



## Legislation Details

<b>File #:</b>	21-271	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing Item	<b>Status:</b>		Passed	
<b>File created:</b>	3/24/2021	<b>In control:</b>	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency		
<b>On agenda:</b>	5/3/2021	<b>Final action:</b>	5/3/2021		

**Title:** SUBJECT: Public Hearing to Consider Adoption of a Mitigated Negative Declaration for General Plan Amendment #20-02, Site Utilization Plan Revision #2 to Planned Development #12, Changing the Land Use Designation from Commercial Office (CO) and Industrial (IND) to Business Park (BP) for Approximately 3.38 Acres Located at the Northeast Corner of Olive Avenue and State Highway 59; Introduction of an Ordinance Approving Site Utilization Plan Revision #2 to Planned Development #12, Including a Mini-Mart with Fuel Island, a Drive-Through Business, and an Office/Retail Building; and Approval of a Legislative Action Agreement for the Project

### REPORT IN BRIEF

Request for City Council approval to change the General Plan and Site Utilization Plan designations for a parcel of approximately 3.38 acres located at the northeast corner of Olive Avenue and State Highway 59 to allow a commercial development, including the adoption of a Mitigated Negative Declaration.

### RECOMMENDATION

City Council - Adopt a motion:

A. Adopting Resolution 2021-32, A Resolution of the City Council of the City of Merced, California, approving a Mitigated Negative Declaration for General Plan Amendment #20-02 and Site Utilization Plan Revision #2 to Planned Development #12 for a parcel containing approximately 3.38 acres located at the northeast corner of Olive Avenue and State Highway 59; and approving General Plan Amendment #20-02 for the same parcel changing the General Plan Designation from Commercial Office (CO) and Industrial (IND) to Business Park (BP); and,

B. Introducing Ordinance 2524, an Ordinance of the City Council of the City of Merced, California, approving Site Utilization Plan Revision #2 to Planned Development (P-D) #12 changing the land use designation from "Commercial Office" (CO) and "Industrial" (IND) to "Business Park" (BP) for a parcel of approximately 3.38 acres of land generally located on the northeast corner of Olive Avenue and State Highway 59; and,

C. Approving the legislative action agreement and authorizing the City Manager or designee to execute the necessary documents.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Location Map with Proposed Land Use, 2. Aerial Map, 3. Site Plan, 4. Elevations.pdf, 5. Initial Study #20-36, 6. Mitigation Monitoring Program from Environmental Review #20-36, 7. Letter from SJVAPCD regarding the Proposed Project, 8. Planning Commission Resolution #4060, 9. Draft City Council Resolution, 10. Draft Ordinance, 11. Legislative Action Agreement, 12. PowerPoint Presentation.pdf

Date	Ver.	Action By	Action	Result
5/3/2021	1	City Council/Public Finance and	approved	Pass

Economic Development  
Authority/Parking  
Authority/Successor Agency to the  
Redevelopment Agency