



Legislation Details

File #: 15-034 Version: 1 Name:
Type: Public Hearing Item Status: Passed
File created: 6/8/2015 In control: City Council/Public Finance and Economic
Development Authority/Parking Authority
On agenda: 8/3/2015 Final action: 8/3/2015
Title: 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.

Sponsors:

Indexes:

Code sections:

- Attachments: 1. Att 1 - Location Map_aerial_L.pdf, 2. Att 22 - SR #15-10 - GPA #14-06_ZC #421_Yosemite &
McKee_Attachment version.pdf, 3. Att 23 - SR #15-10 - Addendum_GPA #14-06_ZC #421_Yosemite
& McKee_Attachment Version.pdf, 4. Att 24 - Res_GPA #14-06.pdf, 5. Att 25 - Ordinance_ZC
#421.pdf, 6. Att 26 - Dev Agrmt_signed_GPA #14-06_ZC #421.pdf, 7. Att 2 - Subject Site_Aerial.pdf,
8. Att 3 - Proposed Changes to GP & Zoning.pdf, 9. Att 4 - site plan_Ltr_color.pdf, 10. Att 5 - THE
SHOPPES AT UNIVERSITY VILLAGE_RVSD MAR 10_Ltr.pdf, 11. Att 6 -
Chapter_20.22__C_N_DISTRICT.pdf, 12. Att 7 - Traffic Study_No Appendix.pdf, 13. Att 8 - Moraga
Subdivision_2.pdf, 14. Att 9 - Traffic Flow through Moraga.pdf, 15. Att 10 - Roadways_Intersections
Studied_reduced.pdf, 16. Att 11 - Mitigation Measures_Parsons_Yosemite_reduced.pdf, 17. Att 12 -
Mitigation Measures_Olive & McKee.pdf, 18. Att 13 - Yosemite & Hatch.pdf, 19. Att 14 - Proposed
Turn Lane on McKee_04-16-2015 (2)_Ltr Size.pdf, 20. Att 15 - Yosemite & Perch_reduced.pdf, 21. Att
16 - Lesch_4-6-15_Planning Commission Letter.pdf, 22. Att 17 - Notice Area Map.pdf, 23. Att 18 -
Initial Study #14-32.pdf, 24. Att 19 - Planning Commission Resolution #3049.pdf, 25. Att 20 - 04-08-
15_Item 4.2.pdf, 26. Att 21 - Pc Minutes Excerpt 05-06-15_Item 4.3.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result

8/3/2015	1	City Council/Public Finance and Economic Development Authority/Parking Authority	adopted as amended	Pass
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