



## Legislation Details (With Text)

**File #:** 22-717      **Version:** 1      **Name:**  
**Type:** Public Hearing Item      **Status:** Agenda Ready  
**File created:** 8/29/2022      **In control:** City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency  
**On agenda:** 3/6/2023      **Final action:**

**Title:** SUBJECT: Public Hearing to Consider General Plan Amendment #22-03, Initiated by Eric Pluim on Behalf of Gateway Park Development Partners, LLC.; this Application Involves a Request to Change the General Plan Roadway Classification from Divided Arterial to Collector for a Portion of Mission Avenue from Coffee Street to the East Side of Pluim Drive (Extended)

### REPORT IN BRIEF

This report requests the City Council open the public hearing for General Plan Amendment #22-03 and table the matter until further notice. The General Plan Amendment is a request to amend the roadway classification from Divided Arterial to Collector in the General Plan Circulation Element for a portion of Mission Avenue.

### RECOMMENDATION

City Council - Adopt a motion tabling General Plan Amendment #22-03 until further notice.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Location Map.pdf

Date	Ver.	Action By	Action	Result
3/6/2023	1	City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency	tabled	Pass

*Report Prepared by: Julie Nelson, Senior Planner, Development Services Department*

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### RECOMMENDATION

**City Council** - Adopt a motion tabling General Plan Amendment #22-03 until further notice.

## ALTERNATIVES

1. Table the item; or,
2. Continue to a future meeting (date and time to be specified in the motion).

## AUTHORITY

Title 19 of the Merced Municipal Code outlines environmental review procedures and California Government Code Section 65358(a) grants authority to amend all or part of an adopted General Plan. Merced Municipal Code Section 20.80 and 20.82 outlines procedures for zone changes and General Plan Amendments.

## DISCUSSION

This General Plan Amendment is a request to amend the road classification for a portion of Mission Avenue from Divided Arterial to Collector. The request included only a portion of Mission Avenue from Coffee Street, east to the east side of Pluim Drive (extended) (refer to the map at Attachment 1). This section is adjacent to the Merced Gateway Marketplace southern boundary.

The owner of the property east of Pluim Drive extended, Merced Gateway, LLC, has requested that the portion of Mission Avenue that fronts their property also be considered for change. The applicant has agreed to allow the application to go back through the Planning process to allow the area under consideration to be expanded to include the frontage along the Merced Gateway, LLC, property and possibly to the end of the City Limits.

### City Council Action

Staff is requesting the City Council open the public hearing as noticed. After hearing any testimony on the matter, staff recommends the City Council table this matter to allow the project to be revised. Once the project description has been revised, the project would go back to the Planning Commission for recommendation and then back to the City Council for action.

## ATTACHMENTS

1. Location Map