



Legislation Details

File #:	19-541	Version:	1	Name:	
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File created:	9/4/2019	In control:	City Council/Public Finance and Economic Development Authority/Parking Authority		
On agenda:	10/7/2019	Final action:	10/7/2019		

Title: SUBJECT: Public Hearing for Approving a Mitigated Negative Declaration for Environmental Review #19-18 and Potential Introduction of an Ordinance, Approving Zone Change #426 and Adoption of a Resolution Approving General Plan Amendment #19-02 Changing the Zoning and General Plan Designations for Approximately 0.52 Acres of Land Generally Located on the East Side of McKee Road Approximately 360 Feet South of Yosemite Avenue and the Appeal of the Planning Commission's Denial of Conditional Use Permit #1231 to Allow a Mixed-Use Project to be Constructed at the Southeast Corner of Yosemite Avenue and McKee Road

REPORT IN BRIEF

Considers approving a Mitigated Negative Declaration for Environmental Review #19-18, and introducing an Ordinance, General Plan Amendment #19-03, Zone Change #426, and an appeal of the Planning Commission's denial of Conditional Use Permit #1231 for a mixed-use project.

RECOMMENDATION

General Plan Amendment #19-02 and Zone Change #426

City Council - Adopt a motion:

A. Adopting Resolution 2019-63, a Resolution of the City Council of the City of Merced, California, approving a Mitigated Negative Declaration for General Plan Amendment #19-02 and Zone Change #426, approving General Plan Amendment #19-02 to change the General Plan Designation from Low Density Residential (LD) to Neighborhood Commercial (CN) for approximately 0.52 acres of land generally located on the east side of McKee Road approximately 360 feet south of Yosemite Avenue, and approving a Legislative Action Agreement for the same; and,

B. Introducing Ordinance 2504, an Ordinance of the City Council of the City of Merced, California, amending the Official Zoning Map by rezoning approximately 0.52 acres of land generally located on the east side of McKee Road, approximately 360 feet south of Yosemite Avenue from R-1-6 to Neighborhood Commercial (C-N); and,

C. Authorizing the City Manager or the Assistant City Manager to execute the Legislative Action Agreement.

Conditional Use Permit #1231

A. Open the public hearing and hear all testimony regarding the appeal; and,

B. Close the public hearing; and,

C. Provide direction to staff regarding Findings to grant or deny the appeal.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Proposed Land Use Changes.pdf, 3. Original site plan_Shopping Center.pdf, 4. Proposed Site Plan.pdf, 5. Proposed Conditions.pdf, 6. Elevations.pdf, 7. Renderings.pdf, 8. Floor Plans.pdf, 9. Single occupancy Legal letter of opinion.pdf, 10. Initial Study #19-18 - GPA #19-02_ZC_426_CUP1231.pdf, 11. Rooftop Deck.pdf, 12. Applicant's Parking Analysis, 13. Dist to

surrounding uses.pdf, 14. Distance References, 15. Ltr From Bright - PC Mtg 8-22-19.pdf, 16. PC Res #4025 GPA#19-02 & ZC#426 .pdf, 17. PC Res #4026 CUP #1231 428 Efficiency Units.pdf, 18. PC Minutes Excerpt 08-21-19 Item 4.2 GPA #19-02 ZC #426_.pdf, 19. PC St Rpt #19-22.pdf, 20. Draft CC Res for GPA #19-02.pdf, 21. Draft Ord - ZC #426.pdf, 22. LLA - Yosemite & McKee_NOT SIGNED.pdf, 23. CC10-07-19 - GPA #19-02_ZC #426_Appeal of CUP #1231.pdf

Date	Ver.	Action By	Action	Result
10/7/2019	1	City Council/Public Finance and Economic Development Authority/Parking Authority	approved	Pass