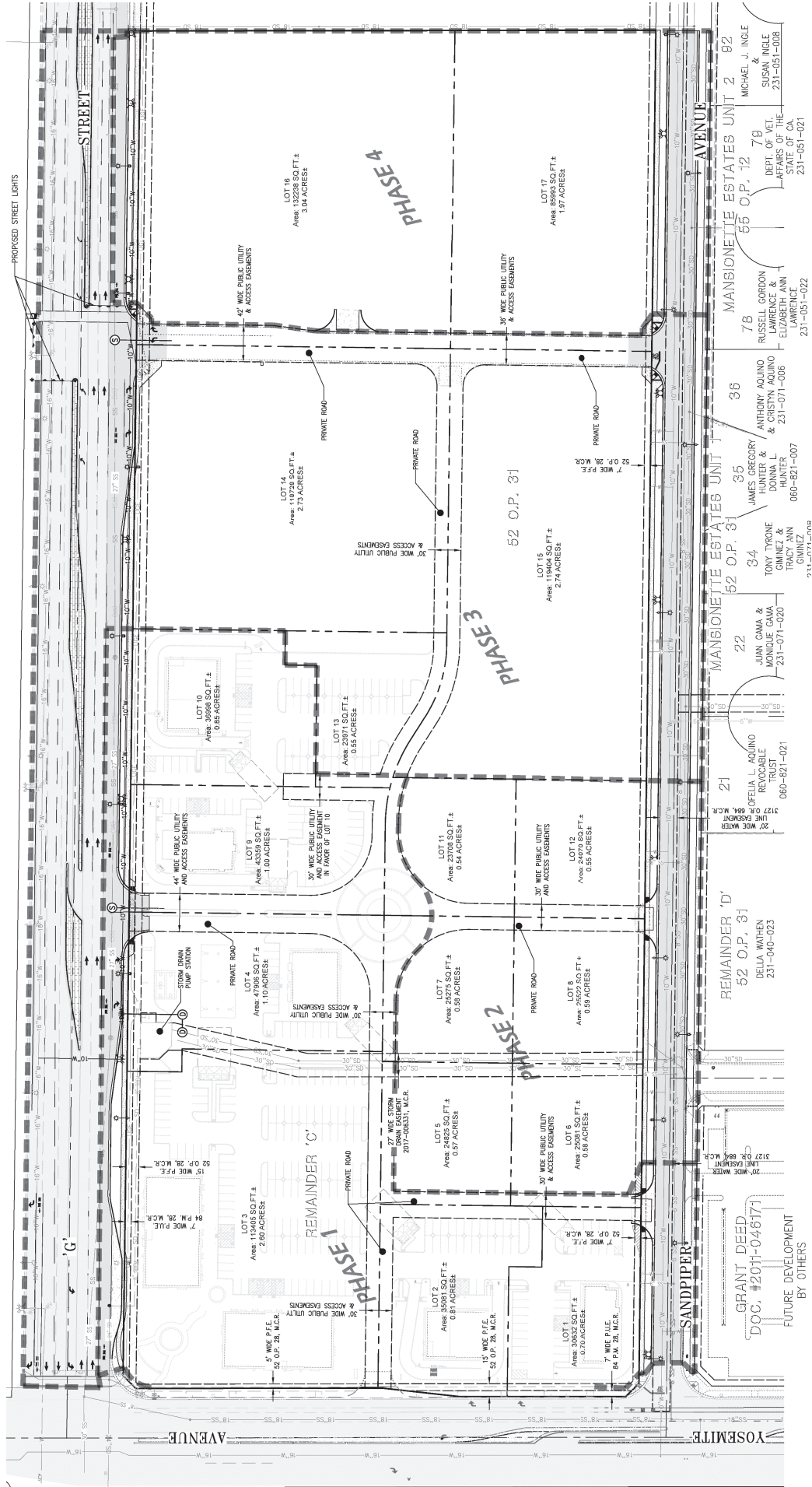
Planning Commission Action and Recommendation

On September 9, 2020 the Planning Commission approved a Vesting Tentative Subdivision Map and associated Environmental Review for this project, conditional on the approval of the amendment to the LAA's approval by City Council. At that same meeting, the Planning Commission recommended approval of the LAA. An amendment to the existing agreement is necessary in order to both meet the infrastructure needs of the City of Merced and the viability of the site to the developer.

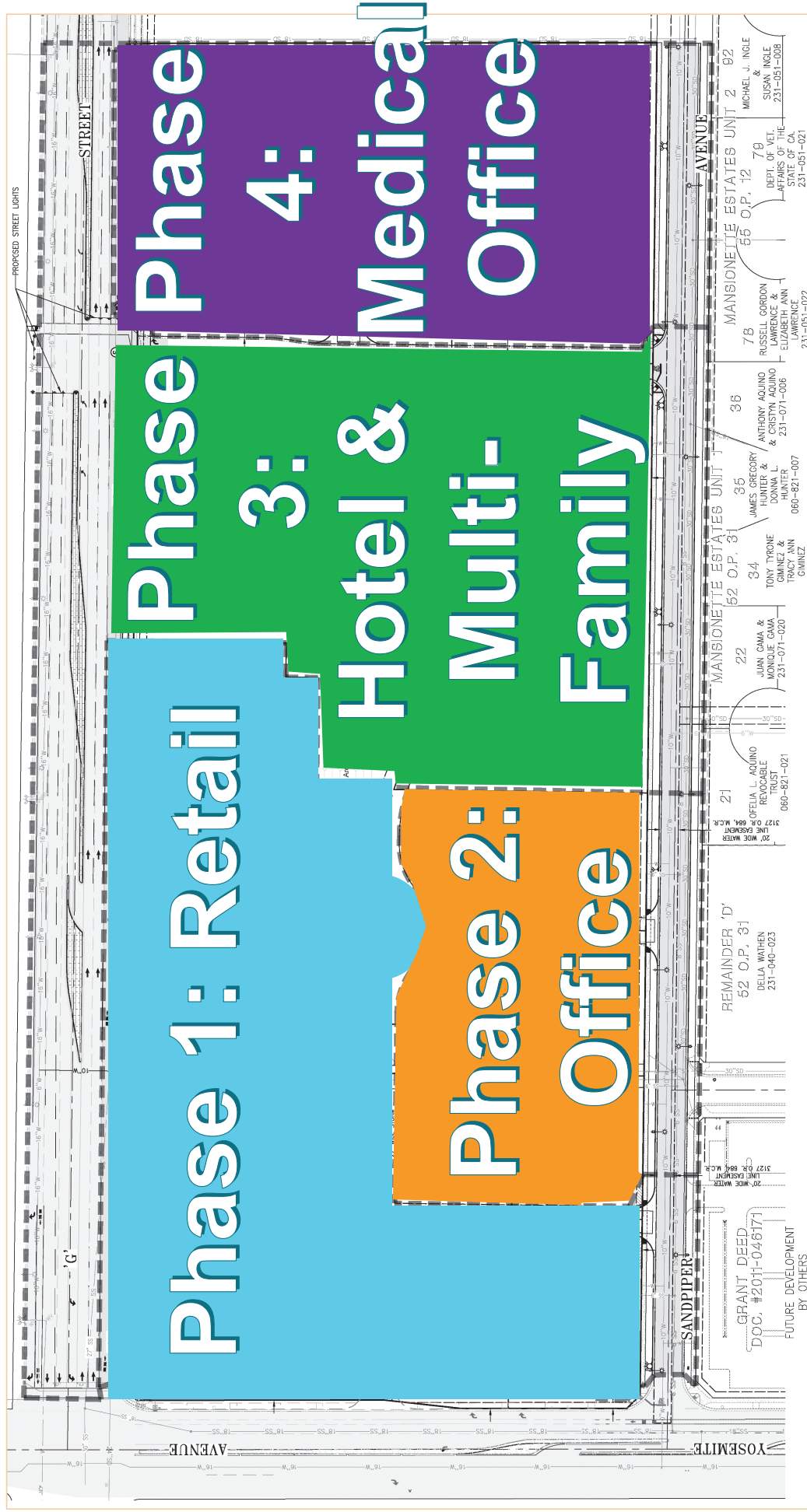
Amendment to Legislative Action Agreement

Legislative Action Agreement with Yosemite & G, LLC.

The most recent agreement references previous agreements that have several outdated, contradictory, or infeasible requirements, schedules, and terms. The amendment removes these issues, adds a new phasing requirement tying the off-site improvements required to the phased development of the parcels, and generally removes unnecessary language that the developer believes has the potential to deter potential tenants from locating on the subject site. The amendment proposes to unify all conditions in this single agreement, superseding all previous agreements.



TSM Maps



ENVIRONMENTAL CLEARANCE

Environmental Review #20-13

Planning Staff conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act, and recommend finding that the previous environmental review (Initial Study #19-28 for General Plan Amendment #19-03 and Site Utilization Plan Revision #3 to Planned Development #72) remains sufficient and no further documentation is required (CEQA Section 15162 Findings).

CITY COUNCIL ACTION

Approval/Disapproval/Modification

Amendment to Legislative Action Agreement with Yosemite & G, LLC.