



MERCED

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To: The Honorable Mayor and City Council
From: Steven S. Carrigan, City Manager
Date: January 24, 2020
Re: City Council Information Report

PROMOTION TIME



Last Friday, the Merced Fire Department promoted 10 firefighters to a higher rank and welcomed six new firefighters. Congratulations to Deputy Chief Wilson, Battalion Chief Brunelli, Captain Albrecht, Captain Van Hagen, Captain Akers, Captain Hathaway, Engineer Flora, Engineer Kraft, Engineer Gehring, Engineer Alley, and Firefighters - Prum, Lusher, Johnson, Figley, Pinocchio, and Wedemeyer.

APPLEGATE PARK WORK

California Department of Forestry (CDF) crews assisted Public Works personnel in clearing brush and trimming trees in Applegate Park on Fri., Jan. 17.



SANTA FE BRIDGE CLEAN UP

Public Works crews, with assistance from the Merced Police DART team, cleaned a homeless encampment near the Santa Fe Bridge. The effort involved six refuse employees, one tractor, one rear-loader refuse truck, and one roll-off refuse truck over a 5-hour period on Tuesday. Over 30 tons of trash and debris, as well as three mattresses were cleared from the site.



MERCED COUNTY LABOR MARKET INFORMATION – DEC 2019

The unemployment rate in the Merced County was 7.9 percent in December 2019, up from a revised 6.5 percent in November 2019, and below the year-ago estimate of 8.3 percent. This compares with an unadjusted unemployment rate of 3.7 percent for California and 3.4 percent for the nation during the same period. A copy of the Labor Market Reports are attached for your review.

ECONOMIC DEVELOPMENT UPDATE

The Office of Economic Development met with a developer seeking opportunities to build industrial speculative buildings. The developer focused on potential opportunities in the Airport Industrial Park. Staff is continuing to provide information to the developer supporting the need for additional industrial buildings in the City.

Solid progress continues to be made with Seritage and their efforts to re-use the former Sears building. The Office of Economic Development and Seritage hosted a casual dining restaurant tenant interested in one of the two pad sites recently approved by the City of Merced. Original outreach to the client was made back in March 2019 followed by subsequent meetings.

Representatives from the Gateway Commercial Center met with the Office of Economic Development staff to discuss marketing strategies for the upcoming International Council of Shopping Centers forums.

City staff met with representatives from the Campus Parkway Plaza project to discuss and review storm water and other infrastructure concerns. Staff then arranged a meeting between the Gateway Commercial Center and Campus Parkway Plaza development teams.

YOSEMITE AND McKEE PROJECT APPROVED

The Planning Commission unanimously approved a mixed-use project at Yosemite and McKee after a public hearing Wednesday night where 18 people spoke. A summary of the meeting, along with presentations, is attached.

HOMELESS PRESENTATION/HOMELESS COUNT

Please find attached a copy of the Regional Homeless Planning Update that was presented to the City Council Tuesday night, along with a copy of the point-in-time count sign-up sheet.

REQUEST FOR INTEREST – 27TH & K COMMUNITY CENTER

The Parks & Community Services Office is seeking a qualified non-profit group or organization to operate and provide youth-oriented programming at the 27th & K Community Center. The RFI is attached.

MCOE ANNUAL EDUCATION REPORT

Merced County Office of Education (MCOE) will present the Merced County Schools Annual Education Report in February. A flier is attached.

CITY-COUNTY DINNER

City-County Relations dinner hosted by the City of Livingston will be held Tuesday, March 24, with Social Hour at 5:30 p.m. and Dinner at 6 p.m. at the Foster Farms Banquet Room. A flier is attached.

SAVE THE DATE

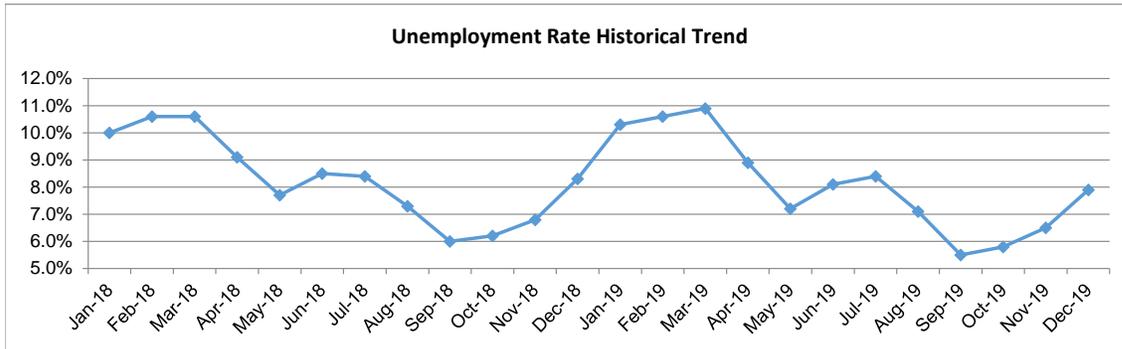
- Jan. 31 – Campus Parkway Dedication, Pkwy and Hwy 140, 2 p.m.
- Feb. 5 – Empty Bowl Project, First Baptist Church, 5 – 7 p.m.
- Feb. 7 – State of the City, Merced Theatre, 11 a.m.
- Feb. 19 – Town Hall, Hoover Middle School, 6-8 p.m.
- Feb. 20 – Town Hall, Golden Valley High, 6-8 p.m.
- Feb. 26 – Town Hall, Cruickshank Middle School, 6-8 p.m.
- Feb. 26 – MCOE Annual Education Report, 11:30 a.m. or 5:00 p.m.
- March 12 – League Dinner, Castle Air Museum, 6 p.m. Social, 6:30 p.m. Dinner
- March 24 – City-County Dinner, Livingston, 5:30 p.m. Social, 6 p.m. Dinner

REPORTS & CORRESPONDENCE

- | | |
|--|--------|
| 1. Labor Market Information | P. 6 |
| 2. Yosemite and McKee Project information | P. 9 |
| 3. Homeless Presentation/Homeless Count | P. 113 |
| 4. 27 th and K – Request for Interest | P. 131 |
| 5. MCOE Annual Education Report | P. 134 |
| 6. City-County Dinner flier | P. 135 |

IMMEDIATE RELEASE
 MERCED METROPOLITAN STATISTICAL AREA (MSA)
 (Merced County)

The unemployment rate in the Merced County was 7.9 percent in December 2019, up from a revised 6.5 percent in November 2019, and below the year-ago estimate of 8.3 percent. This compares with an unadjusted unemployment rate of 3.7 percent for California and 3.4 percent for the nation during the same period.



Industry	Nov-2019	Dec-2019	Change		Dec-2018	Dec-2019	Change
	Revised	Prelim				Prelim	
Total, All Industries	85,900	83,500	(2,400)		81,400	83,500	2,100
Total Farm	14,100	12,500	(1,600)		12,700	12,500	(200)
Total Nonfarm	71,800	71,000	(800)		68,700	71,000	2,300
Mining, Logging, and Construction	2,800	2,700	(100)		2,500	2,700	200
Manufacturing	8,600	8,700	100		8,700	8,700	0
Trade, Transportation & Utilities	14,200	14,100	(100)		13,900	14,100	200
Information	300	300	0		300	300	0
Financial Activities	1,800	1,800	0		1,800	1,800	0
Professional & Business Services	4,300	4,200	(100)		4,200	4,200	0
Educational & Health Services	11,000	10,900	(100)		10,300	10,900	600
Leisure & Hospitality	6,000	5,900	(100)		5,700	5,900	200
Other Services	1,600	1,600	0		1,400	1,600	200
Government	21,200	20,800	(400)		19,900	20,800	900

Notes: Data not adjusted for seasonality. Data may not add due to rounding
 Labor force data are revised month to month
 Additional data are available on line at www.labormarketinfo.edd.ca.gov

Data Not Seasonally Adjusted

	Dec 18	Oct 19	Nov 19	Dec 19	Percent Change	
			Revised	Prelim	Month	Year
Civilian Labor Force (1)	114,500	118,300	115,900	115,600	-0.3%	1.0%
Civilian Employment	105,000	111,400	108,300	106,500	-1.7%	1.4%
Civilian Unemployment	9,500	6,800	7,600	9,100	19.7%	-4.2%
Civilian Unemployment Rate	8.3%	5.8%	6.5%	7.9%		
(CA Unemployment Rate)	4.1%	3.7%	3.7%	3.7%		
(U.S. Unemployment Rate)	3.7%	3.3%	3.3%	3.4%		

Total, All Industries (2)	81,400	89,100	85,900	83,500	-2.8%	2.6%
Total Farm	12,700	16,200	14,100	12,500	-11.3%	-1.6%
Total Nonfarm	68,700	72,900	71,800	71,000	-1.1%	3.3%
Total Private	48,800	51,900	50,600	50,200	-0.8%	2.9%
Goods Producing	11,200	12,800	11,400	11,400	0.0%	1.8%
Mining, Logging, and Construction	2,500	2,800	2,800	2,700	-3.6%	8.0%
Manufacturing	8,700	10,000	8,600	8,700	1.2%	0.0%
Nondurable Goods	7,300	8,300	7,200	7,000	-2.8%	-4.1%
Service Providing	57,500	60,100	60,400	59,600	-1.3%	3.7%
Private Service Providing	37,600	39,100	39,200	38,800	-1.0%	3.2%
Trade, Transportation & Utilities	13,900	13,800	14,200	14,100	-0.7%	1.4%
Wholesale Trade	1,400	1,600	1,700	1,700	0.0%	21.4%
Retail Trade	8,800	8,500	8,900	8,900	0.0%	1.1%
Transportation, Warehousing & Utilities	3,700	3,700	3,600	3,500	-2.8%	-5.4%
Information	300	300	300	300	0.0%	0.0%
Financial Activities	1,800	1,800	1,800	1,800	0.0%	0.0%
Professional & Business Services	4,200	4,400	4,300	4,200	-2.3%	0.0%
Educational & Health Services	10,300	11,100	11,000	10,900	-0.9%	5.8%
Leisure & Hospitality	5,700	6,100	6,000	5,900	-1.7%	3.5%
Other Services	1,400	1,600	1,600	1,600	0.0%	14.3%
Government	19,900	21,000	21,200	20,800	-1.9%	4.5%
Federal Government	700	700	700	700	0.0%	0.0%
State & Local Government	19,200	20,300	20,500	20,100	-2.0%	4.7%
State Government	4,000	4,700	4,700	4,100	-12.8%	2.5%
State Government Education	3,400	4,100	4,100	3,500	-14.6%	2.9%
State Government Excluding Education	600	600	600	600	0.0%	0.0%
Local Government	15,200	15,600	15,800	16,000	1.3%	5.3%
Local Government Excluding Education	4,000	4,000	4,000	4,100	2.5%	2.5%
Special Districts plus Indian Tribes	600	600	600	600	0.0%	0.0%

Notes:

(1) Civilian labor force data are by place of residence; include self-employed individuals, unpaid family workers, household domestic workers, & workers on strike. Data may not add due to rounding. The unemployment rate is calculated using unrounded data.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, & workers on strike. Data may not add due to rounding.

These data are produced by the Labor Market Information Division of the California Employment Development Department (EDD). Questions should be directed to: Steven Gutierrez 559-230-4102 or Frances Gines 951-955-3204

These data, as well as other labor market data, are available via the Internet at <http://www.labormarketinfo.edd.ca.gov>. If you need assistance, please call (916) 262-2162.

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REPORT 400 C
Monthly Labor Force Data for Counties
December 2019 - Preliminary
 Data Not Seasonally Adjusted

COUNTY	RANK BY RATE	LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	RATE
STATE TOTAL	---	19,588,400	18,869,300	719,100	3.7%
ALAMEDA	7	858,600	837,100	21,500	2.5%
ALPINE	27	610	590	20	3.8%
AMADOR	24	14,810	14,270	540	3.7%
BUTTE	31	102,700	98,400	4,300	4.2%
CALAVERAS	22	21,500	20,750	740	3.5%
COLUSA	57	10,650	9,140	1,510	14.2%
CONTRA COSTA	9	570,700	555,600	15,100	2.6%
DEL NORTE	42	9,690	9,150	540	5.6%
EL DORADO	15	92,300	89,500	2,900	3.1%
FRESNO	48	453,100	421,600	31,500	6.9%
GLENN	41	12,940	12,230	710	5.5%
HUMBOLDT	15	63,700	61,800	1,900	3.1%
IMPERIAL	58	73,800	59,500	14,300	19.4%
INYO	15	8,640	8,370	270	3.1%
KERN	50	385,600	357,700	27,900	7.2%
KINGS	53	58,300	53,800	4,500	7.7%
LAKE	39	29,120	27,650	1,470	5.1%
LASSEN	31	9,700	9,290	400	4.2%
LOS ANGELES	30	5,194,800	4,986,700	208,000	4.0%
MADERA	47	61,800	57,600	4,200	6.8%
MARIN	2	142,900	140,200	2,800	1.9%
MARIPOSA	34	6,930	6,620	320	4.6%
MENDOCINO	24	39,030	37,580	1,450	3.7%
MERCED	55	115,600	106,500	9,100	7.9%
MODOC	49	3,040	2,830	220	7.1%
MONO	14	9,350	9,070	280	3.0%
MONTEREY	50	214,500	199,100	15,400	7.2%
NAPA	12	72,800	70,700	2,100	2.9%
NEVADA	12	48,690	47,260	1,430	2.9%
ORANGE	5	1,633,200	1,593,500	39,700	2.4%
PLACER	10	187,100	182,000	5,100	2.7%
PLUMAS	54	7,470	6,880	590	7.8%
RIVERSIDE	24	1,111,200	1,070,400	40,800	3.7%
SACRAMENTO	18	717,100	694,000	23,100	3.2%
SAN BENITO	38	31,200	29,600	1,500	5.0%
SAN BERNARDINO	19	979,000	946,500	32,500	3.3%
SAN DIEGO	11	1,614,200	1,569,400	44,800	2.8%
SAN FRANCISCO	2	591,700	580,400	11,300	1.9%
SAN JOAQUIN	44	325,100	306,600	18,500	5.7%
SAN LUIS OBISPO	7	140,100	136,600	3,600	2.5%
SAN MATEO	1	467,100	458,900	8,200	1.8%
SANTA BARBARA	23	215,800	208,000	7,800	3.6%
SANTA CLARA	4	1,073,900	1,050,600	23,300	2.2%
SANTA CRUZ	36	139,900	133,100	6,800	4.9%
SHASTA	31	73,500	70,400	3,100	4.2%
SIERRA	35	1,310	1,250	60	4.7%
SISKIYOU	46	17,140	16,050	1,090	6.3%
SOLANO	20	207,700	200,700	7,000	3.4%
SONOMA	5	262,600	256,400	6,200	2.4%
STANISLAUS	42	241,900	228,300	13,600	5.6%
SUTTER	52	45,700	42,400	3,300	7.3%
TEHAMA	36	25,490	24,250	1,250	4.9%
TRINITY	40	4,550	4,310	240	5.2%
TULARE	56	203,700	184,700	19,000	9.3%
TUOLUMNE	28	21,600	20,750	850	3.9%
VENTURA	20	424,000	409,600	14,400	3.4%
YOLO	28	109,500	105,200	4,300	3.9%
YUBA	45	29,700	28,000	1,700	5.8%

Notes

1) Data may not add due to rounding. The unemployment rate is calculated using unrounded data.

2) Labor force data for all geographic areas now reflect the March 2018 benchmark and Census 2010 population controls at the state level.

City of Merced
MEMORANDUM

DATE: January 23, 2020
TO: City Council
FROM: Kim Espinosa, Planning Manager
SUBJECT: Actions at the Planning Commission Meeting of January 22, 2020

At their meeting of January 8, 2020, the Planning Commission heard and approved Conditional Use Permit #1238 to construct a mixed-use development with 214 apartment units and approximately 37,117 square feet of commercial uses within four buildings (two 2-story buildings and two 3-story buildings) on an approximately 5.94-acre parcel, generally located at the southeast corner of Yosemite Avenue and McKee Road.

The Commission voted to cancel the February 5, 2020, meeting due to a lack of items.

The Commission adjourned to the Joint Meeting with the City Council regarding the North Merced Annexation Feasibility Study on January 27, 2020, at 6:00 p.m.

If you have any questions about these items, please feel free to contact me.

Attachments

n:shared:Planning:PCMemos2020

CITY OF MERCED
Planning Commission

Resolution #4035

WHEREAS, the Merced City Planning Commission at its regular meeting of January 22, 2020, held a public hearing and considered **Conditional Use Permit #1238**, initiated by Merced Holdings, LP, property owner. This application involves a request to construct a mixed-use development with 214 apartment units and approximately 37,000 square feet of commercial uses within four buildings (two 2-story buildings and two 3-story buildings) on two parcels totaling approximately 5.94 acres, generally located at the southeast corner of Yosemite Avenue and McKee Road. The property has a General Plan designation of Neighborhood Commercial (CN) and is zoned Neighborhood Commercial (C-N); also known as Assessor's Parcel Numbers (APN) 008-310-053 and 008-310-038; and,

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through L (Exhibit B) of Staff Report #19-31; and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Conditional Use Permits in Merced Municipal Code Section 20.68.020 € and other Considerations as outlined in Exhibit B; and,

NOW THEREFORE, after reviewing the City's Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program (Exhibit C) regarding Environmental Review #19-37, and approve Conditional Use Permit #1238, subject to the Conditions set forth in Exhibit A and the Mitigation Monitoring Program set forth in Exhibit C attached hereto and incorporated herein by this reference.

Upon motion by Commissioner RASHE, seconded by Commissioner WHITE, and carried by the following vote:

AYES: Commissioners Butticci, Camper, Delgadillo, Dylina, Rashe, White. And Chairperson Harris

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

PLANNING COMMISSION RESOLUTION #4035

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January 22, 2020

Adopted this 22nd day of January 2020



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Attachment:

Exhibit A – Conditions of Approval

Exhibit B – Findings

Exhibit C – Mitigation Monitoring Program

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Conditions of Approval
Planning Commission Resolution # 4035
Conditional Use Permit #1238

1. The proposed project shall be constructed/designed in substantial compliance with the Site Plan, Floor Plan, Elevations, and Renderings (Attachments B, C, D, and E of Planning Commission Staff Report #20-01), except as modified by the conditions.
2. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
3. The Project shall comply with the applicable conditions set forth in Planning Commission Resolution #3049 for General Plan Amendment #14-06 and Zone Change #421 and Planning Commission Resolution #4025 for General Plan Amendment #19-02 and Zone Change #426 previously approved for this site.
4. All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the

defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

6. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control.
7. Community Facilities District (CFD) formation is required for annual operating costs for police and fire services as well as storm drainage, public landscaping, street trees, street lights, parks and open space. CFD procedures shall be initiated before final map approval or issuance of a building permit, whichever comes first. Developer/Owner shall submit a request agreeing to such a procedure, waiving right to protest and post deposit as determined by the City Engineer to be sufficient to cover procedure costs and maintenance costs expected prior to first assessments being received.
8. The project shall comply with all mitigation measures outlined in the Mitigation Monitoring Program for Initial Study #19-37 (Exhibit B of Planning Commission Resolution #4035 - Attachment K of Planning Commission Staff Report #20-01) and all applicable mitigation measures outlined in the Mitigation Monitoring Program for Initial Study #14-32 (Appendix A of Initial Study #19-37, Attachment K of Staff Report #20-01).
9. Due to constraints in the existing sewer collection system, the project shall be allowed to release wastewater into the City's system at a rate of 8,000 gallons per day (gpd) during peak hours. All wastewater in excess of this amount shall be stored on-site in an approved wastewater storage tank or other method approved by the Public Works Director and/or City Engineer to be released during off-peak hours. A flow monitor shall be installed with a telemetry or SCADA system approved by the Public Works Director and/or City Engineer to monitor the flow and ensure compliance with this requirement. The City shall periodically monitor the flow. Should the flow exceed

8,000 gpd during peak hours, the City may use any legal remedies available to gain compliance with this condition.

10. The developer shall provide an operations and maintenance plan for the on-site wastewater storage tank to address the timing of the off-peak discharge, emergency procedures for breakdowns and repairs, and odor control. The plan shall include steps to ensure ongoing objectionable odors do not affect the site or surrounding area. The operations and maintenance plan shall be approved by the City Public Works Director and/or City Engineer.
11. A minimum of 15% of the site shall be covered with landscaping as required by Section 20.36 (Table 20.36-1) of the Zoning Ordinance. Landscaping and irrigation shall be required to meet the City's Water Efficient Landscape Ordinance and the requirements of Zoning Ordinance Section 20.36.040.
12. All signs shall comply with the North Merced Sign Ordinance and Section 20.62.040 (B)(2) of the City's Zoning Ordinance for signs in a Neighborhood Commercial (C-N) zone. Illuminated signs may be illuminated until 10:00 p.m. or the end of the business day, whichever is later.
13. The applicant shall construct all missing improvements along the property frontage on Yosemite Avenue and McKee Road including, but not limited to, sidewalk, curb, gutter, street lights, and street trees. Any existing improvements that are damaged or that do not meet current standards shall be repaired or replaced as required by the City Engineer.
14. All necessary right-of-way along the property frontage, including Yosemite Avenue, McKee Road, and Whitewater Way, needed for public improvements shall be dedicated prior to the issuance of the first building permit.
15. Appropriate turning radii shall be provided within the parking areas to allow for Fire Department and refuse truck access.
16. Parking lot trees shall be installed per City Parking Lot Landscape Standards and Section 20.38.070 (F). At a minimum, parking lot trees shall be provided at a ratio of one tree for every six parking spaces. Trees shall be a minimum of 15-gallons, and be of a type that provides a 30-foot minimum canopy at maturity (trees shall be selected from the City's approved tree list).

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4035

17. All projects on this site shall comply with Post Construction Standards in accordance with the requirement for the City's Phase II MS-4 Permit (Municipal Separate Storm Sewer System).
18. All storm water shall be contained on-site for a minimum of 48 hours, then released into the City's storm water system at a rate not to exceed the 2-year pre-development flow or as approved by the City Engineer.
19. Prior to issuance of the first grading/building permit for any project on the site, the applicant shall demonstrate compliance with San Joaquin Valley Air Pollution Control District Rule 9510 to the Planning Department. Changes to the site plan resulting from compliance with Rule 9510 are subject to review by City Staff or the Planning Commission, as determined by the Director of Development Services.
20. Bicycle parking for all projects on the site shall meet the minimum requirements of the California Green Building Code and Merced Municipal Code Section 20.38.080.
21. All landscaping in the public right-of-way shall comply with the most recently adopted water regulations by the State and City addressing water conservation measures. If turf is proposed to be installed in medians or park strips, high quality artificial turf (approved by the City Engineer and Development Services Director) shall be installed.
22. If it is determined by the Fire Department that emergency vehicle access to Whitewater Way is needed to adequately serve the site or the surrounding area, the developer shall work with the City to provide such access, including an emergency gate with appropriate Knox boxes, etc. as required by the Fire Department.
23. For buildings over 30 feet tall, a minimum 26-foot-wide drive aisle shall be provided for emergency vehicle access. The developer shall work with the Fire Department to determine the areas that need the 26-foot-wide drive aisle.
24. A fire control room may be required for the buildings on the site. The applicant shall work with the Fire Department to determine the location of the fire control room. Additional fire control rooms may be required at the discretion of the Fire Chief.

25. Each building shall be provided with a Fire Department Connection.
26. Buildings that do not provide an elevator (other than a freight elevator) shall be provided with an additional exit. The developer shall work with the Chief Building Official to determine the number of exits required for each building.
27. A minimum turning radius of 33 feet inside, curb-to-curb and 49 feet wall-to-wall for fire apparatus access must be provided throughout the project site or as required by the Fire Department.
28. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
29. All parking lot and other exterior lighting shall be oriented in such a way so that it does not spill over onto adjacent properties.
30. In order to comply with the parking requirements for this project, a parking demand analysis would be required in order for the project to qualify for the mixed-use reduction allowed by Section 20.38.050 (F). This study shall be provided at the time of building permit submittal and shall be approved by the Director of Development Services. In no case shall the reduction be greater than 30% as allowed by the Zoning Ordinance.
31. Containers for refuse and recycled goods shall be stored in enclosures that are designed with colors compatible with the buildings and shall be constructed to meet City Standards. At the Building Permit stage, the developer shall work with the City Refuse Department to determine the best location for these enclosures to ensure proper access is provided for City Refuse Trucks as well as the number of containers needed to adequately serve the site. Use of a trash compactor should be considered to reduce the number of pick-ups per week.
32. A minimum 8-foot high concrete block wall shall be installed along the southern property line. A minimum five-foot wide landscaping area adjacent to the wall shall be provided to allow for the planting of vines or other appropriate landscape material.
33. Drive-thru uses, bars, nightclubs, and large convenience markets similar to a 7-Eleven type store are not allowed. Small convenience markets intended to serve the tenants or the immediate neighborhood

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4035

could be allowed. Restaurants serving alcohol could be allowed with Conditional Use Permit approval.

34. All construction activity shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday.
35. All walking paths, bicycle and vehicle parking areas, and recreational areas shall be provided with sufficient lighting to ensure a safe environment.
36. All mechanical equipment shall be screened from public view.
37. Hours for use of the rooftop deck shall be limited to from 7:00 a.m. to 10:00 p.m. daily.

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**Findings and Considerations
Planning Commission Resolution # 4035
Conditional Use Permit #1238**

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

A) The proposed mixed-use project complies with the General Plan designation of Neighborhood Commercial (CN) and the Zoning classification of Neighborhood Commercial (C-N). The proposed commercial uses comply with the General Plan designation of Neighborhood Commercial (CN). Although the General Plan encourages mixed-use developments, it does not specifically address the density allowed within a commercial zone for a mixed-use project. The *Merced Vision 2030 General Plan* includes two classifications for higher density residential uses – High-Medium Density (HMD) and High Density (HD). The High-Medium designation allows 12 to 24 units per acre, while the High Density designation allows 24 to 36 units per acre. The proposed project has a density of 36 units per acre, which is consistent with the High Density (HD) designations. Therefore, because there is no definitive designation for a mixed use project and there are General Plan policies that encourage higher density and alternate housing types (see below), the City has relied upon the High Density designation to determine compliance with the General Plan. Based on this designation, the proposed multi-family portion of the project would comply with the General Plan.

The Housing Element of the *Merced Vision 2030 General Plan* includes policies supporting affordable housing, mixed-use development, and higher densities.

Policy H-1.1 Support Increased in Residential Zoning Districts

Although the proposed project would not be located within a residential zone, it does provide an opportunity for a higher density project to provide needed housing within the City.

Policy H 1.1.c Encourage Mixed Use Development

The proposed project would provide a mixture of retail commercial uses to serve the neighborhood and the multi-family dwelling units.

Policy 1.1.e *Encourage Alternate Housing Types*

The proposed project would include one, two, and three-bedroom apartments. The units range in size from 276 square feet for a one-bedroom unit with a balcony, to 876 square feet for a 3 bedroom unit. This mixture provides a variety of different housing types to meet the growing need of housing within the community and supports this policy of providing alternate housing types.

Policy 1.8b *Prioritize City efforts to encourage residential development by focusing on in-fill development and densification within the existing City Limits.*

The proposed project is on an in-fill site and meets the density requirements of the City's highest density classification.

The following are Land Use Policies and Implementing Actions of the General Plan that could be met with the proposed project.

Policy L-1.1 *Promote Balanced Development Which Provides Jobs, Services, and Housing.*

Implementing Action 1.1.a: Promote mixed use development combining compatible employment, service and residential elements.

Implementing Action 1.1.c: Determine the types of housing opportunities needed for the type of employment opportunities being created in the City.

The Zoning Ordinance does not specify a density for multi-family housing allowed within a C-N zone, it merely states that multi-family uses are allowed within the C-N zone as a Conditional Use. Therefore, approval of the proposed Conditional Use Permit would bring the project into compliance with the Zoning Ordinance.

Zoning Ordinance Compliance – Conditional Use Permit Required Findings

B) Section 20.68.020 sets forth specific Findings that must be made in order for the Planning Commission to approve a Conditional Use Permit. These Findings are provided below.

- 1. The proposed use is consistent with the purpose and standards of the zoning district, the General Plan, and any adopted area*

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or neighborhood plan, specific plan, or community plan.

The purpose of a Neighborhood Commercial (C-N) zone is to provide areas for shopping centers and other commercial uses that serve the day-to-day needs of a residential neighborhood. The C-N zone allows a variety of commercial uses and residential uses, subject to approval of a Conditional Use Permit. The proposed project would provide a variety of retail and restaurant uses to serve the tenants of the project as well as the surrounding neighborhood. With the approval of the requested Conditional Use Permit, the project would comply with the requirements and purpose of the C-N Zone.

As described in Finding A above, the project meets the requirements of the General Plan. There are no other area, specific, or neighborhood plans for this area.

2. *The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.*

As described above, the commercial uses are allowed within a C-N zone. The proposed multi-family component of the project is a conditional use. The developer has revised the project to address some of the concerns expressed with the previously proposed project. The building heights have been reduced for the buildings on the east and west side of the site closest to the existing residential uses. The setbacks have been increased for those buildings as well in an effort to reduce impacts on the surrounding neighborhood. The site is surrounded by residential uses and a church to the north. Therefore, residential uses are common in this area. Another apartment complex is currently under construction east of this site at the corner of Yosemite and Lake Road, in the same general vicinity, which provides a mixture of housing units for the area. Given the proximity to the UC, multi-family uses are appropriate for this area. Therefore, through the implementation of the conditions of approval, the proposed apartment project (as part of the overall mixed-use project) would be compatible with the existing and future land uses in the vicinity.

3. *The proposed use will not be detrimental to the public health, safety, and welfare of the City.*

The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. The project would be required to annex to the City's Community Facilities District to pay for costs related to police and fire safety. Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

4. *The proposed use is properly located within the City and adequately served by existing or planned services and infrastructure.*

The project site is an in-fill site near the edge of the City's eastern boundary, surrounded by residential uses. The project would be adequately served by the City's water system. Through the implementation of the conditions of approval, the project would be adequately served by the City's sewer and storm water systems. Additionally, the project would be required to pay Public Facilities Impact Fees to help pay for future improvements needed to the City's infrastructure.

Traffic/Circulation

- C) The project site is located at the southeast corner of Yosemite Avenue and McKee Road. Yosemite Avenue, east of Parsons Avenue is designated as a "Special Street Section" in the *Merced Vision 2030 General Plan*. As such, the ultimate right-of-way for this road is 94 feet. McKee Road is a Collector Road with an ultimate right of way of 74 feet. The project would have access from Yosemite Avenue (right-in/right-out only) and McKee Road (full access). Both the intersections of Yosemite Avenue and McKee Road and Yosemite Avenue and Via Moraga (approximately 0.3 miles east of McKee Road) are signalized.

Yosemite Avenue Access

The primary access on Yosemite Avenue would be a driveway that is located approximately 320 feet east of the intersection of Yosemite Avenue and McKee Road (refer to the Site Plan at Attachment B of

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Planning Commission Staff Report #20-01). This driveway would provide right in/right out access only. The existing median in Yosemite Avenue would remain unchanged along the project site frontage. No other access to the site would be provided on Yosemite Avenue.

McKee Road Access

The primary access on McKee Road would be through a driveway located approximately 195 feet south of the intersection of Yosemite Avenue and McKee Road. This driveway would allow both left and right turning movements.

Whitewater Way

No access is proposed to Whitewater Way from the project site, unless the Fire Department requires an emergency access per Condition #22 of the Conditional Use Permit Conditions.

Traffic Impact Analysis

A traffic analysis was prepared for the proposed project by K2 Traffic Engineering, Inc. This analysis studied the following roadway segments:

1. Yosemite Avenue between Parsons Avenue and McKee Road.
2. McKee Road between Yosemite Avenue and Silverado Road.

The following intersections were also studied:

1. Yosemite Avenue at Parsons Avenue/Gardner Avenue
2. Yosemite Avenue at McKee Road
3. Yosemite Avenue at Hatch Road
4. McKee Road at Olive Avenue

The analysis looked at six different scenarios to determine the impact of the project. The scenarios included:

1. Existing Conditions
2. Existing Conditions plus Project
3. Existing plus Approved Conditions
4. Existing plus Approved Conditions, plus Project
5. Cumulative Year (2035) without Project Conditions
6. Cumulative Year (2035) with Project Conditions

The traffic analysis determined that the proposed project would generate a total of 1,876 Average Daily Trips (ADT's). After

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standard reductions are given for transit and bicycle use, pass-by traffic, and internal capture, the total net ADT's are 1,184. The trip generation numbers are provided on page 13 of the traffic analysis (Appendix D of the Initial Study at Attachment K of Planning Commission Staff Report #20-01)

The *Merced Vision 2030 General Plan* establishes an acceptable Level of Service (LOS) as LOS D for intersection and roadway operations. The traffic study found that, under existing conditions, the LOS for the intersection at Yosemite Avenue and Parsons/Gardner Avenue currently operates at an LOS F for AM Peak Hour traffic and an LOS E for PM Peak Hour traffic. Additionally, the intersection of McKee Road and Olive Avenue operate at an LOS E and LOS D, respectively. The other two intersections studied (Yosemite Avenue at McKee Road and Yosemite Avenue at Hatch Road) operate at acceptable levels of service (LOS B or better).

With the addition of the proposed project, the intersection at Yosemite Avenue and Parsons/Gardner Avenue, the level of service would be reduced to LOS F and LOS E for the AM and PM peak hours, respectively. The level of service for McKee Road and Olive Avenue would remain an LOS E for the AM peak hour traffic. All other intersections would retain an LOS D or better rating. Under the Cumulative 2035 with project scenario, these same intersections are reduced to an LOS F for both AM and PM peak hours.

The traffic study also conducted a Peak Hour Signal Warrant Analysis and found that signal warrants are satisfied for signals at the intersections of Yosemite Avenue and Parsons/Gardner Avenue and McKee Road and Olive Avenue.

The traffic study recommended the following mitigation measures:

TRA-01 Pay a proportionate share of the cost of the traffic signal at the intersection of Yosemite Avenue and Parsons/Gardner Avenue.

TRA-02 Pay a proportionate share of the cost of the traffic signal at the intersection of McKee Road and Olive Avenue.

Because these intersections are currently operating at a level of service below LOS D (the standard established by the General Plan), and the project impacts are not the cause of the existing problems with

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these intersections, the project would only be required to contribute a fair share to the cost of the traffic signals. The fair share contribution is based on the projects impacts, which in this case would be 2.4% of the cost of the traffic signal at Yosemite Avenue and Parsons/Gardner Avenue and 1.4% of the cost of the signal at McKee Road and Olive Avenue. The applicants would be eligible for reimbursement for up to 100% of the cost for the Yosemite Avenue and Parsons/Gardner Avenue traffic signal, which is an arterial/arterial intersection, through the City's Public Facilities Financing Program (PFFP). The McKee Road and Olive Avenue intersection would be eligible for up to 50% reimbursement through the PFFP as an arterial/collector intersection. The other 50% would be reimbursed if the owners of the 4 corners do any improvements that would require them to provide mitigation. The City would collect the money for reimbursement for up to 15 years.

In addition to contributing to the cost of the traffic signals, the project would be providing access to alternate forms of transportation to reduce the impacts from the project. The developer would provide on-site pick-up/drop-off areas for Uber and Lyft, provide bicycles for tenants to use, and possibly provide Zip cars and/or scooters that could be used by the tenants.

In comparison to the previously proposed mixed-use project, the ADT's are reduced from 2,215 ADT's to 1,876 ADT's (gross, with no reductions given) and 1,146 net. It should also be noted that this amount is less than the estimated traffic generation for the proposed shopping center that was approved for this site in 2014.

Additional mitigation measures were adopted with the General Plan Amendment and Zone Change approved in 2019. The development would be required to comply with the applicable mitigation measures as determined by the City Engineer.

Parking

- D) The Zoning Ordinance requires 1.75 spaces of parking for each multi-family unit up to 30 units, plus an additional 1.5 spaces for each unit over 30. There is also an increase in the number of spaces required based on the number of bedrooms and bathrooms in a unit. Based on this calculation, the residential portion of this project would require 339 parking spaces.

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Parking for the commercial portion of the project would be based on the actual uses. When the parking requirements are based on the square footage of the tenant space, the Zoning Ordinance allows a reduction in the floor area for non-public space. In this case, a standard 15% reduction was applied when calculating the parking requirements for the office and retail portions of the project. General office uses require one parking space for every 250 square feet of floor area and retail spaces generally require one space for every 300 square feet of floor area (not including restaurant uses). Based on these requirements, the required parking for the office portion would be 49 spaces and for the retail portion, 64 spaces. This brings the total number of required parking spaces to 452.

The project site provides a total of 386 parking spaces which includes 25 motorcycle parking stalls. In addition, the project provides 70 bicycle parking spaces. Although the total number of spaces required is 452, the Zoning Ordinance allows reductions based on certain criteria. If the project site is located within 400 feet of an approved bus stop, a 5% reduction may be given. Up to a 30% reduction may be given for mixed use developments with the approval of a parking demand study approved by the Director of Development Services. Based on the current design and number of parking spaces provided, the project would need the 5% reduction for a transit stop and a 15% reduction for the mixed-uses granted to comply with the parking requirements. However, it should be noted that through the building permit process, the number of stalls may change given the need to provide trash enclosures and other possible minor site modifications, which could increase the reduction amount. In no case would the reduction be greater than 30% as allowed by the Zoning Ordinance.

The developer will be working with UC Merced to move the bus stop near Yosemite Avenue and Via Moraga closer to their site, so they could qualify for the 5% reduction previously described. In addition, the developer will be providing pick-up/drop-off locations for Uber and Lyft to encourage ride sharing, offering bicycles, and possibly Zip cars and scooters for their tenants to use to reduce the actual number of parking spaces needed. Also, because this is a mixed-use project, it is likely there would be commercial uses that would not need parking in the evenings, which would leave additional spaces open for the other uses during these hours. Condition #30 requires

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the developer to provide a parking demand analysis demonstrating that a reduction is warranted prior to the issuance of a building permit.

As previously mentioned, the project will also provide indoor bicycle storage facilities as well as bicycle parking for the commercial uses. The site has easy access to the bicycle trail system which could encourage the use of bicycles rather than cars.

Although the Zoning Ordinance allows for parking reductions, it is important that sufficient parking still be maintained on the site to prevent parking from spilling out into the adjacent neighborhoods.

Public Improvements/City Services

E) Water

There is a 16-inch water line in Yosemite Avenue and another 16-inch line in McKee Road to serve the project site. The City's water supply would be sufficient to serve the proposed project.

Sewer

A 6-inch sewer force main line exists in Yosemite Avenue which flows to G Street, then continues out to the Waste Water Treatment Plant. There is no sewer line in McKee Road. Due to constrictions in the Yosemite Avenue line, the project site is limited to discharging a maximum of 8,000 gallons per day of wastewater during peak hours. Additional wastewater shall be contained onsite and discharged at off-peak hours (refer to Conditions #9 and #10). This condition also requires a monitoring system to allow the City to monitor the flow and requires the developer to ensure the onsite storage tank doesn't emit objectionable odors.

Stormwater

An 18-inch storm drain exists in Yosemite Avenue. The project would be required to comply with the State Post Construction Standards and to retain storm water on-site and meter it into the City's system (Conditions #17 and 18).

Building Design

- F) The proposed building designs would be similar to the style of the buildings at UC Merced. The buildings would have clean lines and use a variety of building materials to provide interest. The balconies on the upper floors are staggered to add additional interest. Buildings

1 and 3 are two-story buildings and Buildings 2 and 4 are three-story buildings. The elevations are provided at Attachment D of Planning Commission Staff Report #20-01. The table below provides a breakdown of each building by the number of stories, uses and number of residential units, and building height.

BUILDING DETAILS

Building No.	Stories	1st Floor	2nd Floor	3rd Floor	Total Square Feet	Height (to top of parapet)
1	2	22 units	27 units	n/a	30,456	26' 1 1/8"
2	3	Retail/Resident Space	34 units	33 units	57,622	33' 11"
3	2	Office	29 units	n/a	30,533	26' 1 1/8"
4	3	Retail/Resident Space	34 units	35 units	58,262	33' 11"
TOTAL UNITS		214			176,873	

The development would have 82 - 1 bedroom/1bath units, 112 - 2 bedroom/2 bath units, and 20 - 3 bedroom/3 bath units. The one-bedroom units would vary in size depending on whether the unit includes a balcony. A one-bedroom unit with a balcony would have 276 square feet and without a balcony it would have 300 square feet. The two-bedroom units would be 576 square feet with a 24-square-foot balcony, and the three bedroom units would be 876 square feet with a 24-square-foot balcony. Access to all the units would be through an interior corridor, which would increase safety for the tenants.

Building 1 is a two-story building with residential units on both floors. Buildings 2 and 4 are three-story buildings with commercial space and common areas for the residential tenants on the first floor and residential units on the second and third floors. Building 3 is a two-story building with office space on the first floor and residential units on the second floor.

The floor plans for each building are provided at Attachment C of Planning Commission Staff Report #20-01. These plans show the residential units as well as the areas for commercial uses and common/community areas for the residential tenants. The floor plans at Attachment E of Planning Commission Staff Report #20-01 show the layout of each of the different unit types.

The common/community areas in Buildings 2 and 4 would include amenities such as a gym, a kitchen/community area for gatherings and events, a meditation room, a study area, a media room, indoor bike storage area, laundry facilities, and a management office, mailroom, and office center for tenants. Building 2 also provides a roof-top deck area to provide additional outdoor open space for the tenants (Attachment H of Planning Commission Staff Report #20-01). This area would provide an additional outdoor area for tenants to lounge and socialize. The lounge area would be located near the center of the roof and would include tables, chairs, etc. for the tenants to use while in this area. There would be a 42-inch-high railing around the lounge area separating it from the rest of the roof-top area for safety purposes.

Security

The building and the site have been designed to incorporate security features for the safety of the tenants and the surrounding area. The buildings have been designed with linear hallways to ensure line of sight as residents enter and exit their units. Access to the buildings and individual units would be through a key-fob security system. Each tenant on the lease would be issued a key-fob. This key-fob would not only allow access to the buildings and individual units, but would also have to be in the unit in order for the power to come on. This means of access and security helps to ensure only the tenants listed on the lease are staying in the units and also provides security against unwanted guests. There will be emergency call boxes placed throughout the site that will connect directly to the Police Department in case of emergency. There will also be an on-site manager to deal with emergency and security issues.

Site Design

- G) The project site is located at the southeast corner of Yosemite Avenue and McKee Road. The site is designed to keep the buildings near the center of the site away from the residential uses. The front building (Building 2) is set back approximately 75 feet from Yosemite Avenue. Building 1 is approximately 85 feet from McKee Road (increased from approximately 50 feet in the previous design), Building 3 is approximately 82 feet from the from the eastern property line near Whitewater Way (an increase from 55 feet), and Building 4 is approximately 125 feet from the southern property line.

Parking is provided around the perimeter of the site and between the buildings. Bicycle parking is provided inside Building 4.

A promenade area is provided between Buildings 2 and 4 (refer to the Site Plan at Attachment B of Planning Commission Staff Report #20-01) which will include landscaping, tables, and chairs/benches to provide an open space area for the tenants and customers of the commercial uses. The developers envision this area would be used by customers of the food establishments and other retail uses as well as the residential tenants.

A minimum eight-foot tall block wall would separate the project from the residential uses to the south of the site (Condition #32).

Distance to Adjacent Residential Uses

The previous project design included all three-story buildings. The applicant has revised the design and reduced Buildings 1 and 3 to two-story buildings. The two-story buildings would have a height of approximately 26 feet. Buildings 2 and 4 are three-story buildings and would have a height of approximately 34 feet. On the roof of each of the buildings there would be an elevator shaft and screening for the mechanical equipment that would extend above the roof line. The homes on the west side of McKee Road are approximately 75 feet from the western property line of the project site. Building 1 is located closest to McKee Road and would be set back approximately 85 feet from the western property line of the project site, making the closest home approximately 160 feet away from Building 1. Refer to Attachment I of Planning Commission Staff Report #20-01.

The nearest home across Yosemite Avenue is approximately 180 feet

from the project site. The distance from Building 2 to the nearest home across Yosemite Avenue would be approximately 370 feet and from Building 3 it would be approximately 300 feet.

The homes to the east across Whitewater Way are approximately 40 feet from the project site. Building 3 would be approximately 125 feet from these homes.

The nearest home to the south is located approximately 40 feet from the southern property line of the project site. The proposed site design has been considerate of the proximity of this home and includes a larger landscape buffer in the area immediately adjacent to this home. The nearest building to this home would be Building 1 which would be approximately 140 feet away. It should be noted that the owner of the property to the south recently sold the developer approximately ½ acre of land in order for this development to expand to the south. This ½ acre was the subject of the recent General Plan Amendment and Zone Change approved in October 2019.

For context, the block where City Hall is located between M and N Streets is approximately 400 feet long. The distance from the corner of 18th and M Streets to the edge of the alley between 18th Street and Main Street is approximately 150 feet. Therefore, the nearest home across McKee Road would be approximately equal to the distance from the corner of 18th Street and M Street to the northern edge of the alley. The nearest home across Yosemite Avenue would be over half a City Block from the nearest building on the site. The homes on Whitewater Way would be close to the distance between City Hall and the UC Merced Building across 18th Street (refer to Page 2 of Attachment I).

As described below in the Landscaping Section (Finding H), the site would be provided with dense landscaping to help buffer the surrounding uses from noise and lights and to help provide privacy between the uses.

Landscaping

- H) As shown on the site plan at Attachment B of Planning Commission Staff Report #20-01, a 15-foot landscape area is provided along Yosemite Avenue. The landscape area along McKee Road is over 14 feet wide and along Whitewater Way, the landscape area is approximately 7.5 feet wide. The landscape area along the southern

property line is 5 feet wide, but would also have a concrete block wall to provide a separation from the adjacent residential uses.

As described above, the promenade area between Buildings 2 and 4 has been increased from 11,300 square feet to 28,500 square feet. This area would be landscaped to create a welcoming outdoor area. Parking lot trees would be provided throughout the site in compliance with the City's Parking Lot Landscape Standards.

According to Table 20.36-1 of the Zoning Ordinance, the site is required to provide a minimum landscape area equal to 15% of the project site. Landscaping and irrigation shall be required to meet the City's Water Efficient Landscape Ordinance. Compliance with these requirements is also included in Condition #11.

Neighborhood Impact/Interface

- I) As previously described, the project site is surrounded by residential uses as well as Yosemite Church and Providence School to the north across Yosemite Avenue. The developer held two neighborhood meetings on January 14, 2020, at Yosemite Church. The afternoon (3:00 p.m.) meeting was attended by approximately 10 people and the evening meeting (6:00 p.m.) was attended by approximately 25-30 people.

The neighbors had questions regarding the on-site sewer storage, the density, the parking, the tenants expected for the retail portion of the project, whether the units would be for college students, and traffic impacts.

Raj Joshi, the developer's representative, addressed the questions and explained that they are looking to develop this site in order to serve the UC and are working with the UC on an agreement to house graduate, doctorate, and post-doctorate students. He explained that this site is the closest vacant site to the UC that has access to City facilities, (i.e., sewer and water). He further explained that he has been working with the City's Public Works Director, Ken Elwin, on the sewer capacity and on-site storage issues. Mr. Joshi pointed out the incentives they would be implementing to reduce the need for vehicles such as providing bicycles and bicycle parking, providing Uber and Lyft drop-off/pick-up areas, installing a bus stop in front of their site, and possibly providing Zip cars for the tenants. In addition,

there could be a reduction in rent if the tenant agrees not to have a vehicle. He explained that the traffic study done for this project recommended that this project pay a proportionate share of the cost of traffic signals at Yosemite Avenue & Parsons/Gardner Avenue and Olive Avenue and McKee Road. Additionally, they would be required to modify the striping at these intersections to help with the existing congestion at in these areas. It should be noted that a development is only required to mitigate the impacts related to their project. The existing conditions are not the responsibility of the development.

During the review process for the previous proposal, the neighborhood voiced concerns regarding having bars and nightclubs in this project. The developer agreed that they would not allow bars and/or nightclubs to be located within their project. Refer to Condition #33 for the restrictions placed on the uses selling alcoholic beverages.

Public hearing notices are typically sent to all property owners within 300 feet of the project site. In this case, notices were sent to all property owners within 500 feet of the site as well as an extended area on McKee and Hatch Roads. To date, staff has not had any comments other than those heard at the community meetings held by the developer.

Signage

- J) All signs on the site would be required to comply with the North Merced Sign Ordinance and the Neighborhood Commercial sign regulations. As such, with illuminated signs may be required to shut off at 10:00 p.m. (Condition #12).

Land Use/Density Issues

- K) The project proposes to construct a mixed-use project to include 214 multi-family dwelling units and approximately 37,117 square feet of commercial space (retail and office). As described in Finding A, the proposed land uses are allowable under the current Zoning designation of Neighborhood Commercial, with the residential portion requiring Conditional Use Permit approval. The residential portion of the project has a density of 36 units per acre. This density is consistent with the General Plan designation of High Density

Residential (HD) which allows 24 to 36 units per acre. The density of the project is consistent with the density requirements of the High Density Residential (HD) designation which allows 24 to 36 units per acre.

The Neighborhood Commercial (C-N) zone allows a variety of commercial uses. The table at Attachment J of Planning Commission Staff Report #20-01 provides a list of the types of uses allowed. As mentioned above in the Neighborhood Impact section, the developer has agreed to limitations on the types of uses.

Environmental Clearance

- L) The Planning staff has conducted an environmental review (Initial Study # 19-37) of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Draft Mitigated Negative Declaration (i.e., no significant effects in this case because of the mitigation measures and/or modifications described in Initial Study #19-37) is being recommended (Attachment K of Planning Commission Staff Report #20-01).

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ENVIRONMENTAL REVIEW #19-37
Mitigation Monitoring Program

MITIGATION MONITORING CONTENTS

This mitigation monitoring program includes a brief discussion of the legal basis and purpose of the mitigation monitoring program, a key to understanding the monitoring matrix, a discussion of noncompliance complaints, and the mitigation monitoring matrix itself.

LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The City of Merced has adopted its own “Mitigation Monitoring and Reporting Program” (MMC 19.28). The City’s program was developed in accordance with the advisory publication, *Tracking CEQA Mitigation Measures*, from the Governor’s Office of Planning and Research.

As required by MMC 19.28.050, the following findings are made:

- 1) The requirements of the adopted mitigation monitoring program for the Conditional Use Permit #1238 shall run with the real property. Successive owners, heirs, and assigns of this real property are bound to comply with all of the requirements of the adopted program.
- 2) Prior to any lease, sale, transfer, or conveyance of any portion of the subject real property, the applicant shall provide a copy of the adopted program to the prospective lessee, buyer, transferee, or one to whom the conveyance is made.

MITIGATION MONITORING PROCEDURES

In most cases, mitigation measures can be monitored through the City’s construction plan approval/plan check process. When the approved project plans and specifications, with mitigation measures, are submitted to the City Development Services Department, a copy of the monitoring checklist will be attached to the submittal. The Mitigation Monitoring Checklist will be filled out upon project approval with mitigation measures required. As project plans and specifications are checked, compliance with each mitigation measure can be reviewed.

In instances where mitigation requires on-going monitoring, the Mitigation Monitoring Checklist will be used until monitoring is no longer necessary. The Development Services Department will be required to file periodic reports on how the implementation of various mitigation measures is progressing or is being maintained. Department staff may be required to conduct periodic inspections to assure compliance. In some instances, outside agencies and/or consultants may be required to conduct necessary periodic inspections as part of the mitigation monitoring program. Fees may be imposed per MMC 19.28.070 for the cost of implementing the monitoring program.

EXHIBIT C
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GENERAL PLAN MITIGATION MEASURES

As a second tier environmental document, Initial Study #19-18 incorporates some mitigation measures adopted as part of the *Merced Vision 2030 General Plan Program Environmental Impact Report* (SCH# 2008071069), as mitigation for potential impacts of the Project.

NONCOMPLIANCE COMPLAINTS

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the Director of Development Services in written form providing specific information on the asserted violation. The Director of Development Services shall cause an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure has occurred, the Director of Development Services shall cause appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue. Merced Municipal Code (MMC) Sections 19.28.080 and 19.28.090 outline the criminal penalties and civil and administrative remedies which may be incurred in the event of noncompliance. MMC 19.28.100 spells out the appeals procedures.

MONITORING MATRIX

The following pages provide a series of tables identifying the mitigation measures proposed specifically for Conditional Use Permit #1238. The columns within the tables are defined as follows:

Mitigation Measure:	Describes the Mitigation Measure (referenced by number).
Timing:	Identifies at what point in time or phase of the project that the mitigation measure will be completed.
Agency/Department Consultation:	This column references any public agency or City department with which coordination is required to satisfy the identified mitigation measure.
Verification:	These columns will be initialed and dated by the individual designated to verify adherence to the project specific mitigation.

Conditional Use Permit #1238
Initial Study #19-37
Mitigation Monitoring Program--Page A-3

**Conditional Use Permit #1238
Mitigation Monitoring Checklist**

Project Name: _____ **File Number:** _____
Approval Date: _____ **Project Location** _____
Brief Project Description _____

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist for each mitigation measure indicates that this mitigation measure has been complied with and implemented, and fulfills the City of Merced's Mitigation Monitoring Requirements (MMC 19.28) with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

EXHIBIT C
OF PLANNING COMMISSION RESOLUTION #4035

5) Cultural Resources					
<i>Impact</i>	<i>Mitigation Measures</i>		<i>Timing</i>	<i>Agency or Department</i>	<i>City Verification (date and initials)</i>
<i>d</i>	AQ-1	The developer shall provide an operations and maintenance plan for the on-site wastewater storage tank to address the timing of the off-peak discharge, emergency procedures for breakdowns and repairs, and odor control. The plan shall include steps to ensure ongoing objectionable odors do not affect the site or surrounding area. The operations and maintenance plan shall be approved by the City Public Works Director and/or City Engineer.	Building Permit	Engineering/ Public Works	
5) Cultural Resources					
<i>a</i>	CUL-1)	<p>If unknown pre-contact or historic-period archaeological materials are encountered during project activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations.</p> <p>Cultural resources materials may include pre-contact resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations shall be required to mitigate adverse impacts from the project implementation.</p> <p><i>(continued on next page)</i></p>	Building Permits	Planning Department	

<p style="text-align: center;"><i>a</i></p>	<p>These additional studies may include, but are not limited to, recordation, archaeological excavation, or other forms of significance evaluations.</p> <p>The applicant shall inform its contractor(s) of the sensitivity of the project site for archaeological deposits, and include the following directive in the appropriate contract documents:</p> <p>“The subsurface of the construction site is sensitive for archaeological deposits. If archaeological deposits are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified archaeologist shall assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any archaeological materials. Archaeological deposits can include, but are not limited to, shellfish remains; bones, including human remains; and tools made from, obsidian, chert, and basalt; mortars and pestles; historical trash deposits containing glass, ceramics, and metal artifacts; and structural remains, including foundations and wells.”</p> <p>The City shall verify that the language has been included in the grading plans prior to issuance of a grading permit or other permitted project action that includes ground-disturbing activities on the project site.</p>			
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Impact No.	Mitigation Measures	Timing	Agency or Department	City Verification (date and initials)
b	CUL-2) Implementation of Mitigation Measure CUL-1.	Building Permits	Planning Department	
c	CUL-3) If human remains are identified during construction and cannot be preserved in place, the applicant shall fund: 1) the removal and documentation of the human remains from the project corridor by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology, 2) the scientific analysis of the remains by a qualified archaeologist, should such analysis be permitted by the Native American Most Likely Descendant, and 3) the reburial of the remains, as appropriate. All excavation, analysis, and reburial of Native American human remains shall be done in consultation with the Native American Most Likely Descendant, as identified by the California Native American Heritage Commission.	Building Permits	Planning Department	
6) Energy				
a	ENE-1) The applicant shall comply with all applicable California Energy Code, AB 341, and San Joaquin Valley Air Pollution Control District rules and regulations regulating energy efficiency and waste.	Building Permits	Building Department	
b	ENE-2) Implementation of Mitigation Measure ENE-1.	Building Permits	Building Department	

7) Geology and Soils				
Impact No.	Mitigation Measures	Timing	Agency or Department	City Verification (date and initials)
b	GEO-1) The project shall comply with all requirements of the State Water Resources Board (SWRCB) and obtain a General Construction Activity Stormwater Permit.	Building/ Encroachment Permits	Engineering Department	
	GEO-2) The project shall comply with all applicable mitigation measures for Expanded Initial Study #02-27 for General Plan Amendment #02-02 and Annexation/Pre-Zoning Application #02-02.	Building/ Encroachment Permits	Engineering Department	
8) Hydrology and Water Quality				
a	HYDRO-1) To minimize any potential short-term water quality effects from project-related construction activities, the project contractor shall implement Best Management Practices (BMPs) in conformance with the California Storm Water Best Management Practice Handbook for Construction Activity. In addition, the proposed project shall be in compliance with existing regulatory requirements, including the Water Pollution Control Preparation (WPCP) Manual. In addition, implementation of a Storm Water Pollution Prevention Plan (SWPPP) would be required under the National Pollutant Discharge Elimination System (NPDES) to regulate water quality associated with construction activities.	Building/ Encroachment Permits	Engineering Department	

<i>Impact No.</i>	<i>Mitigation Measures</i>	<i>Timing</i>	<i>Agency or Department</i>	<i>City Verification (date and initials)</i>
<i>a</i>	HYDRO-2 If any storm drainage from the site is to drain into MID facilities, the developer shall first enter into a "Storm Drainage Agreement" with MID and pay all applicable fees.	Building/ Encroachment Permits	Engineering Department	
<i>a</i>	HYDRO-3) To reduce the potential for degradation of surface water quality during project operation, a SWPPP shall be prepared for the proposed project. The SWPPP shall describe specific programs to minimize stormwater pollution resulting from the proposed project. Specifically, the SWPPP shall identify and describe source control measures, treatment controls, and BMP maintenance requirements to ensure that the project complies with post-construction stormwater management requirements of the RWQCB.	Building/ Encroachment Permits	Engineering Department	
<i>c</i>	HYDRO-4 Prior to issuance of a building permit or as required by the City Engineer, the developer shall demonstrate to the City that storm drainage facilities are adequate to meet the Project demands and that improvements are consistent with the City Standards and the City's Storm Drain Master Plan.	Building/ Encroachment Permits	Engineering Department	

13) Noise				
<i>Impact No.</i>	<i>Mitigation Measures</i>	<i>Timing</i>	<i>Agency or Department</i>	<i>City Verification (date and initials)</i>
	NOI-1) To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the project: <ul style="list-style-type: none"> • The construction contractor shall ensure that all internal combustion engine-driven equipment is equipped with mufflers that are in good condition and appropriate for the equipment. • The construction contractor shall locate stationary noise-generating equipment as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction disturbance area. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. (continued on next page)			

13) Noise				
<i>Impact No.</i>	<i>Mitigation Measures</i>	<i>Timing</i>	<i>Agency or Department</i>	<i>City Verification (date and initials)</i>
<i>a</i>	<ul style="list-style-type: none"> • The construction contractor shall prohibit unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes is prohibited). • The construction contractor shall locate, to the maximum extent practical, on-site equipment staging areas so as to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • The construction contractor shall limit all noise producing construction activities, including deliveries and warming up of equipment, to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. No such work shall be permitted on Sundays or federal holidays without prior approval from the City. 	Building Permit	Building Department	

17) Transportation and Traffic				
Impact No.	Mitigation Measures	Timing	Agency or Department	City Verification (date and initials)
a	<p>TRA-01 Pay a proportionate share of the cost of the traffic signal at the intersection of Yosemite Avenue and Parsons/Gardner Avenue.</p> <p>The following mitigation measures were adopted with Initial Study #19-18 and would apply, unless deemed unnecessary by the City Engineer.</p> <p>The westbound lane of Yosemite Avenue at Parsons Avenue shall be modified to accommodate an additional 200-foot shared thru/right turn lane. In addition, the existing shared left/thru/right lane shall be restriped to be a shared left/thru lane. (The Traffic Analysis recommended an additional 100 foot lane be installed. The City Engineer recommends the length of the lane be increased to 200 feet.)</p> <p style="text-align: center;">-or-</p> <p>The applicant shall be required to pay for their proportionate share of the above improvement as determined by the City Engineer.</p>	Building Permit	Planning/ Engineering Department	

<i>Impact No.</i>	<i>Mitigation Measures</i>	<i>Timing</i>	<i>Agency or Department</i>	<i>City Verification (date and initials)</i>
a	<p>TRA-02 Pay a proportionate share of the cost of the traffic signal at the intersection of McKee Road and Olive Avenue.</p> <p>The following mitigation measures were adopted with Initial Study #19-18 and would apply, unless deemed unnecessary by the City Engineer.</p> <p>The following modifications to the intersection of Olive Avenue and McKee Road shall be made:</p> <p><u>Southbound Approach:</u></p> <ul style="list-style-type: none"> • Remove the adjacent on-street parking for 100 feet on the southbound approach. • Re-stripe the approach as shared left/thru lane and share right/thru lane. • Remove the adjacent on-street parking for 100 feet on the southbound receiving lane and stripe it as a lane drop. <p><u>Northbound Approach</u></p> <ul style="list-style-type: none"> • Remove the adjacent on-street parking for 100 feet on the north bound approach. • Re-stripe the approach as shared left/thru lane and shared right/thru lane. • Remove the adjacent on-street parking for 100 feet on the northbound receiving lane and stripe it as a lane drop. The City Engineer shall determine if this measure is feasible due to the location of residential driveways in this area. 	Building Permit	Planning/Engineering Department	

<i>Impact No.</i>	<i>Mitigation Measures</i>	<i>Timing</i>	<i>Agency or Department</i>	<i>City Verification (date and initials)</i>
<i>b</i>	TRA-03 The developer shall work with the Transit Joint Powers Authority of Merced County (The Bus) to locate a bus stop within ½-mile of the project site.	Building Permit	Planning/Engineering Department	
19) Utilities and Service Systems				
<i>c</i>	UTI-01) The project shall provide for on-site storage of wastewater in an underground storage tank, then release the wastewater into the City’s system during off-peak hours or an alternative approved by the City Engineer. Details to be worked out with the City Engineer prior to construction.	Building Permit	Engineering Department	

Certificate of Completion:

By signing below, the environmental coordinator confirms that the required mitigation measures have been implemented as evidenced by the Schedule of Tasks and Sign-Off Checklist, and that all direct and indirect costs have been paid. This act constitutes the issuance of a *Certificate of Completion*.

 Environmental Coordinator

 Date

Planning Commission approves updated mixed use project at McKee Rd. and Yosemite Ave – HUB 2.0.

At the regularly scheduled meeting held on January 23, 2020 the Planning Commission considered a Conditional Use Permit (CUP) for the proposed mixed use project at McKee Rd. and Yosemite Ave. After receiving public testimony and discussing aspects of the project the commissioners unanimously voted to approve the CUP. In addition to Planning Staff other representatives attended including Ken Elwin Public Works Director, Police Captain Jay Struble, and Deputy Chief Casey Wilson from the Fire Department. They were on hand to respond to questions from the public and the commissioners. Approximately 18 members of the public made comments at the public hearing.

Much of the discussion was focused on the four specific findings in the City's Zoning Code – 20.68.020, which are required to approve a CUP. The commission received input from Staff and the Deputy City Attorney that the basis for decision has to be based on objective standards that tie to health and safety as well as the General Plan. The commission had to find that the project met all those findings to approve it or it did not meet one or more of the findings to deny it.

Prior to the public hearing the applicant held two community meetings at the adjacent Yosemite Church. They also provided an information sign on the project site with information on the two community meetings as well as the Planning Commission Public Hearing. They noticed all registered property owners within 500 ft, the state law is only 300 ft. Additionally, notices were sent to members that participated in the prior public hearings at the commission and council meetings.

The updated project changed considerably from the original one. The original 428 “efficiency” unit project was redesigned to 214 units with a combination of one, two, and three bedroom options. Two of the four buildings were reduced in height from three to two stories. The proposed retail space was reduced to accommodate office needs. Additionally, a letter of support has been provided by UC Merced. The letter demonstrates interest in negotiating terms for the potential use of graduate student housing. There's also interest in using office space in support of graduate student and other programs.

The presentation prepared by City Staff is attached. The applicant's presentation is also included.

Scott McBride



“The Hub” 2.0 at Yosemite



Mixed-Use Development

- 214 Units / 366 Bedrooms
 - -82 1 Bed/1 Bath
 - -112 2 Bed/2 Bath
 - -20 3 Bed/3 Bath
- 14,455 Sq/Ft Office Space
- 22,672 Sq/Ft Retail & Dining Space
- 12,654 Sq/Ft Residential amenities & communal area
- 386 Parking spaces
- ADA Compliant

“The Hub” At Yosemite

Why Merced?

“Merced is a City on the rise”

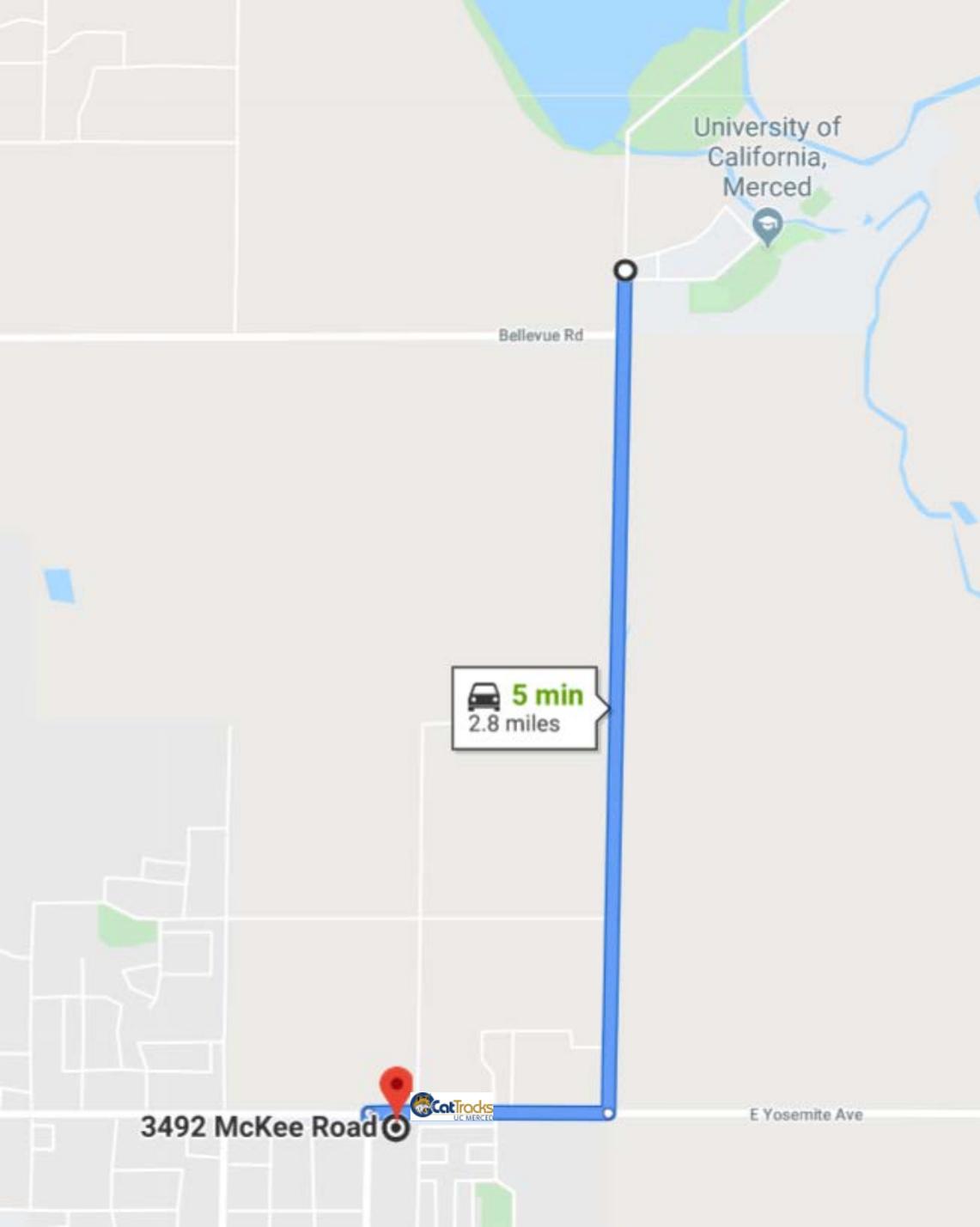
1-2 % Housing vacancy rate / High need for quality, reasonably priced, housing

High demand for nice boutique restaurants and retail shopping

Housing crunch to **increase** with the ongoing growth of UC Merced

“Student Sardining” - The practice of packing significantly more students in a single family home than there are bedrooms





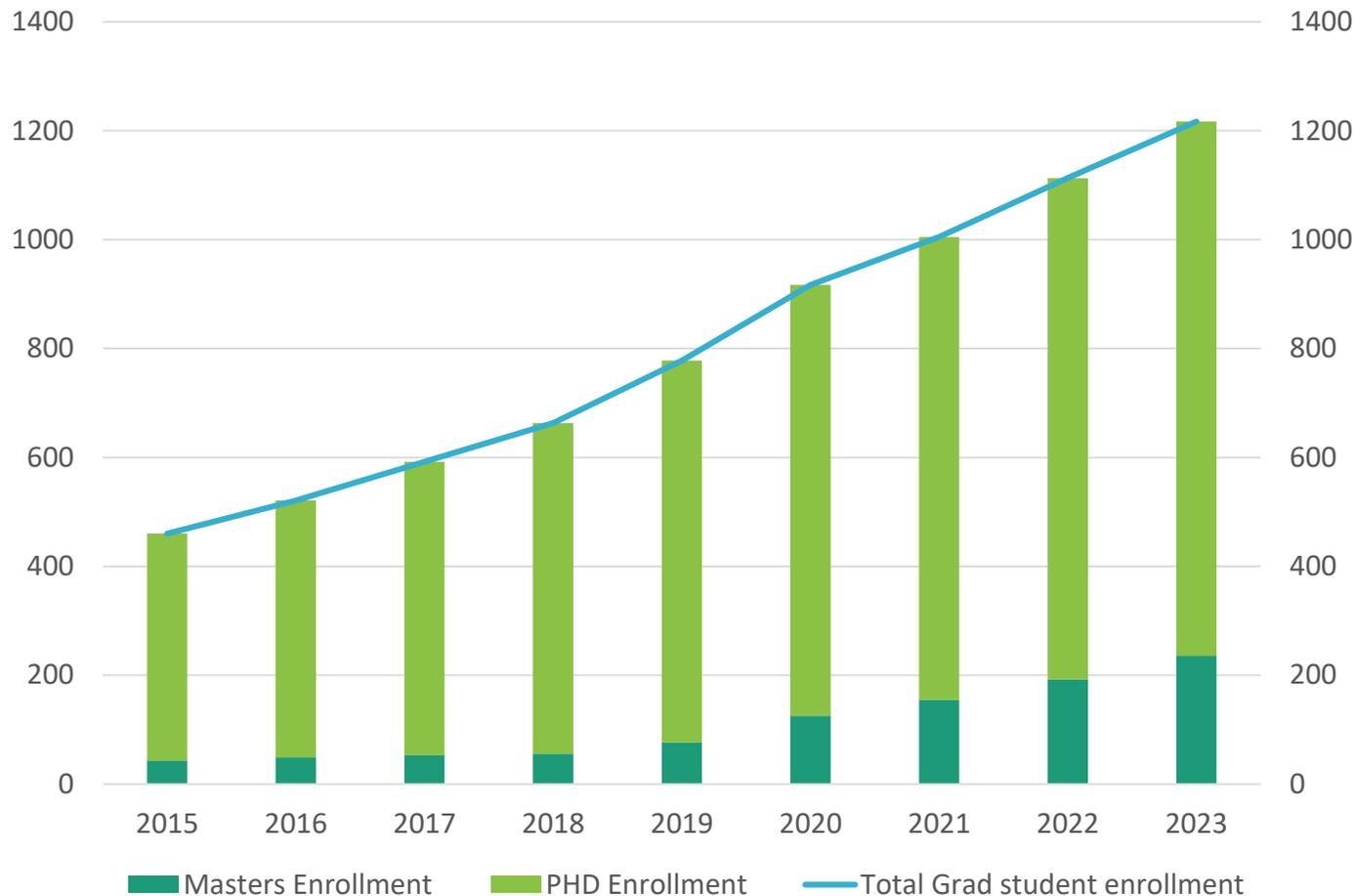
Site Overview

- 5.94 vacant acres located on the SE corner of McKee Road and Yosemite Ave
- Located only 2.8 Miles from UC Merced Main Campus
- Closest available office space to UC Merced Campus
- 5 minute Drive from Campus
- Closest off campus CatTracks stop



Growing together for a brighter tomorrow!

UC Merced Graduate Programs Enrollment



Problem

> 700+ Graduate students currently

> 1000+ Graduate students projected in 2023

Currently NO dedicated Graduate student housing beyond 2020

Solution

“The Hub” Coming Fall of 2021

“The Hub” to potentially house 25-40% of all UCM Graduate students



Residents Amenities

- 4,000+ Sq/Ft Comprehensive workout and yoga facility
- 4,600+ Sq/Ft Beautiful roof-top deck with entertainment space, BBQ area/shaded seating and lounge/chaises
- 2,500+ Sq/Ft Communal commercial kitchen and event space
- Multiple study pods and meeting rooms
- Theater/Screening room
- *Amazon Hub* – Package delivery center
- Business office and printing center
- Every 2 & 3 Bedroom apartment with in-unit Washer/Dryer





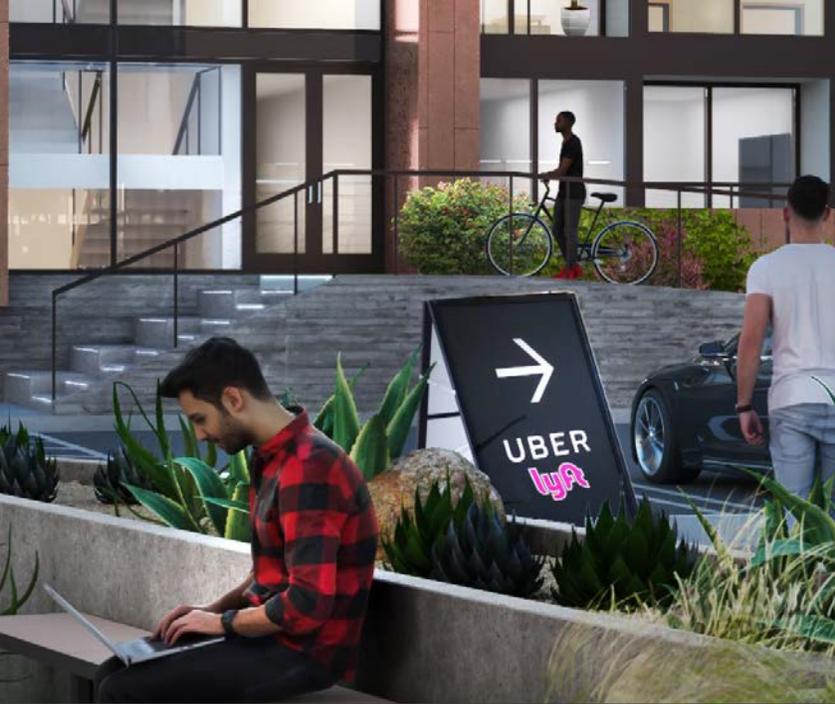
Boutique Retail/Dining and Services

- With 22,000+ Sq/Ft of Retail / Restaurant / Commercial space “The Hub” will attract:
 - 6-8 Fast/casual dining locations
 - Boutique retail and shopping locations
 - Service oriented tenants (Salon, Cell Phone Carrier, Personal Care)
 - “Anchor Tenant” location perfect for a fresh format – “neighborhood grocery store”



Centered around a series of inviting promenades, the “Hub” will service not only the residents of the “Hub” but the surrounding neighborhoods.

With shopping and restaurant open into the evening the “Hub” will provide a much needed solution for what to do after work!



Going Green for a Brighter Tomorrow !

- Designated ride-sharing pick-up and drop off (Uber and Lyft)
- CatTracks / City Bus stop to be provided directly in front of property
- Partnerships with scooter and car rental companies (such as Zipcar and Bird)
- Extensive implementation of solar panels
- 10+ Electric Car charging stations
- Compliant with stringent updated Title 24 requirements





Safety First- State of the art Security and Technology

Security Protocols

- **Over 100+ cameras throughout the property with 24 hour-a-day monitoring**
- **Emergency call boxes through out the property – Connecting directly with Police**
- **Architectural design to maximize visibility in hallways and communal areas**
- **Key-fob required access to communal, office and residential areas**

Wi-Fi Internet

- **State of the Art , comprehensive, site-wide, Dual SSID Wi-Fi access for residential, office and communal areas**
- **WPA2 Protected access WLAN network designed for High-Density Wi-Fi use**
- **Wi-Fi access points throughout the site for safe high-speed connectivity**

State of the art Security

- Over 100+ cameras throughout the property with 24 hour-a-day monitoring
- Network of emergency call boxes through out the property to connect directly with the Merced Police Department
- Architectural design to maximize visibility in hallways and communal areas
- Key-fob required access to communal and residential areas-increasing safety and accountability

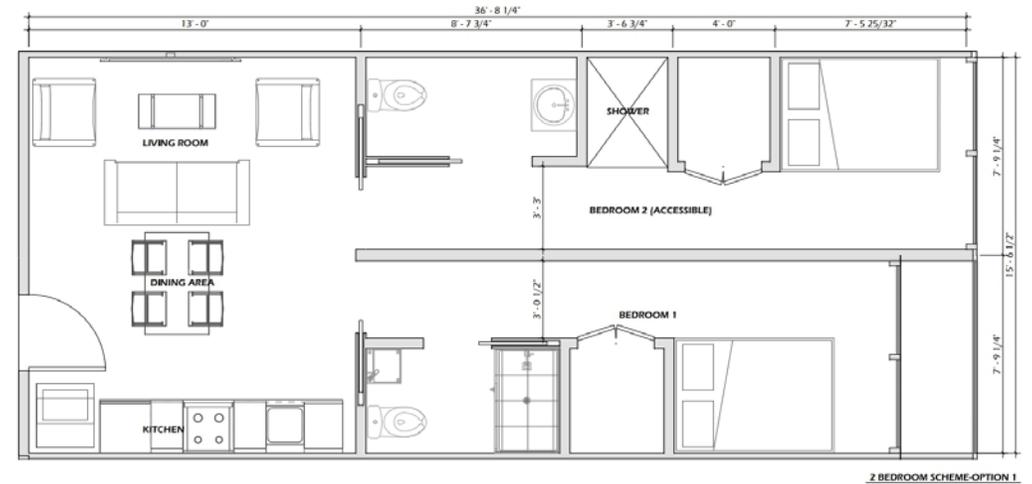


What is an “Efficiency Unit”?

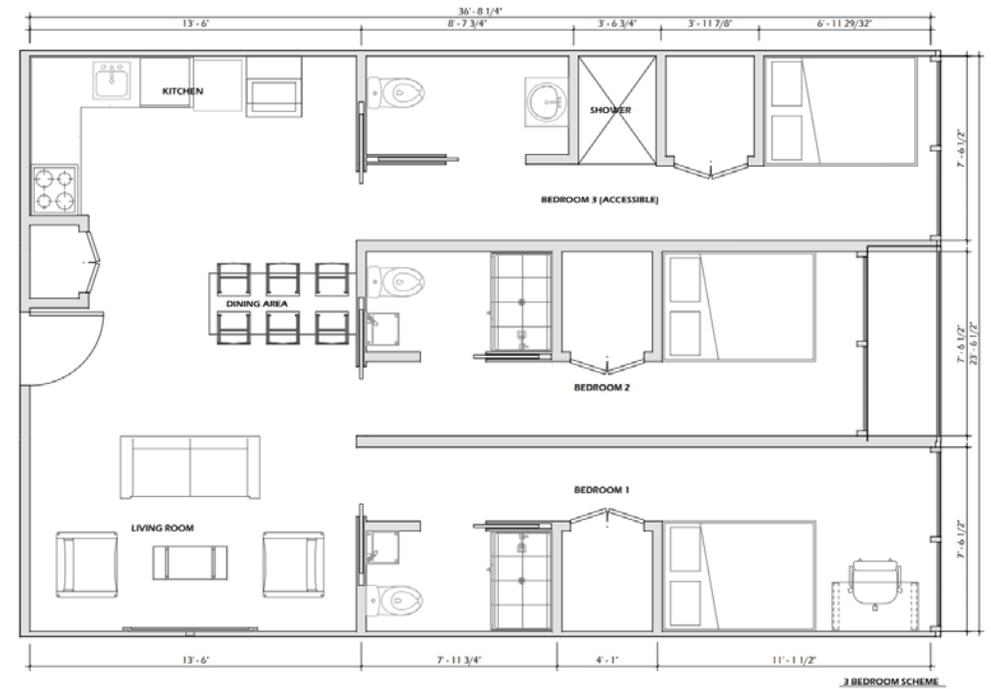
- 272-296 Sq./ft Efficiency unit
- Kitchen with fridge, stove and microwave,
- Private Restroom and shower
- Living room and bedroom area
- Ultra efficient layout for greener living
- Key FOB to open door, and turn on lights, heating and cooling, conserving energy



2 Bedroom Floor plan

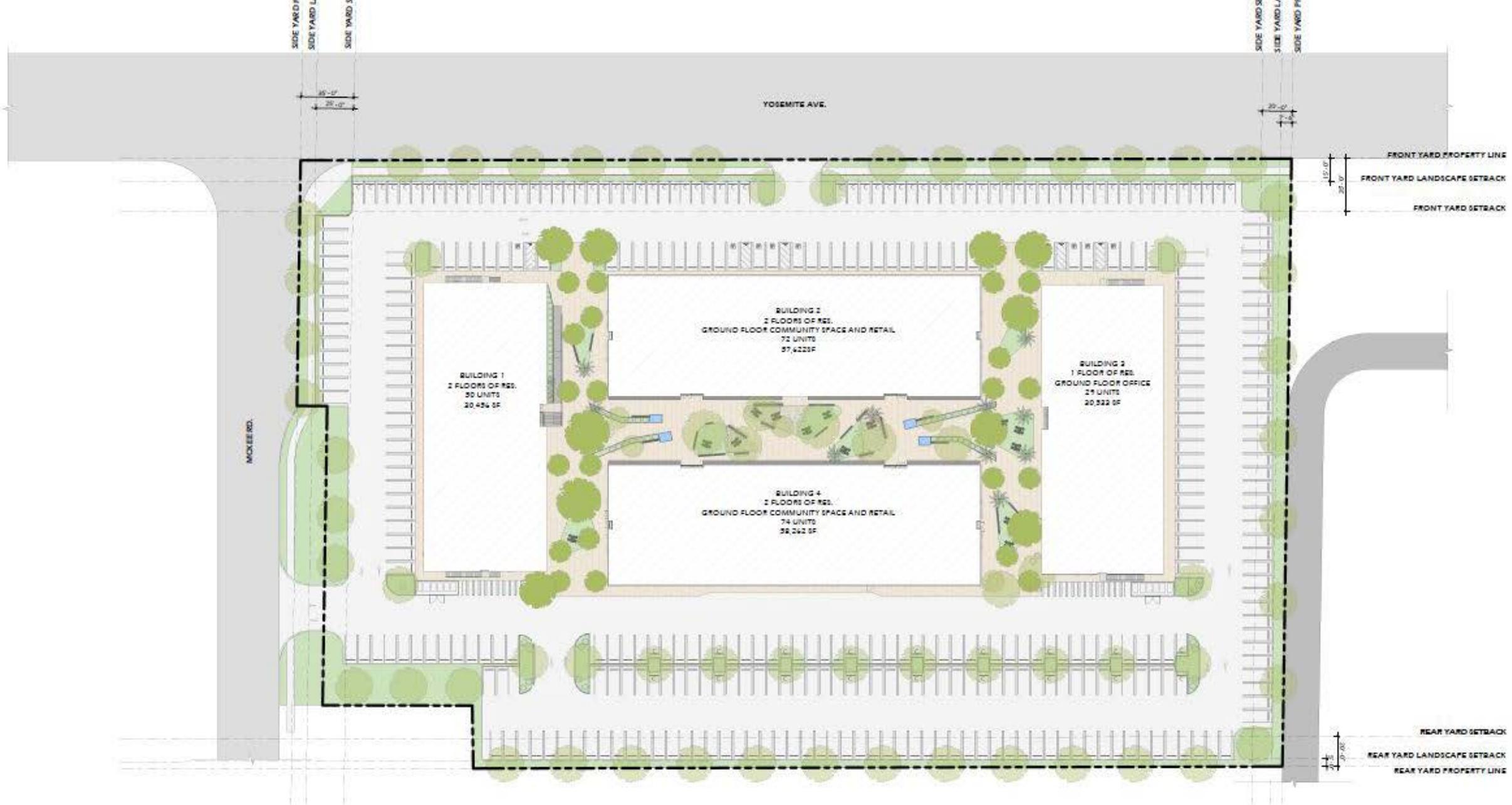


3 Bedroom floorplan





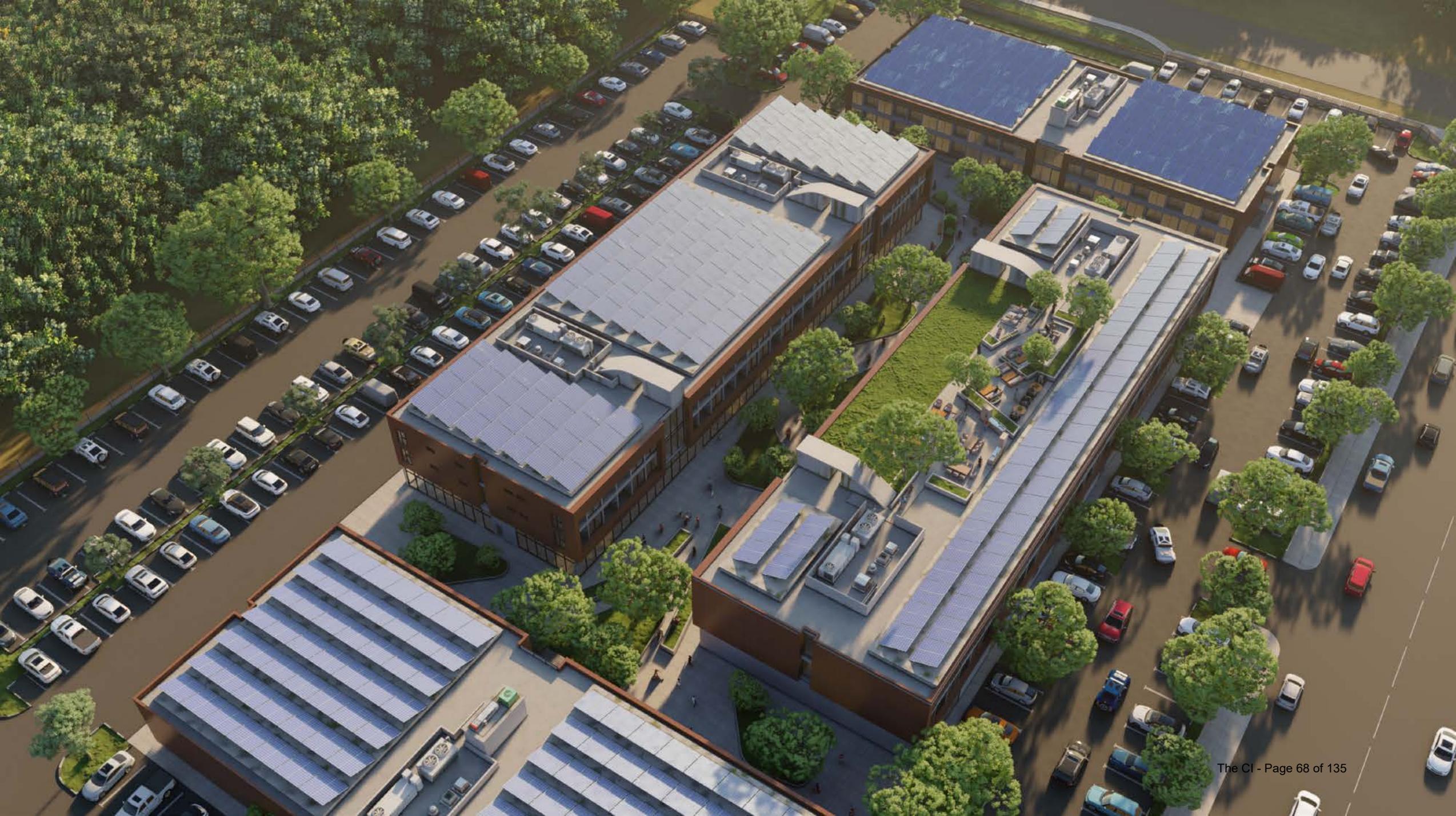
	“The Hub” - (Initial submission)	“The Hub 2.0” -New Design
Number of Units	428	214 Units 1 bed/1 bath-82 2 Bed/2 Bath-112 3 Bed/3 Bath-15
Parking Spaces /inc Motorcycle	376 Parking Spaces	386 Parking Spaces
Electric Charging Stations		10 Electric Charging stations
Setback of Building 1 & 3 from McKee Rd and Whitewater Way	64’3” / 63’ 2”	85’ / 82’4” (+19’9”/ 19’2” increase in building setback)
Building 1 & 3 height	3 Story	2 Story (Reduced 2 major buildings by a whole story)
Outdoor Greenspace/Promenade	11,300 Sq/ft	29,500 Sq/ft
Average Daily Trips (Before Reductions)	2,214 ADT	1,876 ADT (15.2% reduction from last submission and 29.1% reduction from currently approved plans)
Office space	0 sq / ft	14,445 Sq Ft – Decreasing site occupancy during evenings and weekends when offices are closed











“The Hub” at Yosemite housing cost
vs.
On-campus / Off-Campus housing cost

Unit	“The Hub” At Yosemite	Heritage Apartments*
1 Bedroom/1 Bathroom	\$725-\$880**	\$2,242 (up to 2 occupants)
	i.e. \$725-\$880 per person	i.e. \$1,121 per person
2 Bedroom/2 Bathroom	\$1300-\$1,575**	\$4,248 (up to 4 occupants)
	i.e. \$650-\$787.50 per person	i.e. \$1,062 per person
3 Bedroom /3 Bathroom	\$1,750-\$1975**	N/A
	i.e. \$583.33- \$658.33 per person	

[*https://housing.ucmerced.edu/graduate](https://housing.ucmerced.edu/graduate)

**Projected Rent

Room Types	Academic Year Price	Semester Price	Monthly Price (Based on academic year price dived by 9 months)	Monthly Price (Based on academic year price dived by Calendar year)
On Campus rooms				
Single	\$13,630	\$6,815	\$1,514.44	\$1,135.83
Double	\$12,275	\$6,137.50	\$1,363.88	\$1,022.92
Triple	\$11,550	\$5,775	\$1,283.33	\$962.50
Quad	\$10,405	\$5,205.50	\$1,156.11	\$867.08

Community concern: Increased Traffic

Proposal	Base ADT (Average Daily Traffic)	Net ADT after reductions and Mitigation
62,000 Sq/ft Shopping center *All ready approved and allocated	2,647 ADT	1,721 ADT
Hub 1.0	2,215 ADT	1,322 ADT
Hub 2.0	1,876 ADT	1,184 ADT

Redesign represents over a **31% decrease** in currently allocated Traffic

- Traffic Mitigation Measures Proposed
 - Contribute to Traffic Signal at McKee Road and Olive
 - Contribute to Traffic Signal At Yosemite and Parsons

Community concern: Density

	Units	Bedrooms	Bedrooms Per unit	Equivalent DU at Bedroom Ratio
Hub 1.0	428	428	1	
Hub 2.0	214	366	1.71	214
Merced Station	270	770	2.85*	128
City Avg	1	3.01	3.01	121

214 Dwelling units- Compliant with City of Merced General Plan

Additional Considerations to reduce Density

300 Sq/Ft efficiency unit= 1 Dwelling unit

2,617 sq/ft 6 bedroom /3 bathroom House = 1 Dwelling unit



VS



- Reduced Buildings #1 & #3 from 3-story buildings to 2-story buildings
- Replaced entire 1st Floor of Building #3 with Office space

Community concern: Waste Water Disposal

Site is Currently allocated 8,000 Gallons per day to flow in real time

Developers have met several times with the City Engineers and Dept of Public Works and have designed a Waste storage tank system to be located at the South East corner of the property, to store and discharge additional waste water into the pump station in the Moraga estates located on Whitewater and in to the City system during “non-peak hours.”

A flow monitor approved by City Public works, will be installed to monitor flow rates and compliance.

Operations and Maintenance plan to be approved by Public Works

In the event of a power failure the storage tank can be discharged manually utilizing gravity flow

Community concern: Noise/Light pollution/ Night time activity/

- Building 1 & 3 were moved an additional +20' towards the center of the property
- 8' Solid wall on the Southern boarder of the property to block sound
- Tree surround the Property to block light and sound
- All lighting to be in compliance with City Lighting Ordinances
- No Late night Night clubs/bars to be allowed, but restaurants/retail to be allowed to stay open in the evenings to serve the locale community

Community concern: Safety

- Resident Safety
 - Over 100 Cameras- monitored 24/7
 - Police Call Boxes located throughout the property
 - On-Site Management
 - Key-Fobs to monitor access to resident areas
- Community Safety
 - Well lit and supervised parking lots and communal areas
 - Close partnership with local Police Department



**THE
HUB
2.0**

CONDITIONAL USE PERMIT #1238

Yosemite Church/
Providence School

Single Family
Residential

County

HATCHRD

Yosemite Ave

PEBBLE BEACH DR

EXPLORADOR DR

**SUBJECT
SITE**

Single Family
Residential

Single Family
Residential

MCKEERD

SPANISH BAY CT

Single Family
Residential

WHITEWATER WAY

LEGENDS CT

PROJECT AND SITE DETAILS

- 5.94-Acre Parcel
- Neighborhood Commercial Zone
- Mixed Use Development (residential uses allowed with CUP)
- 214 Residential Units (mixture of 1, 2, and 3-Bedroom units)
- Density – 36 units/acre (consistent with High Density Residential/General Plan)
- 14,445 Square Feet of Office Space
- 22,672 Square Feet of Commercial Retail Space
- 386 Vehicle Parking Spaces
- 70 Bicycle Parking Spaces

BACKGROUND

- Original site was approximately 5.4 acres.
- 2014 - General Plan Amendment and Zone Change from Low Density Residential to Neighborhood Commercial.
- 2014 – Proposed 60,000 s.f. Shopping Center
- 2019 – Developer Acquired an additional ½-acre(approximately) from property to the south.
- 2019 – Proposed Mixed-Use Project with 428 residential units.
- 2019 – Approval of General Plan Amendment and Zone Change for 1/2 –acre.
- 2019 – Denial of Mixed-Use Project (428 units).

November, 2019, new application with revised project.

NEIGHBORHOOD COMMERCIAL ZONE

Key	Zoning District ^[1]							Additional Regulations
	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
COMMERCIAL USES								
Alcoholic Beverage Sales [7]	X	P [7][8]	P [7]	C [7][8]	P [7]	P [7]	SP [7]	Sec.20.44.010
Bail Bond Businesses	C	X	C [10]	X	C	C	C	
Bars and Nightclubs	X	X	C	X	C	C	C	
Banks, Retail	P	P	P	P [9]	SP	SP	SP	
Beauty Salons	X	X	C	X	C	C	X	Sec.20.44.030
Building Supplies/Home Improvement	X	X	C	X	SP	P	SP	
Business Support Services	X	C	M	X	P	P	SP	
Cardrooms [5]	X	X	C [5]	X	C [5]	C [5]	X	Chapter 9.08
Cemeteries and Mausoleums	X	X	C	X	C	P	X	
Check Cashing/Payday Loan Establishments	C	X	C [10]	X	C	C	C	Sec.20.44.040
Commercial Cannabis Businesses	Refer to Table 20.44-1 in Section 20.44.170							
Commercial Recreation, Indoor (Except Below)	X	SP	SP	SP[9]	P	SP	C	
Multi-Screen (6 or More) Movie Theaters	X	C	P	X	C	X	C	
Commercial Recreation, Outdoor	X	X	X	SP [9]	P	C	C	
Drive-Through and Drive-Up Sales	C	C	SP	SP [9]	P	P	SP	
Equipment Sales and Rental	X	X	X	X	P	P	SP	
Farmer's Market	C	SP	SP	SP	SP	SP	SP	Sec.20.50.030B
Flea Market	X	X	X	X	C	C	C	
Funeral Parlors and Mortuaries	C	C	C	X	C	P	C	
Gas and Service Stations/Car Washes	X	C	SP	SP [9]	P	P	SP	Sec.20.44.070
Hotels and Motels	X	X	P	X	P	C	C	
Hookah Lounges	X	C	C	X	C	C	C	
Kennels	X	X	X	X	C	P	C	
Maintenance and Repair Services	X	X	X	X	P	P	SP	
Massage Establishments	C [16]	C [16]	C [16]	X	C [16]	C [16]	X	Chapter 5.44
Massage Therapy—Sole Practitioner	P [17]	P [17]	P [17]	X	C [16]	C [16]	X	Chapter 5.44
Mobile Food Vendors	C	C	C [10]	X	SP [11]	SP	C	Sec. 5.54 & 20.44.020
Mobile Food Trucks	X	X	X	X	P	P	SP	
Office, Professional	P	P	P	SP [9]	SP	SP	SP	

Key	Zoning District ^[1]							Additional Regulations
	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
COMMERCIAL USES (Continued)								
Personal Services	SP	P	P	P [9]	SP	SP	SP [12]	
Retail, General	SP [13]	P	P	P [9]	P	SP	SP	
Restaurants	C [13]	P [8]	P	SP [9]	P	M	SP [12] [13]	
Tobacco Retailers [18]	X	P [18]	P [18]	P [18]	P [18]	P [18]	SP [18]	Sec.20.44.160
Vehicle Parts and Accessories Sales	X	P	P	X	P	P	SP	
Vehicle Rentals	X	X	M	X	P	P	SP	
Vehicle Repair and Maintenance, Major	X	X	X	X	C	P	C	
Vehicle Repair and Maintenance, Minor	X	SP	P	X	P	P	C	
Vehicle Sales	X	X	P [10] [14]	X	P	P	C	

TABLE 20.10-1 PERMITTED LAND USES IN THE COMMERCIAL ZONING DISTRICTS

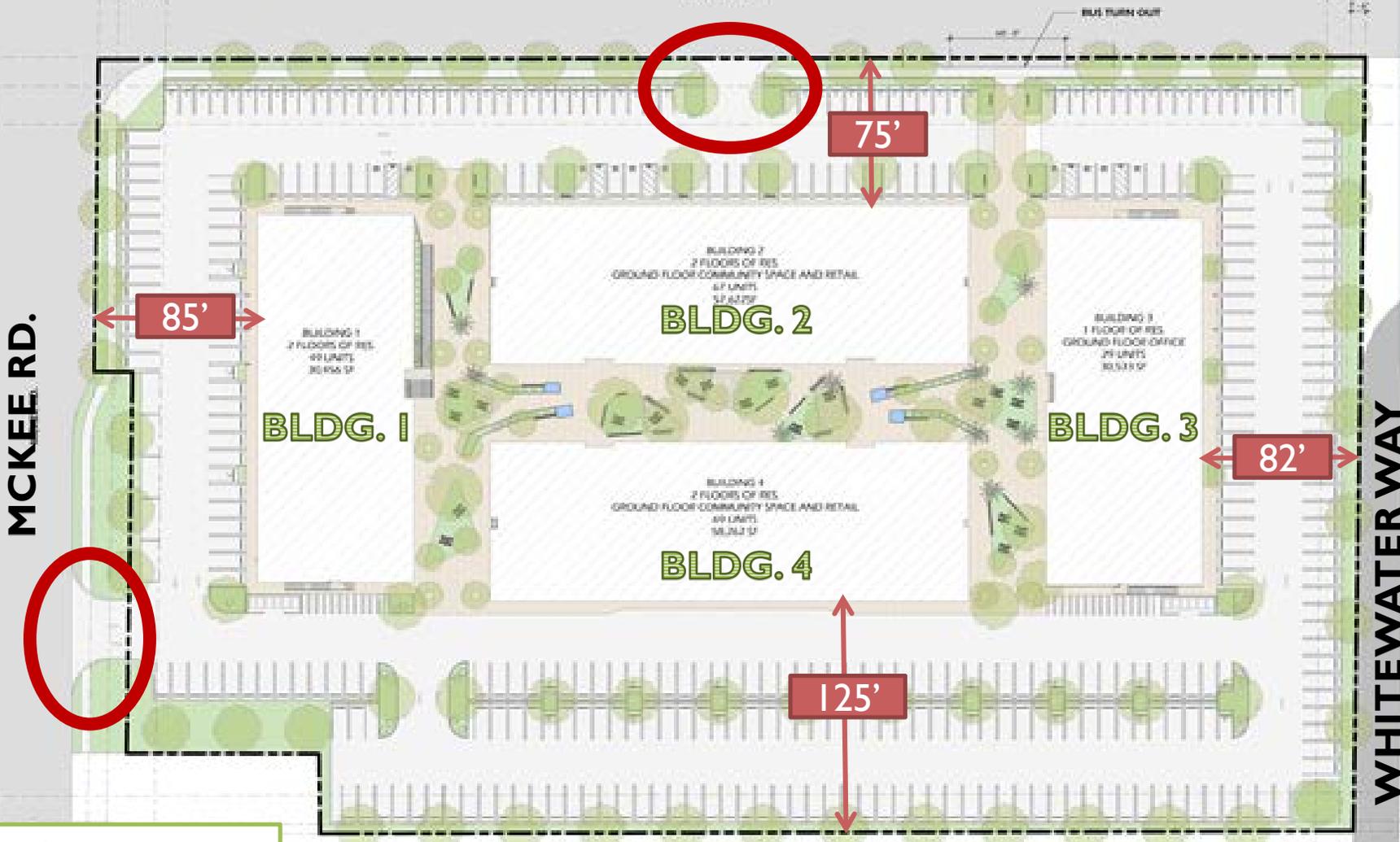
Key	Zoning District ^[1]							Additional Regulations
	C-O	C-N	C-C	C-SC	C-T	C-G	B-P	
RESIDENTIAL USES								
Group/Transitional/Supportive Housing	X	X	P [3]	X	X	X	X	
Single-Family Detached	C	C	P [2]	X	X	X	X	Sec. 20.44.080
Multiple-Family Dwellings	C	C	P	X	X	X	X	
Residential Care Facilities, Small (6 or Less)	X	X	P [3]	X	X	X	X	
Residential Care Facilities, Large (More than 6 residents)	X	X	P [3]	X	X	X	X	
Single-Room Occupancy	X	X	P [3]	X	X	X	X	Sec. 20.44.080

CHANGES FROM PREVIOUS PROJECT

- DECREASED THE NUMBER OF UNITS FROM 428 TO 214.
- INCREASED SETBACK FROM EAST AND WEST PROPERTY LINES.
- REDUCED BUILDINGS 1 AND 3 TO TWO-STORIES.
- ADDED OFFICE USES TO BUILDING 3.
- INCREASED RETAIL SPACE FROM 18,000 S.F. TO 22,672 S.F.
- INCREASED PROMENADE AREA TO PROVIDE MORE OUTDOOR/OPEN SPACE.
- LETTER OF INTENT FROM UC MERCED.
- LEED CERTIFIED (ENERGY EFFICIENCY RATING).

SITE PLAN & CIRCULATION

YOSEMITE AVE.



No access to Whitewater Way, unless the Fire Dept. needs an Emergency Vehicle Access. Refer to Condition #22.

Buildings 1 and 3 are 2-stories.
Buildings 2 and 4 are 3-stories.

YOSEMITE AVE. ACCESS - RIGHT IN/RIGHT OUT ONLY

PARKING

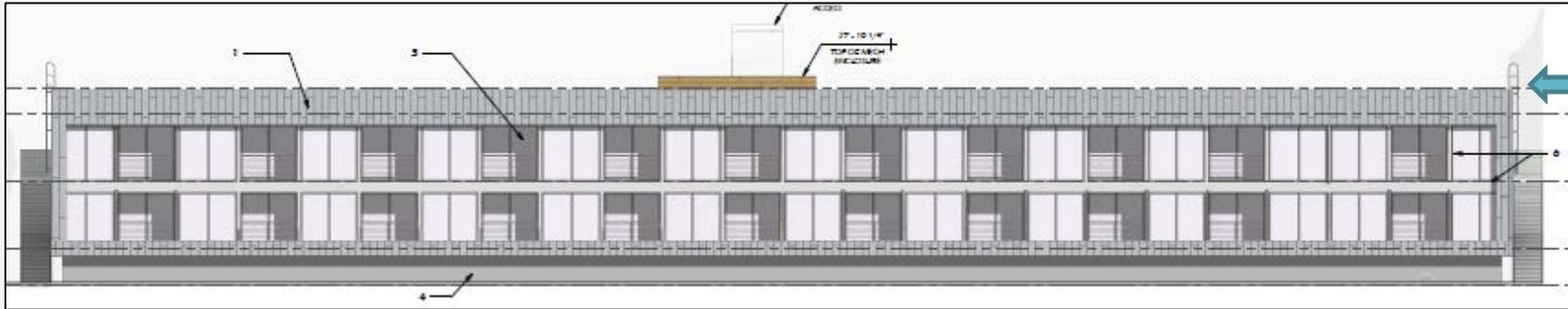
- 386 Parking Spaces Provided (including 25 motorcycle/scooter spaces).
- 70 Bicycle Parking Spaces.
- Typical parking requirement would be 452 spaces.
- Proposed spaces are approximately 15% less than required spaces.
- May be allowed a 30% reduction for a Mixed-Use Project.
- Condition #30 allows the Director of Development Services to approve a reduction based on a Parking Demand Analysis.

BUILDINGS

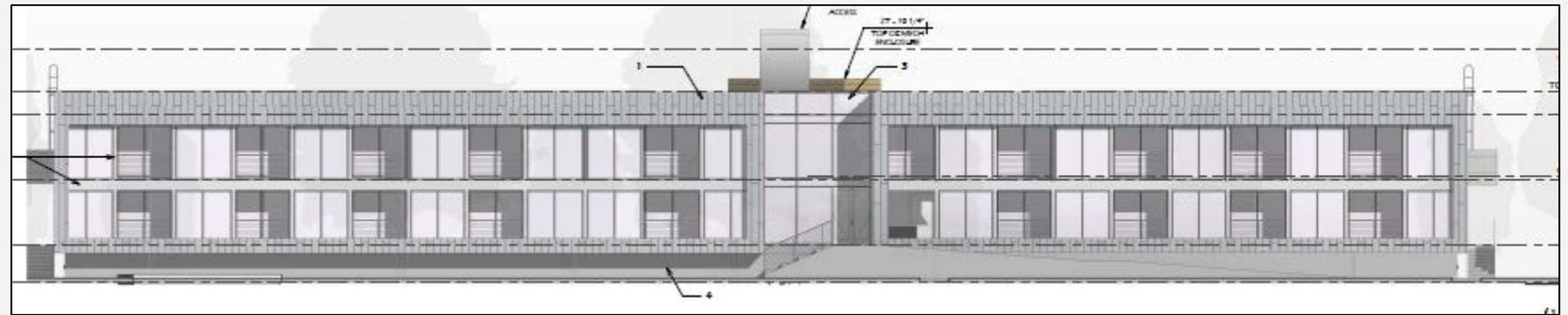
BLDG. NO.	STORIES	1 ST FLOOR	2 ND FLOOR	3 RD FLOOR	HEIGHT
1	2	22 Units	27 Units	n/a	26' 1 1/8"
2	3	Comm'l & Resident Space	34 Units	33 Units	33' 11"
3	2	Office Space	29 Units	n/a	26' 1 1/8"
4	3	Comm'l & Resident Space	34 Units	35 Units	33' 11"

ELEVATIONS

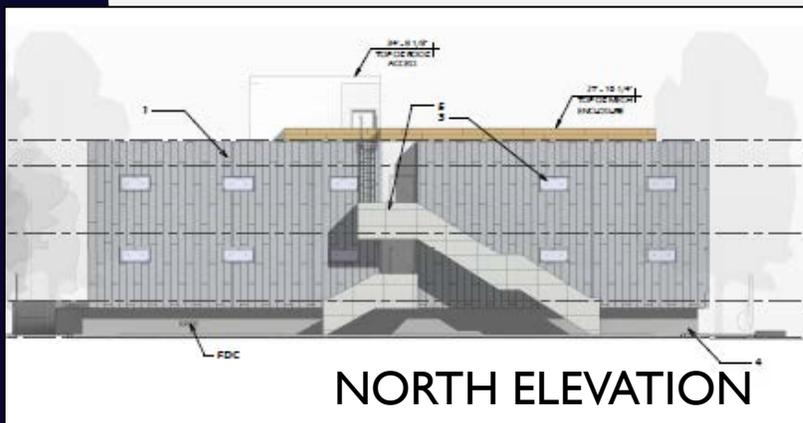
BUILDINGS I & 3



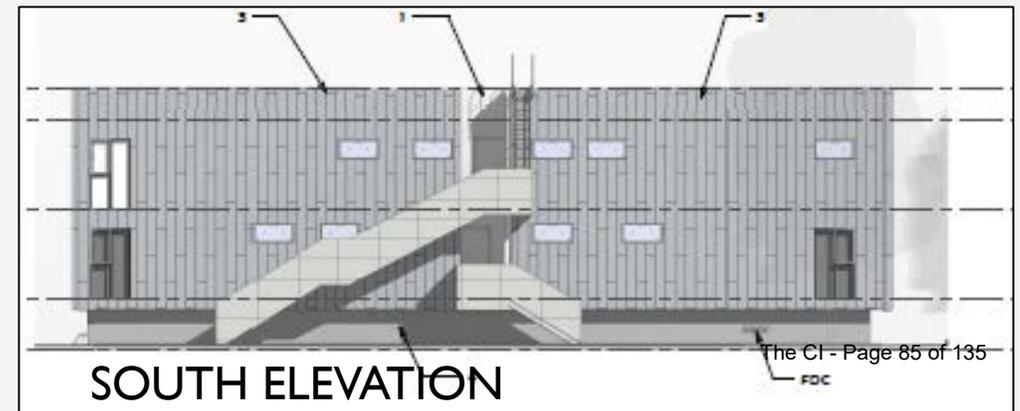
← 26' 1 1/8"
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

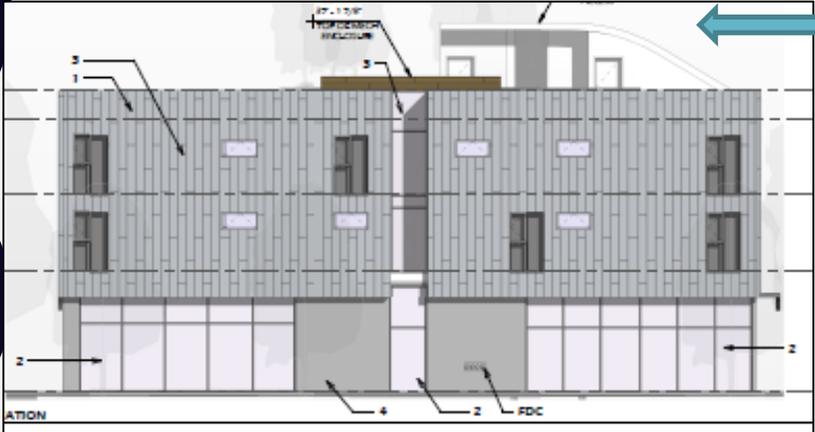
BUILDINGS 2 & 4



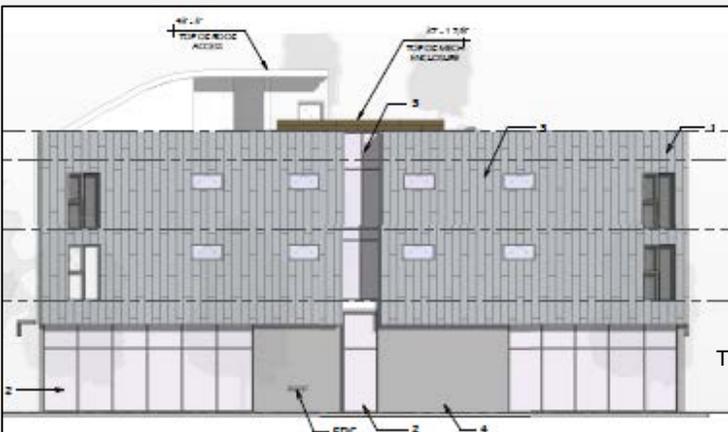
NORTH ELEVATION



SOUTH ELEVATION



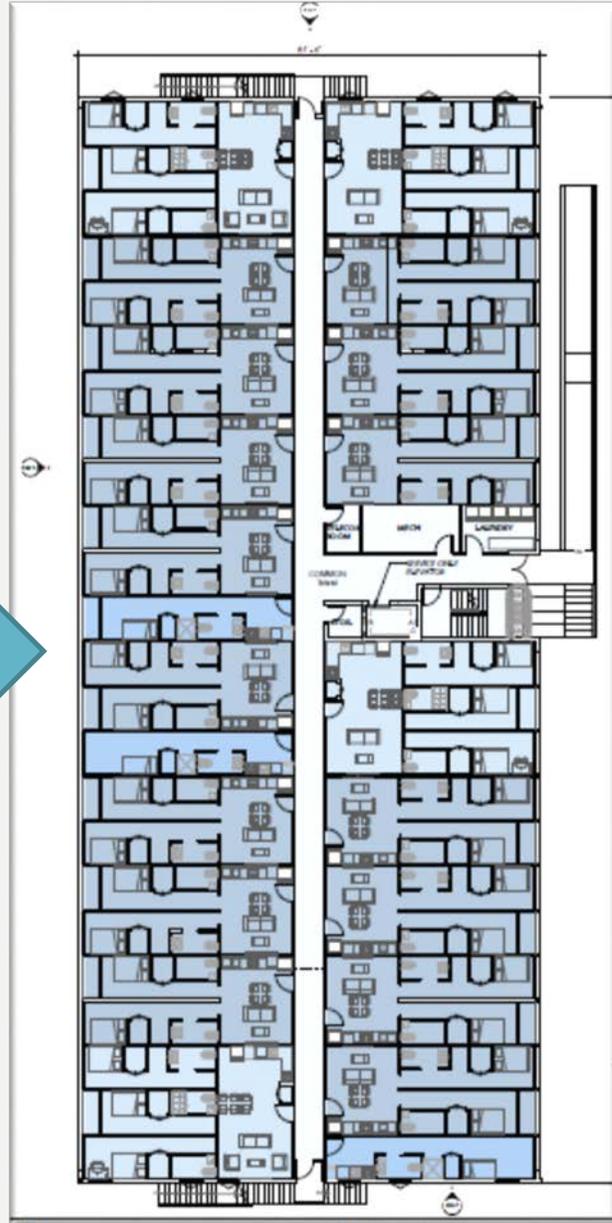
WEST ELEVATION



EAST ELEVATION

Building 1

1st
Floor
22 Units

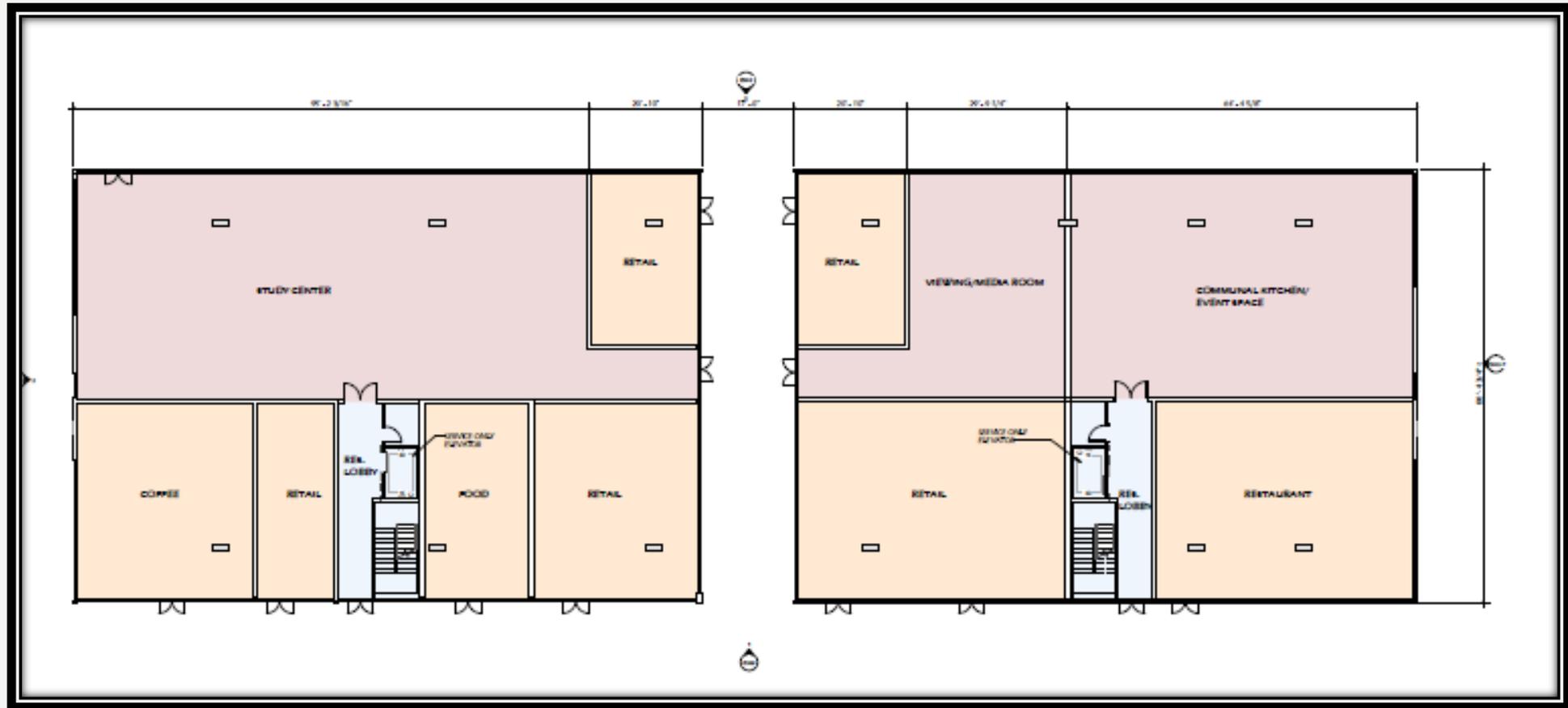


2nd
Floor
29 Units



BUILDING 2 – COMMERCIAL / COMMUNITY SPACE

Building 2 Ground Floor



8,363 s.f. Resident Community Space

8,615 s.f. Retail Commercial Space

BUILDING 2 - RESIDENTIAL



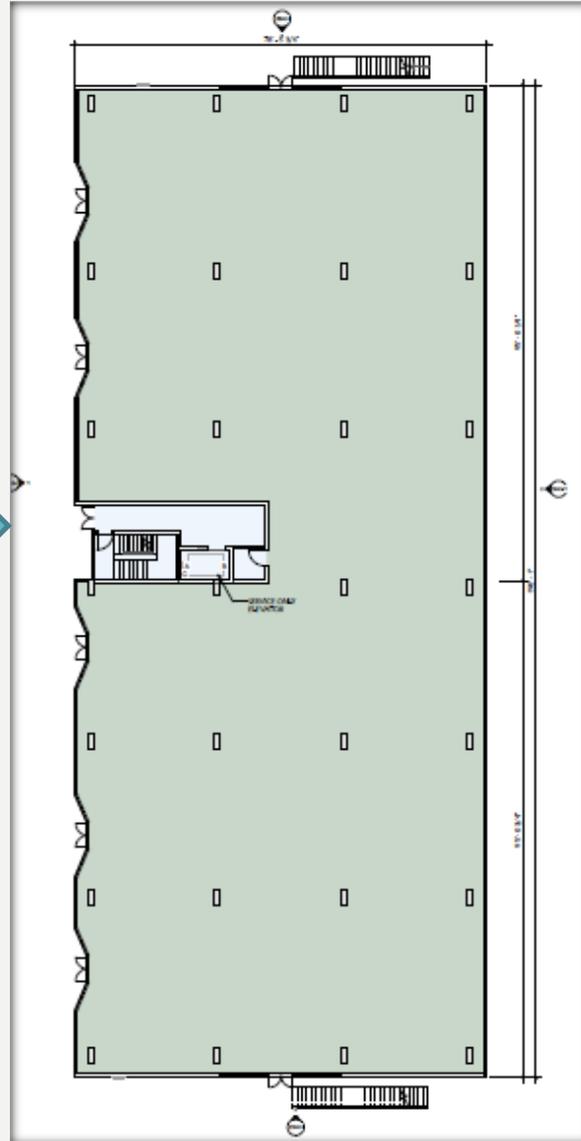
2nd
Floor
34 Units

3rd
Floor
33 Units



BUILDING 3

1st
Floor
Office
Space



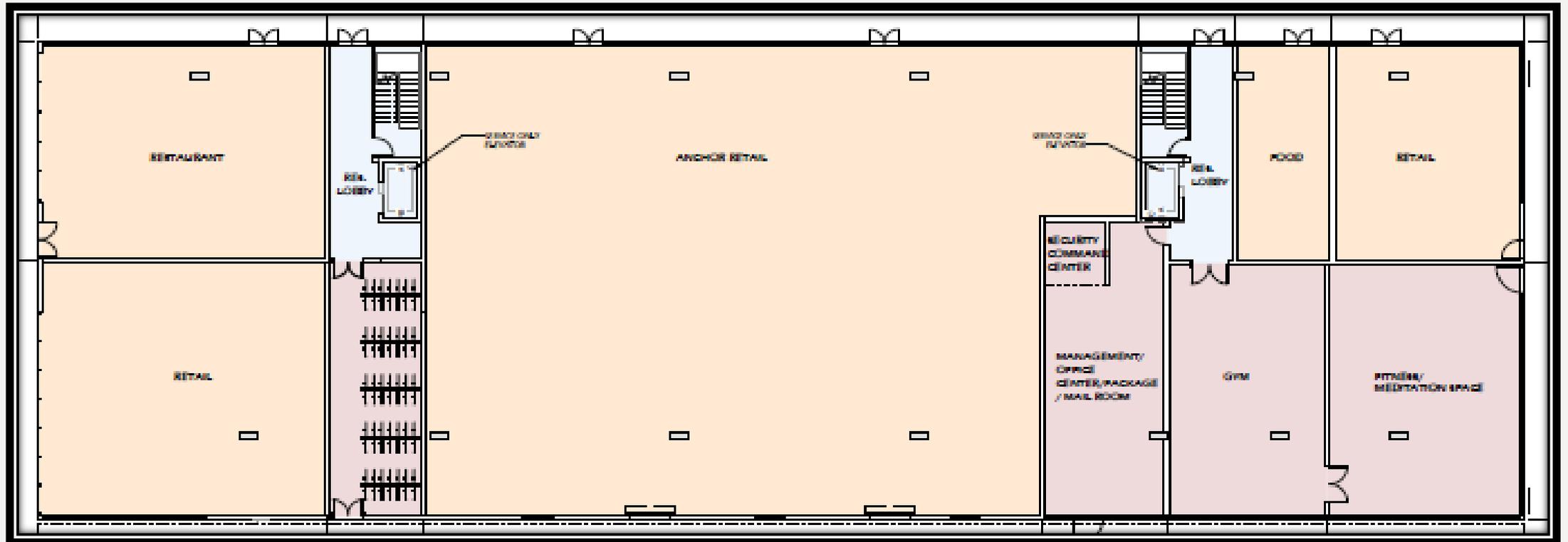
14,445 S.F.

2nd
Floor
29 Units



BUILDING 4 - COMMERCIAL / COMMUNITY SPACE

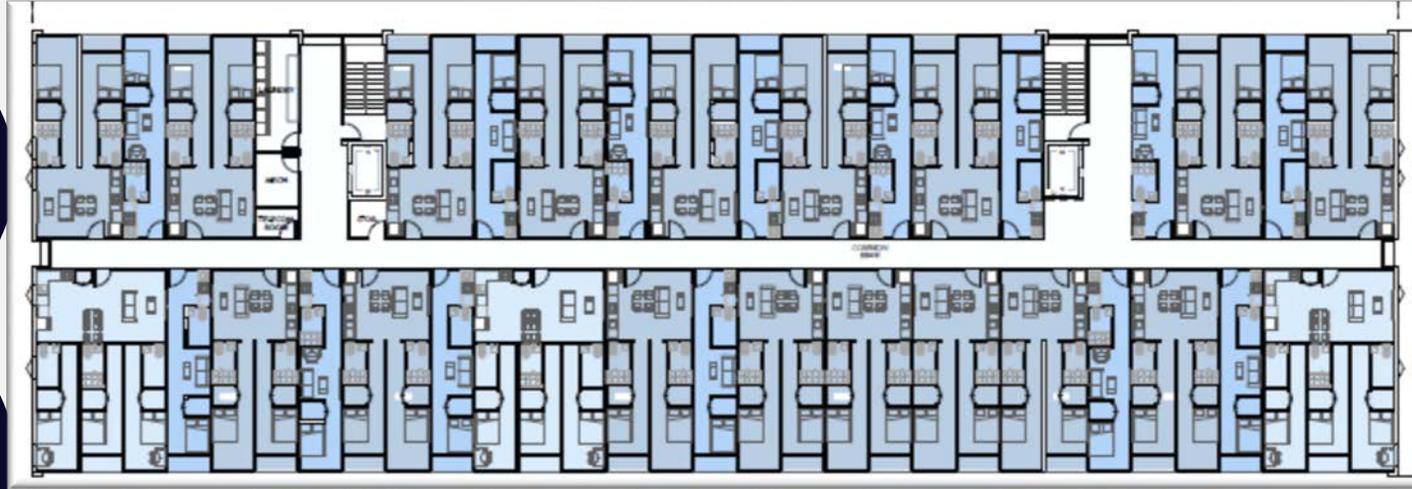
Building 4 Ground Floor



4,181 s.f. Resident Community Space

14,057 s.f. Retail Commercial Space

BUILDING 4 - RESIDENTIAL



2nd
Floor
34 Units

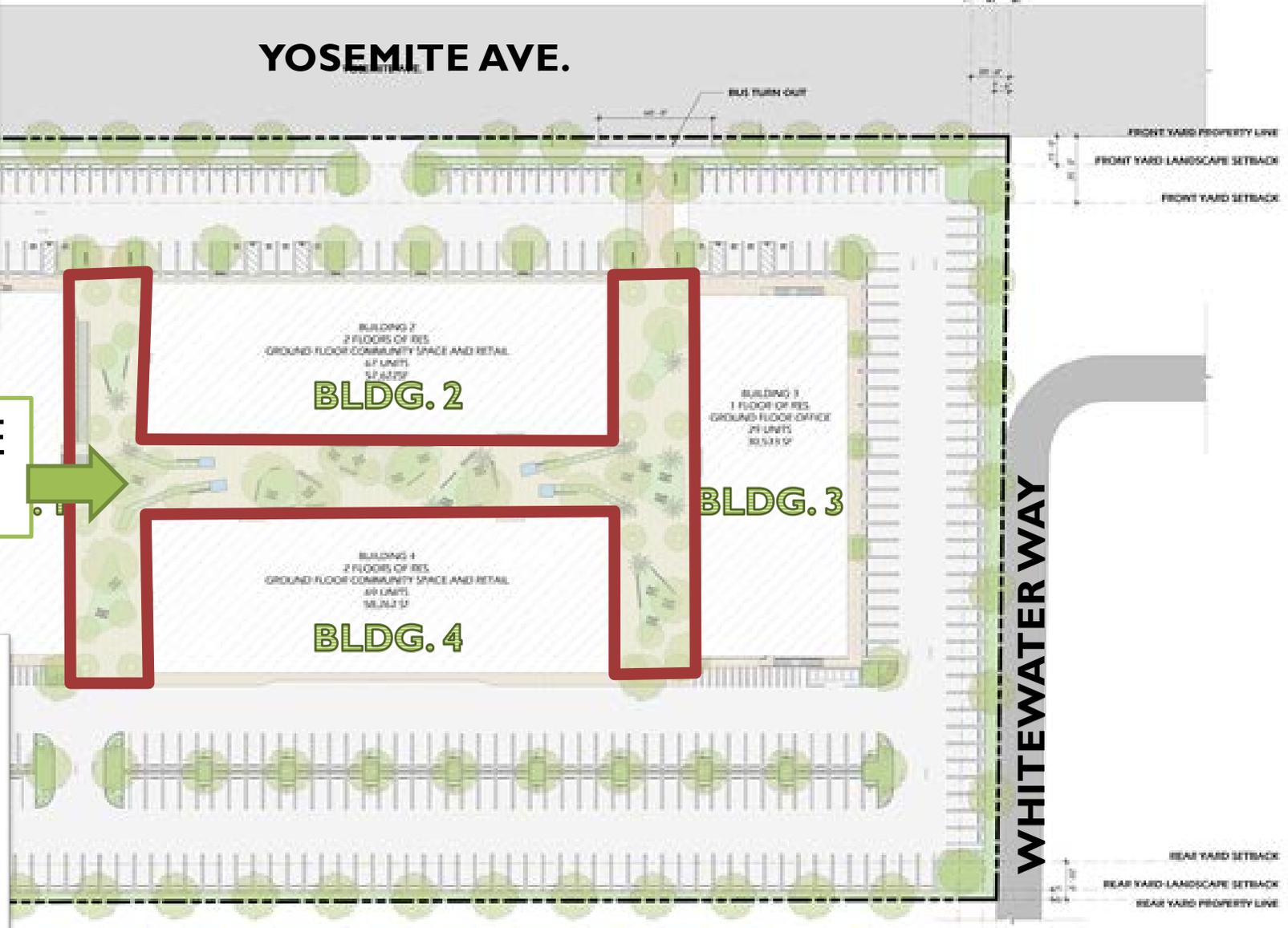


3rd
Floor
35 Units

OUTDOOR AREAS

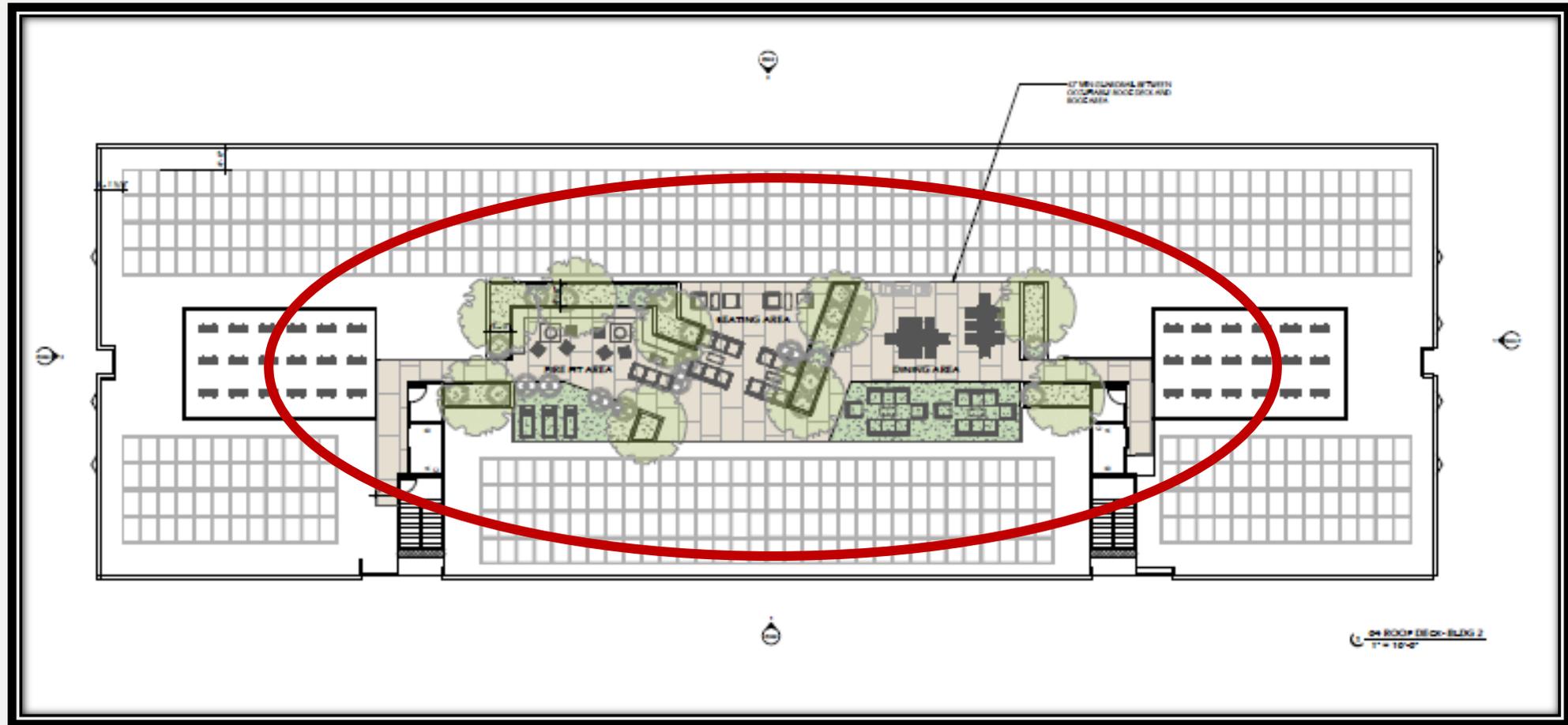


PROMENADE
AREA



INCREASED FROM 11,300 S.F. TO 29,500 S.F. The CI - Page 93 of 135

ROOF-TOP DECK – BUILDING 2

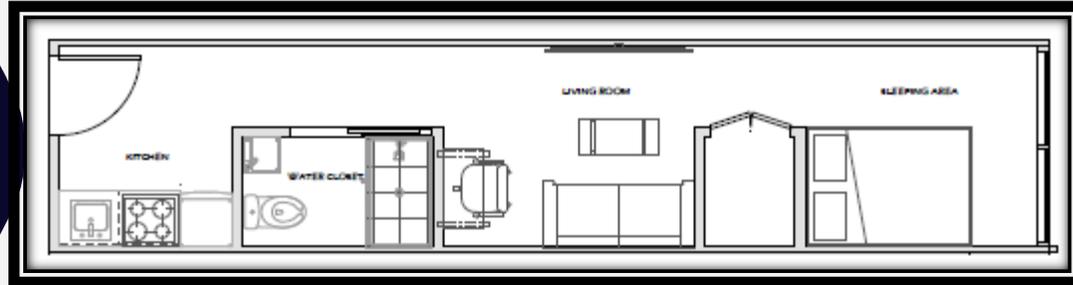


Outdoor lounge area enclosed by 42-inch-high railing.

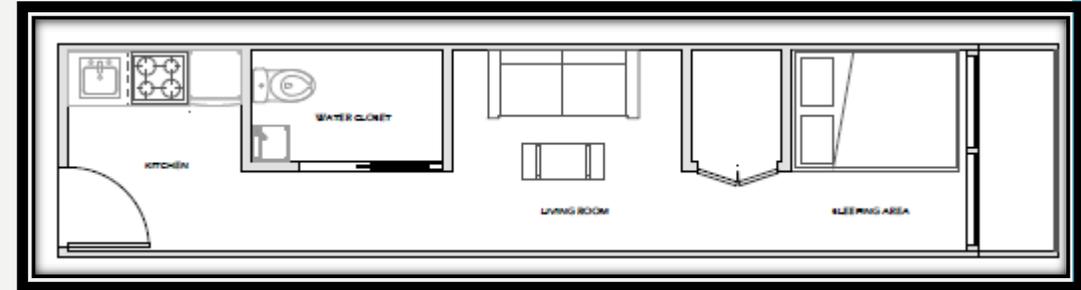
RESIDENTIAL UNITS

- Mixture of 1, 2, and 3 Bedroom Units.

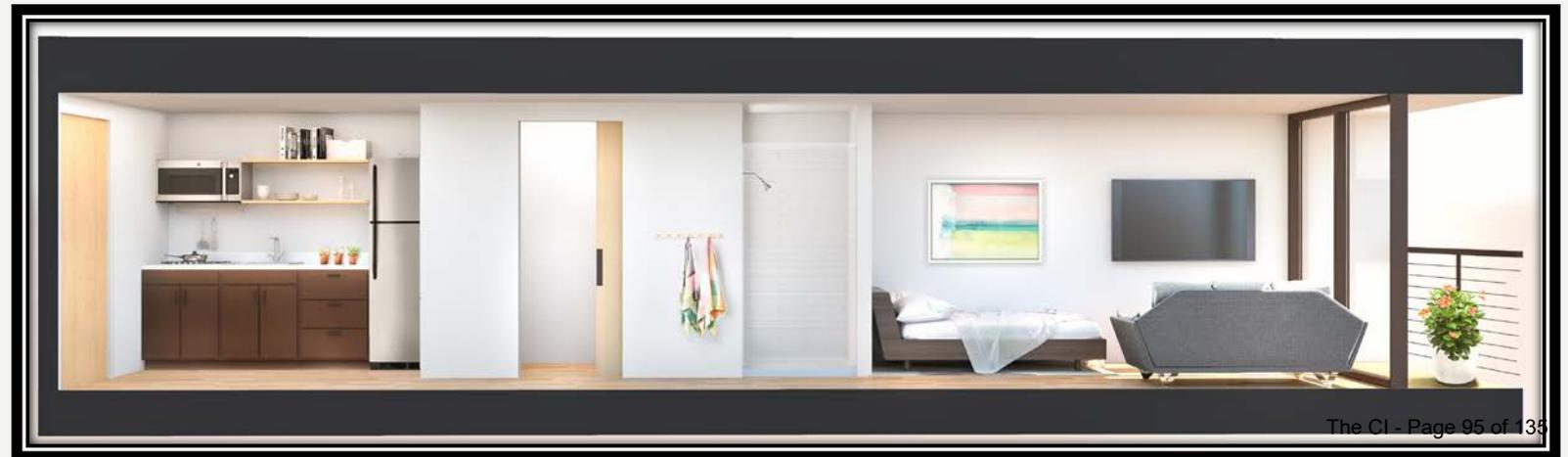
ONE BEDROOM WITHOUT
BALCONY – 300 Sq. Ft.



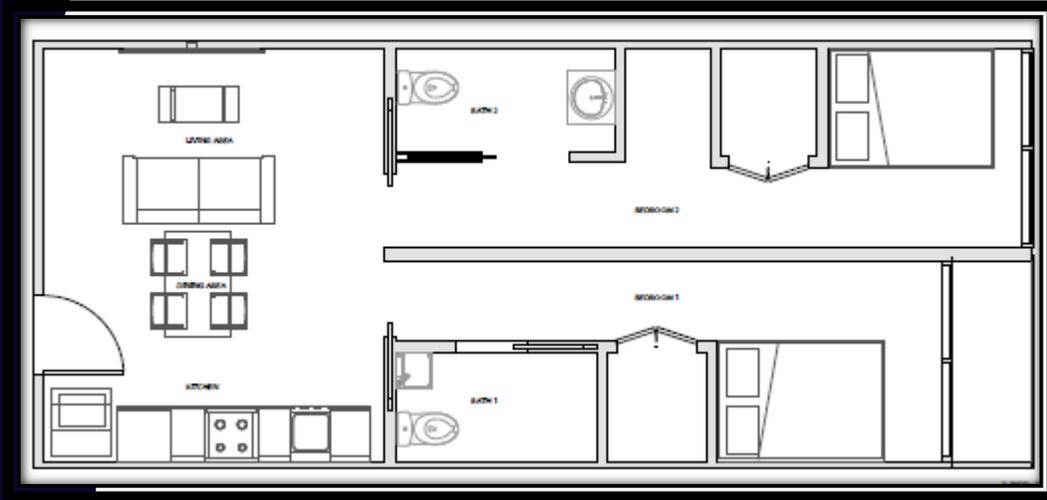
ONE BEDROOM WITH BALCONY
– 276 Sq. Ft. + 24 Sq. Ft. Balcony



82 ONE
BEDROOM
UNITS

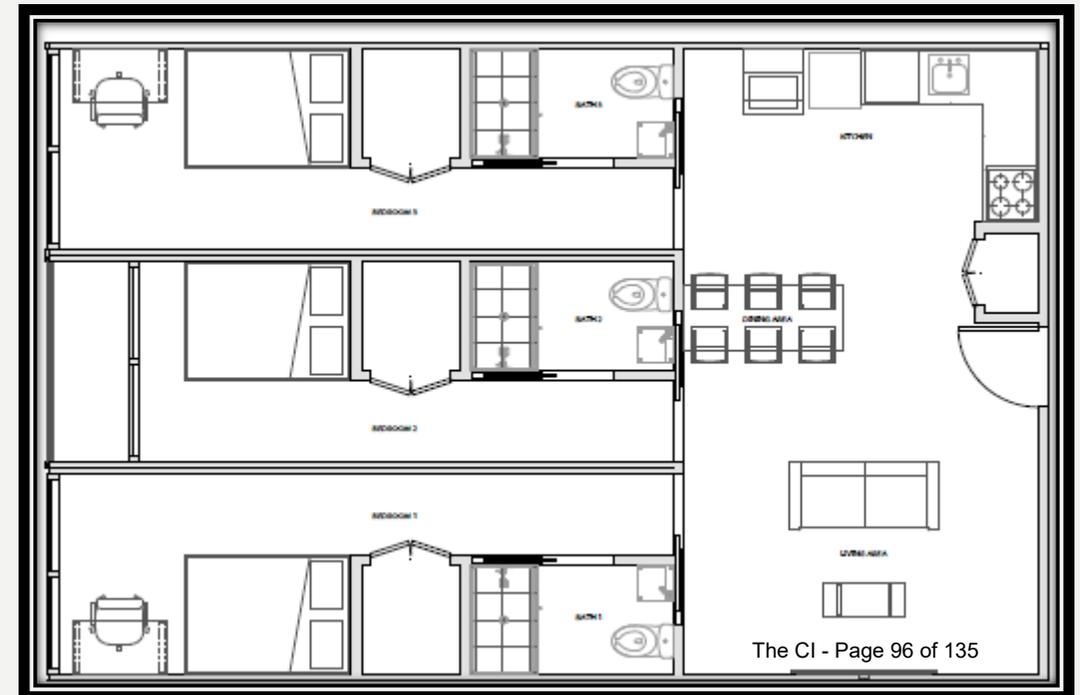


**TWO BEDROOM/TWO BATH WITH
BALCONY – 576 Sq. Ft. + 24 Sq. Ft. Balcony**



**112 TWO
BEDROOM
UNITS**

**THREE BEDROOM/THREE BATH WITH
BALCONY – 876 Sq. Ft. + 24 Sq. Ft. Balcony**



**20 THREE
BEDROOM
UNITS**

SECURITY FEATURES

- 24/7 On-site Management.
- Linear hallways for a clear line of site.
- Key-fob entry/exit for each building and individual units.
- Emergency call boxes throughout the site.
- Sufficient lighting on-site.
- Cameras.

TRAFFIC IMPACTS

- TRAFFIC STUDY CONDUCTED.
- EXISTING CONDITIONS ARE BELOW THE CITY'S STANDARD LEVEL OF SERVICE (LOS) D.
- INTERSECTIONS STUDIED:
 - YOSEMITE AND PARSONS/GARDNER
 - OLIVE AND MCKEE
 - YOSEMITE AND MCKEE
 - YOSEMITE AND HATCH

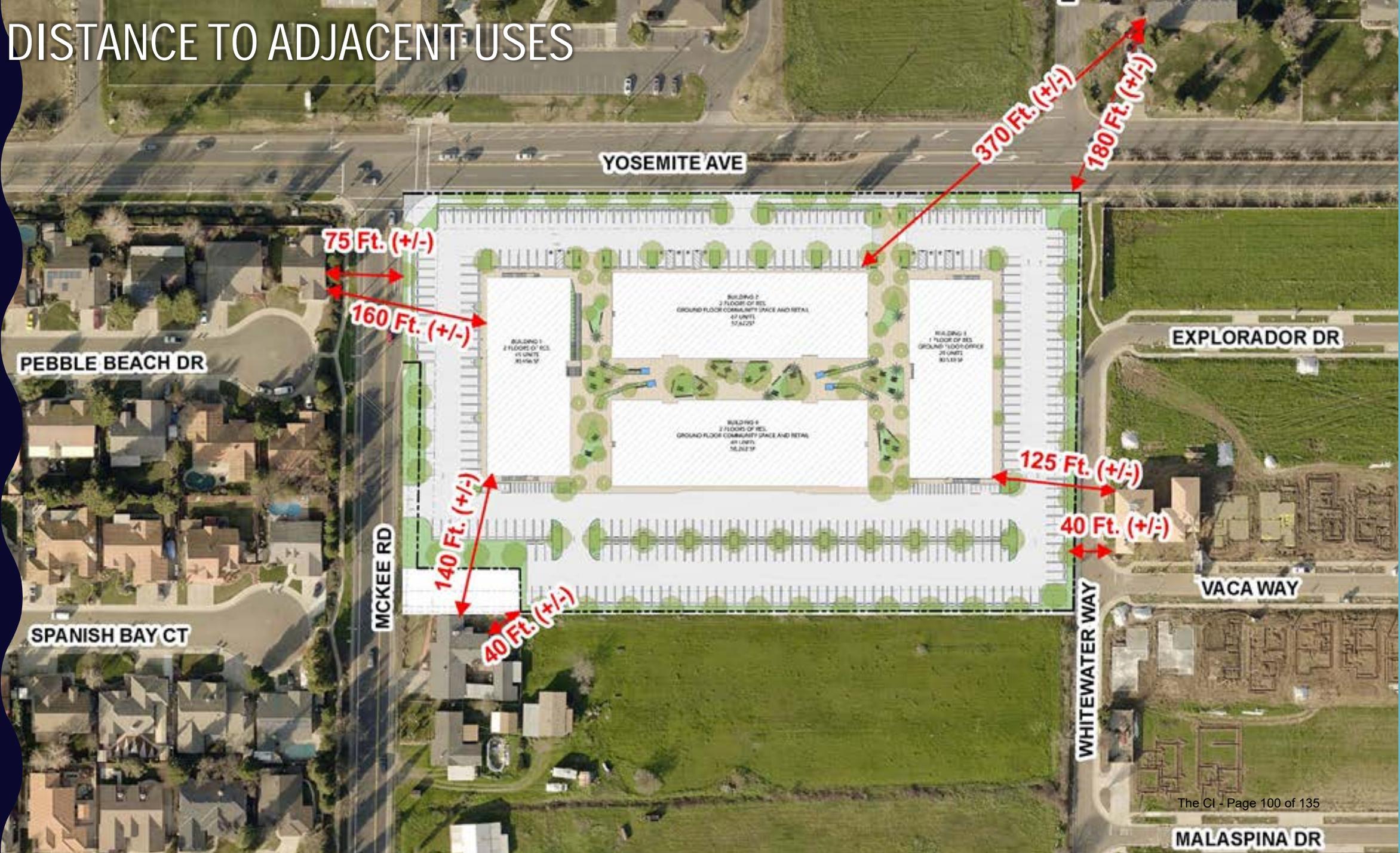
THE ADDITION OF THE PROJECT TRAFFIC DID NOT REDUCE THE LEVEL OF SERVICE FOR THESE INTERSECTIONS, EXCEPT FOR OLIVE AND MCKEE WHICH FELL FROM LOS D TO LOS E.

TRAFFIC IMPACTS

- THE TRAFFIC IMPACTS UNDER “EXISTING PLUS APPROVED PROJECTS” REDUCED THE LEVEL OF SERVICE FOR YOSEMITE & PARSONS/GARDNER TO LOS F AND FOR OLIVE & MCKEE TO LOS E.
- PROJECT REQUIRED TO PAY A PROPORTIONATE SHARE TOWARDS THE FUTURE TRAFFIC SIGNALS AT THESE INTERSECTIONS.
- PREVIOUS MITIGATION MEASURES FOR THIS SITE REQUIRE MODIFICATIONS TO THE STRIPING AT THESE INTERSECTIONS (OR PAYMENT OF A PROPORTIONATE SHARE FOR COST).

DEVELOPER WORKING WITH UC TO INSTALL A BUS STOP NEAR THEIR PROJECT SITE.

DISTANCE TO ADJACENT USES



Distance Comparison



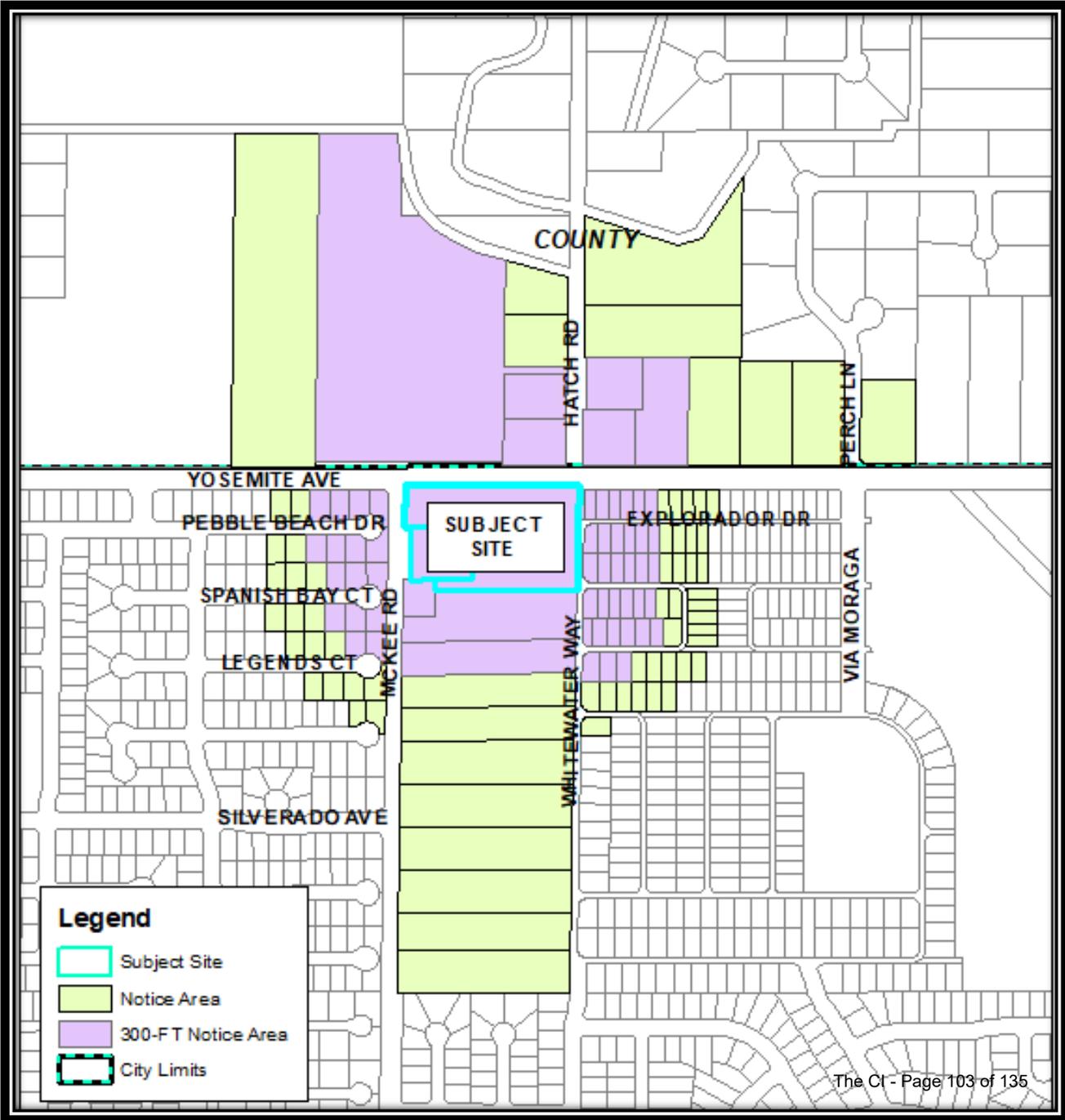
NEIGHBORHOOD IMPACT

- The developer held 2 neighborhood meetings on January 14, 2020.
- Approximately 8-10 people attended the afternoon meeting and approximately 25-30 people attended the evening meeting.
- The developer sent notices about the meetings and posted a sign on the site advertising the meetings.
- The developer made changes to the project in response to neighbor's concerns about the previous project.
- Concerns from the neighborhood meetings included traffic, parking, density, uses selling alcohol, nightclubs and bars, preferred to have the shopping center originally proposed.

Condition #33 prohibits drive-thru's, large convenience markets, bars, and night clubs.

NOTICE AREA
EXPANDED BEYOND
300 FEET.

ONE LETTER RECEIVED IN
OPPOSITION TO THE PROJECT
AND ONE LETTER RECEIVED
CONCERNING THE
ENVIRONMENTAL ANALYSIS
REGARDING WASTEWATER.



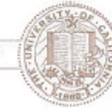
UC MERCED

Letter of support from UC Merced.

Developer and UC in negotiations regarding possible graduate student housing and office space.

UNIVERSITY OF CALIFORNIA

BERKELEY • DAVIS • IRVINE • LOS ANGELES • MERCED • RIVERSIDE • SAN DIEGO • SAN FRANCISCO



SANTA BARBARA • SANTA CRUZ

UNIVERSITY OF CALIFORNIA, MERCED
5200 North Lake Road
MERCED, CALIFORNIA 95343
(209) 228-4055

January 6, 2020

Joe Englanoff
Merced Holdings, LP
9701 W Pico Blvd, Unit 201
Los Angeles, CA 90035

This letter expresses the University of California Merced's (UCM) interest in the property commonly known as "The Hub at Yosemite", located at 3492 McKee Rd, Merced California, 95340 ("The Hub"). UCM desires to express to the City of Merced Planning Commission its support of both the proposed development and developer's application for the proposed Conditional Use Permit. It is our understanding that the developer desires to complete the first phase of the project by July 2021 to allow tenants to move-in beginning in August 2021. We expect The Hub to provide much needed housing for UCM graduate students, post docs and visiting faculty.

Following final approval by the Merced City Council, UCM intends to negotiate with the developer, Merced Holdings L.P., for a program to house UCM graduate student, post doc, and visiting faculty occupancy. The parties are considering the negotiation of a master lease for some portion of the residential units and office space located within The Hub.

While this letter expresses support of the development known as "The Hub at Yosemite," UCM has not committed to a particular course of action with respect to The Hub, and nothing herein imposes any obligation or commitment to proceed with negotiations. Any and all legal rights and obligations between the parties will come into existence only if and when both UCM and the developer, in their sole and absolute discretion, execute definitive agreements. This letter shall not be deemed to confer any rights upon any person or entity or give rise to any right or cause of action, contractual or otherwise. No third party should act in reliance hereon.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael McLeod', written over a horizontal line.

Michael McLeod
Vice Chancellor, Chief Operating Officer
Physical Operations, Planning and Development

OTHER PROJECTS IN THE AREA

- YOSEMITE AND LAKE ROAD (MERCED STATIONS)

- 225 MULTI-FAMILY UNITS
- 1.0 ACRE COMMERCIAL

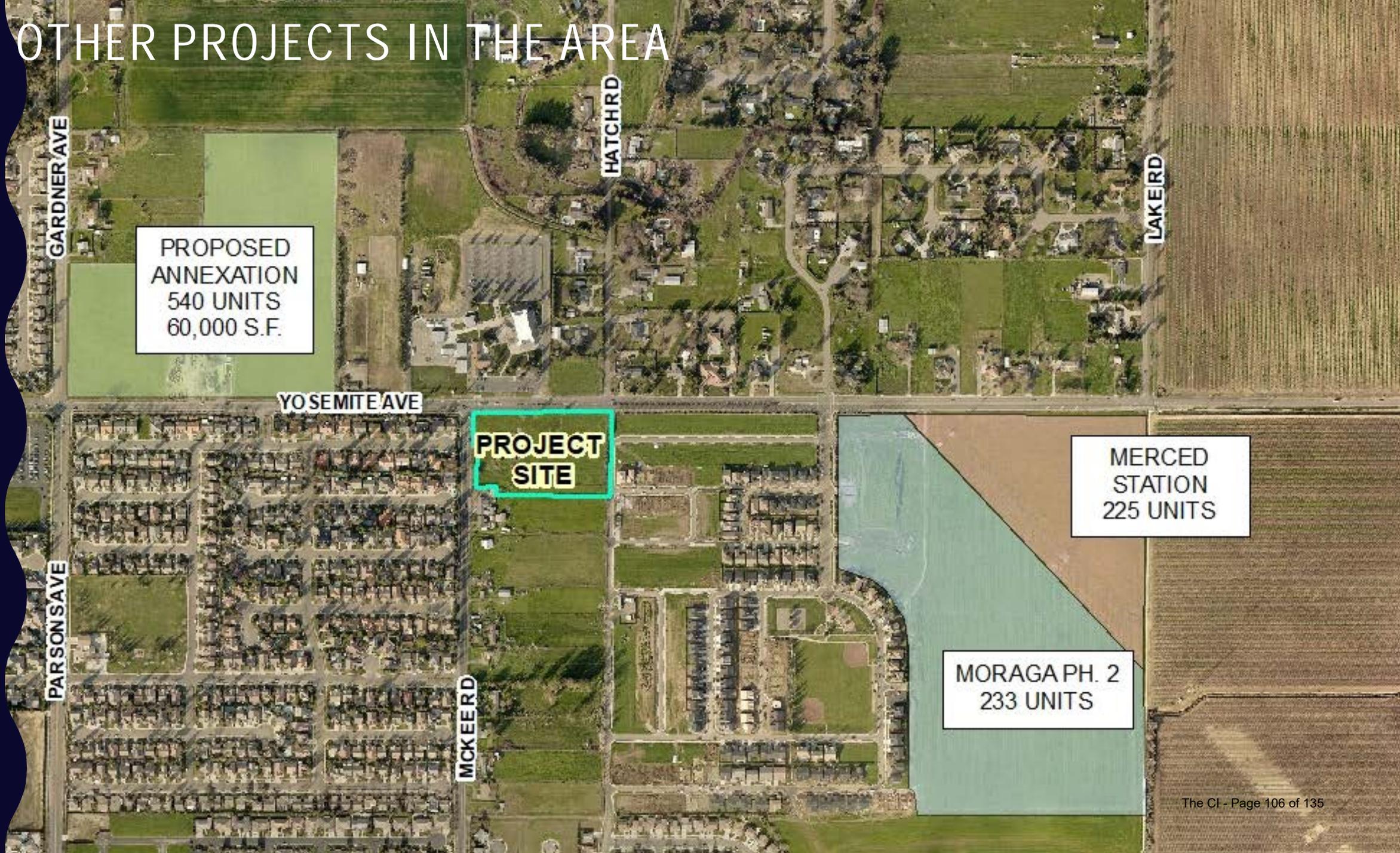
CURRENTLY UNDER CONSTRUCTION

- ANNEXATION AT YOSEMITE AND GARDNER

- 540 MULTI-FAMILY UNITS
- 60,000 S.F. RETAIL/OFFICE SPACE

IN PROCESS

OTHER PROJECTS IN THE AREA



PROPOSED ANNEXATION
540 UNITS
60,000 S.F.

PROJECT SITE

MERCED STATION
225 UNITS

MORAGA PH. 2
233 UNITS

SEWER

- PROJECT SITE WAS MODELED TO PRODUCE 8,000 GPD.
- PROPOSED PROJECT EXPECTED TO PRODUCE MORE THAN 8,000 GPD.
- ALL WASTEWATER IN EXCESS OF 8,000 GPD, MUST BE CONTAINED IN AN UNDERGROUND STORAGE TANK AND RELEASED AT OFF-PEAK HOURS (CONDITION #9).
- A MAINTENANCE AND SECURITY PLAN SHALL BE APPROVED BY THE CITY TO ADDRESS EMERGENCY PROCEDURES, OBJECTIONABLE ODORS, AND OTHER MAINTENANCE ISSUES (CONDITION #10).

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT

THE ZONING ORDINANCE IDENTIFIES SPECIFIC FINDINGS THAT MUST BE MADE IN ORDER TO APPROVE A CONDITIONAL USE PERMIT (REFER TO FINDING B OF STAFF REPORT).

1. *The proposed use is consistent with the purpose and standards of the zoning district, the General Plan, and any adopted area or neighborhood plan, specific plan, or community plan.*

The purpose of a Neighborhood Commercial (C-N) zone is to provide areas for shopping centers and other commercial uses that serve the day-to-day needs of a residential neighborhood. The C-N zone allows a variety of commercial uses and residential uses, subject to approval of a Conditional Use Permit. The proposed project would provide a variety of retail and restaurant uses to serve the tenants of the project as well as the surrounding neighborhood. With the approval of the requested Conditional Use Permit, the project would comply with the requirements and purpose of the C-N Zone.

As described in Finding A above, the project meets the requirements of the General Plan. There are no other area, specific, or neighborhood plans for this area.

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT

- 2. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the subject property.*

As described above, the commercial uses are allowed within a C-N zone. The proposed multi-family component of the project is a conditional use. The developer has revised the project to address some of the concerns expressed with the previously proposed project. The building heights have been reduced for the buildings on the east and west side of the site closest to the existing residential uses. The setbacks have been increased for those buildings as well in an effort to reduce impacts on the surrounding neighborhood. The site is surrounded by residential uses and a church to the north. Therefore, residential uses are common in this area. Another apartment complex is currently under construction east of this site at the corner of Yosemite and Lake Road, in the same general vicinity, which provides a mixture of housing units for the area. Given the proximity to the UC, multi-family uses are appropriate for this area. Therefore, through the implementation of the conditions of approval, the proposed apartment project (as part of the overall mixed-use project) would be compatible with the existing and future land uses in the vicinity.

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT

3. *The proposed use will not be detrimental to the public health, safety, and welfare of the City.*

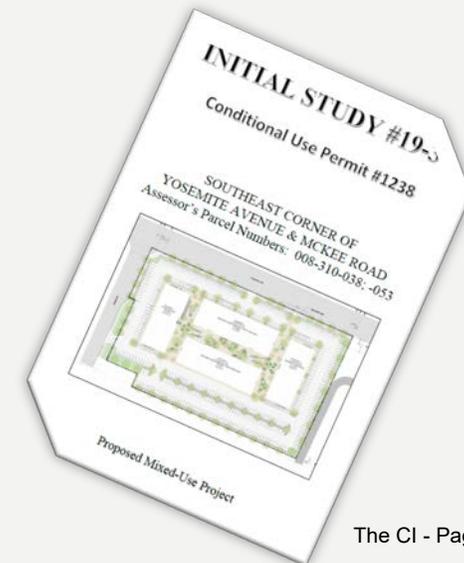
The proposed project does not include any uses that would be detrimental to the public health, safety, and welfare of the City. The project would be required to annex to the City's Community Facilities District to pay for costs related to police and fire safety. Implementation of the conditions of approval and adherence to all Building and Fire Codes, and City Standards would prevent the project from having any detrimental effect on the health safety, and welfare of the City.

4. *The proposed use is properly located within the City and adequately served by existing or planned services and infrastructure.*

The project site is an in-fill site near the edge of the City's eastern boundary, surrounded by residential uses. The project would be adequately served by the City's water system. Through the implementation of the conditions of approval, the project would be adequately served by the City's sewer and storm water systems. Additionally, the project would be required to pay Public Facilities Impact Fees to help pay for future improvements needed to the City's infrastructure.

ENVIRONMENTAL REVIEW

- Initial Study prepared and resulted in a Mitigated Negative Declaration (Mitigation Measures are required to mitigate potential impacts).
- Mitigation Monitoring Program is included with the Draft Planning Commission Resolution.



PLANNING COMMISSION ACTION

Approve/Disapprove/Modify

- Environmental Review #19-37 (Mitigated Negative Declaration)
- Conditional Use Permit #1238

In order to approve the project, the Planning Commission must find that the project complies with the Findings of Section 20.68.020 of the Zoning Ordinance.

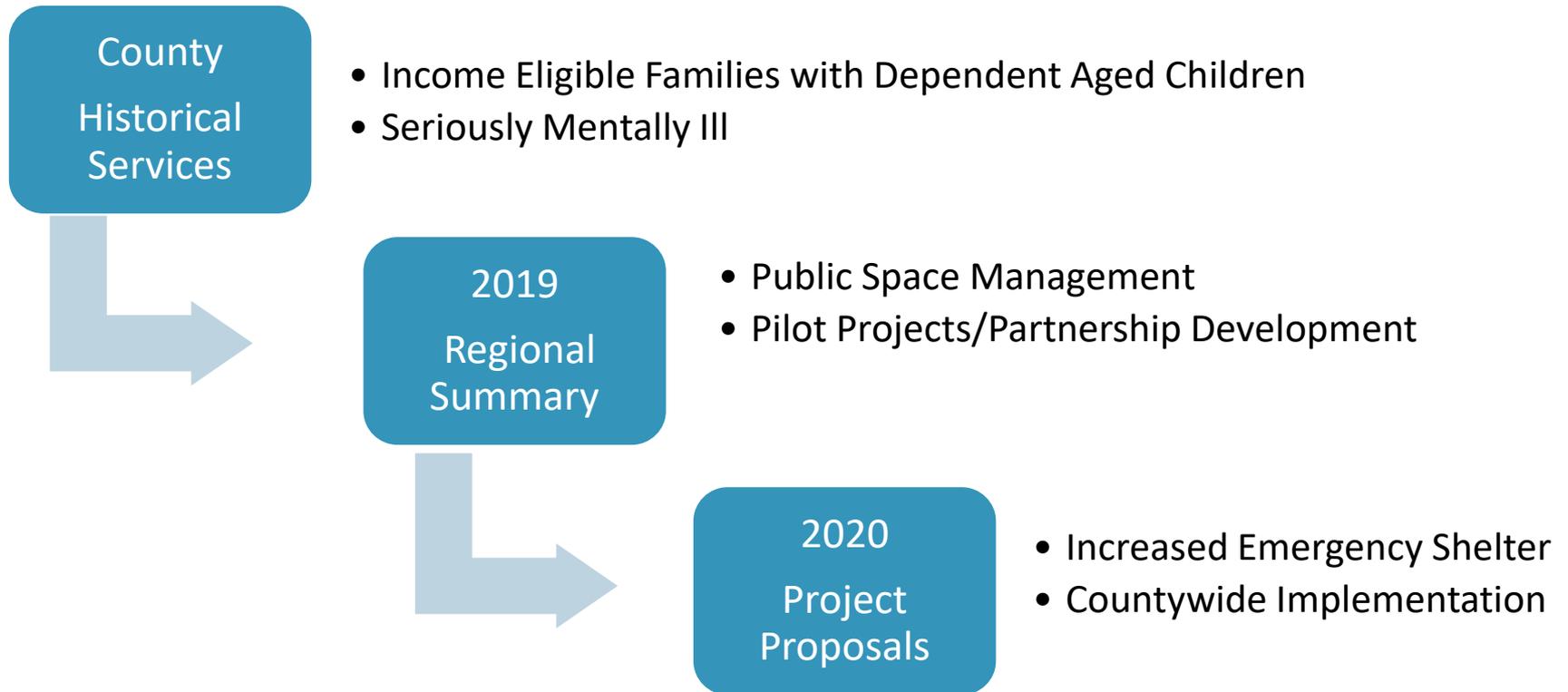
In accordance with State Law, in order to deny this project, the Planning Commission must find that the project does not meet the Findings of Section 20.68.020 of the Zoning Ordinance.



REGIONAL HOMELESS PLANNING UPDATE

January 21, 2020

OVERVIEW:



Merced County Human Services Agency*

Supportive services and housing resources for income eligible families with dependent aged children.

- CalWORKS Homeless Assistance Program
- Housing Support Program

Merced County Behavioral Health and Recovery Services

Supportive services and housing resources for those with a serious mental illness diagnosis and/or a substance use disorder.

- Permanent Supportive Housing
- Transitional Housing

*Also administers CalFresh, General Assistance, and Medi-Cal programs

NEWLY ADDED COUNTY PROGRAMS AND ACTIVITIES

Housing Disability Advocacy Program AB 1603- HSA \$261,788

- Assist disabled individuals who are experiencing homelessness.

Home Safe AB 1811 – HSA \$747,080

- Support the safety and housing stability of individuals involved in Adult Protective Services.

Whole Person Care AB 101- HSA \$482,441

- Provide integrated care for a particularly vulnerable group of Medi-Cal beneficiaries.

No Place Like Home Proposition 2- BHRS \$631,401

- Acquire, design, construct, rehabilitate, or preserve permanent supportive housing for those who are in need of mental health services.

Homeless Mentally Ill Outreach and Treatment Program SB 840- BHRS \$210,000

- Targeted activities for individuals with serious mental illness who are homeless or at risk of homelessness.

NEWLY ADDED COUNTY PROGRAMS AND ACTIVITIES

Homeless Housing Assistance and Prevention AB 101- County \$670,407

- One-time block grant that provides funds to support regional coordination and expand/develop local capacity to address their immediate homelessness challenges.

Permanent Local Housing Allocation SB2- County \$246,213

- Recurring funding to increase affordable housing stock, as well as assisting persons who are experiencing/at risk of homelessness.

Assembly Member Adam Gray AB 97 and SB 850- County \$7.5 million

- In furtherance of the creation of a homeless navigation center.
- \$2.5 million allocated:
 - Initiated Countywide Outreach and Engagement
 - Funded conversion of D Street Shelter to Navigation Center
 - Established Distributive Home in City of Merced
 - Demolition of former juvenile hall site
 - Retained planning services from regional experts

GRADUALLY INCREASING COUNTY ROLE

Merced City and County Continuum of Care (CoC)

- County Board of Supervisor Lloyd Pareira elected to CoC Board
- Human Services Agency designated the Collaborative Applicant
 - Oversight for 2018/2019 CoC one-time state funding for homeless services

Regional Planning Coordination

- Participate in Assembly Member led multi-jurisdictional regional planning efforts to address homelessness
- Developed strategic partnerships and framework for Countywide Regional Homelessness Plan Implementation

Initiated Pilot Projects

- Conversion of D Street Shelter to a Navigation Center
- Established Distributive Home in partnership with Dignity Hospital
- Coordinated Outreach and Engagement through “New Direction” Center

Public Space Management

- Increased impact to County Code and Law Enforcement as a result of the Martin versus Boise ruling.

September 4, 2018, 9th Circuit Ruling

- Jurisdictions can not punish individual experiencing homelessness for sleeping outdoors or in public spaces when their shelters had too few beds.
- *“As long as there is no option of sleeping indoors, the government cannot criminalize indigent, homeless people for sleeping outdoors, on public property, on the false premise they had a choice in the matter.”*

December 16, 2019, United States Supreme Court

- Denied petition for certiorari and will not be reviewing the 9th Circuit’s decision.

2019 REGIONAL SUMMARY

January 2019 Homeless Point-in-Time (PIT) Count

- 607 Total
 - 322 sheltered (94 Atwater, 13 Los Banos, 215 Merced)
 - 285 unsheltered (16 Atwater, 4 Delhi, 5 Dos Palos, 6 Livingston, 49 Los Banos, 204 Merced)

2019 Increased Shelter Beds/County and CoC Resources 2019

- 66 beds added since January 1, 2019 through CoC and County Funding
- Countywide Outreach and Engagement Coordinated Through “New Direction”

Jurisdiction	Number of Beds Added	Capital Expense	Annual Operating Expense/Budget
County-Wide (Outreach/Engagement)	0	\$24,956	\$255,151
City of Atwater	10	\$16,750	\$0
City of Los Banos	18	\$0	\$244,536
City of Merced	38	\$0	\$669,388
Total	66	\$41,706	\$1,169,075

2020 HOMELESSNESS LANDSCAPE

Regional Planning

- Continued development of Regional Planning Document incorporating proposals to address homelessness Countywide
 - Pursuing adoption by governing bodies Countywide
- Coordinated approach with public/private partnerships
- Incorporating recommendations from National Homeless Expert, Andrae Baily with Rethinking Homelessness
- Planning Community Summit on Homelessness, Spring 2020

Funding

- Anticipate continued one-time state funding to address homelessness initiatives in the 2020/2021 budget

Public Space Management

- No legal relief for jurisdictions due to Martin versus Boise ruling
- Need for increased emergency shelter capacity

Projects

- City of Merced ground breaking on 119 unit Affordable Housing Complex
- Countywide Navigation Centers

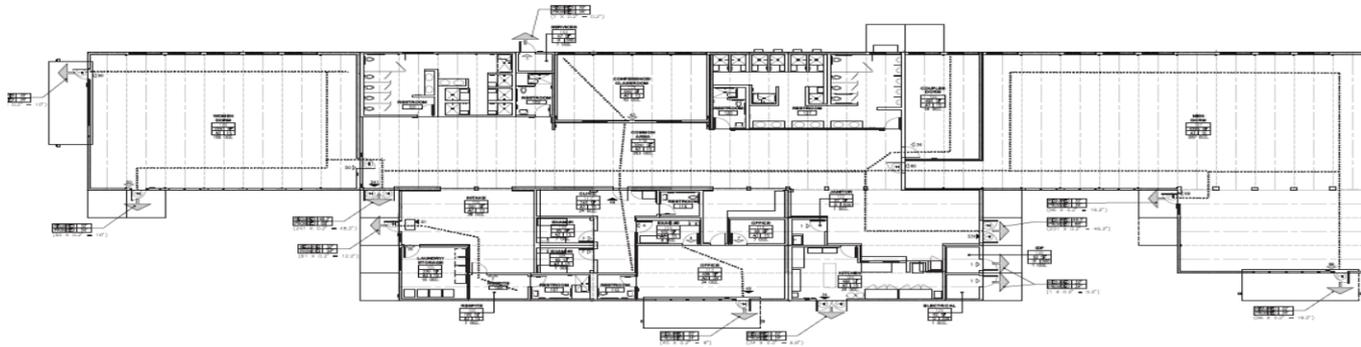
Navigation Center Projects 2020



Navigation Center Definition

Requirements:

- Housing First
- Low-barrier
- Service-enriched
- Focused on moving people into permanent housing
- Provides temporary living facilities
- Case managers connect individuals to income, public benefits, health services, shelter and housing.



NAVIGATION CENTER PROJECT 1, CITY OF MERCED

- Located on former juvenile hall site
- 75+ individual adult capacity
- Ability to accommodate individuals' partners, pets, and possessions

Project Overview

- Purchase of pre-manufactured modular building
 - Expedited timeframe (Anticipated opening Fall 2020)
 - Substantial cost saving compared to traditional construction methods
 - Durable; Repurposing potential

Capital Budget Estimate:
\$5,000,000

Annual Operating Budget Estimate:
\$2,000,000



The CI - Page 124 of 135

Distributive Housing

- Utilization of single family residences as Navigation Centers
- Distributable throughout the County of Merced based on need
- Quickly implementable with minimal capital investment
- Provides a more attractive option for many individuals experiencing homelessness when compared to traditional congregate shelter

Project Overview

- Contract with Merced Rescue Mission
- Rental of 10 distributive housing units throughout the County of Merced
- Creation of 50-70 bridging beds to target encampments in coordination with local jurisdictions
- Annual Budget of \$986,354

January 14, 2020

- Navigation Center, Project 1
 - Unanimous Board Approval
 - Purchase CRATE modular designed, modified shipping containers
 - 15,000 square foot dormitory-style
 - Former Juvenile Hall site in City of Merced
- Submit \$2,500,000 grant application to the Central California Alliance for Health (January 21, 2020)
 - Unanimous Board Approval
- Navigation Center, Project 2
 - Unanimous Board Approval
 - Contract Starting February 1st
 - Phased roll-out, beginning Spring 2020
 - Rental of 10 distributive housing units throughout Merced County

2020 AVAILABLE REGIONAL FUNDING

Seeking partnerships for on-going sustainability and success

- **County, Cities, Continuum of Care, Community**

Recurring Non-Competitive Annually SB2 PLHA (OTC Awards in August 2020)

- County of Merced non-competitive: \$246,213*
- Balance of Countywide Jurisdictions: \$1,066,164

One Time Homeless Housing Assistance and Prevention Program (Applying Now)

- Merced County estimated allocation: \$670,407*
- Merced CoC estimated allocation: \$716,227

Annual Programs

- CDBG Non-Entitlement, Public Services: \$500,000
- ESG, Competitive and Non-Competitive: \$11 Million Statewide
 - \$147,000 received in 2018 by Sierra Saving Grace for Rapid Re-Housing
- SB2 PLHA Competitive NOFA Non-Entitlement: \$13 Million Statewide

Other Programs

- California Emergency Solutions and Housing II: \$592,233 (CoC)
- Whole Person Care: \$482,441 (County)
- SB 850: \$5,000,000* (County)
- Alliance for Health, Capital Implementation Grant, \$2,500,000* (County)

*Proposed component of 1st year Navigation Center construction/operations

NEXT STEPS

Future Actions:

- Navigation Center (Project 1)
 - Release Request for Proposal to Identify Management Entity
 - Reach contract agreement with Selected Management Entity
 - Request Board of Supervisor Approval
 - Release Design Bid Build for site work and modular assembly
 - Request Board of Supervisor Approval
- Communitywide
 - Work with community partners to identify and secure future operational funding
 - Evaluate Feedback and Recommendations from Rethinking Homelessness
 - Summit on Homelessness: Spring 2020
 - Countywide Adoption of Regional Planning Document
 - Initiate Increased Outreach Coordination and Data Collection Efforts of Unsheltered Population

Merced County Point-In-Time Count

The Merced City and County Continuum of Care is organizing and implementing the 2020 Merced County Homeless Count Survey, which will take place on January 30th.

We are currently looking for individuals to conduct the Count and Survey and would like to make you aware of this important need in the ongoing effort to end homelessness in Merced County.

The Department of Housing and Urban Development (HUD) mandates that every jurisdiction that receives federal funding conduct a Homeless Count Survey. The Merced City and County Continuum of Care (Merced CoC) conducts this count every year in January.

Counters will be sent in teams of 2-6 on THURSDAY, JANUARY 30th, in the early morning from: 6:00AM to 8:00AM

First Name: _____ Last Name: _____
Email: _____ Phone #: _____

Where in Merced County would you like to volunteer (choose one):

Atwater Dos Palos Delhi Gustine
 Hilmar Livingston Los Banos Merced
 Planada Stevinson Winton

Would you like to serve as a key person team leader?

Yes I cannot serve as a key person team leader at this time

Do you have access to a vehicle on the day of the count (January 30th)?

Yes No

If interested in volunteering for the Point-In-Time count please fill out this form and return to Tim Adam at tadam@missionmerced.org.

Feel free to call with any questions 209-947-1394



City of Merced

MERCED

REQUEST FOR INTEREST: 27th & K Community Center



OVERVIEW:

Merced is seeking a qualified non-profit group or organization to operate and provide programming primarily for youth at the 27th & K Community Center. The City will provide the use of the building at no cost to the provider, and will pay up to \$7,500 a year in utility costs.

The City is open to a wide variety of youth-oriented programming at the site that could include, but is not limited to:

Safe Haven After School program, youth center, enrichment classes, teen parenting classes, job training, educational assistance and other programming to serve the residents of Merced.

THE SITE:

The Community Center is located at 462 W 27th Street. The Community Center is located by nearby John Muir Elementary School.

The Community Center is an approximately 1,900-square-foot facility with three large multi-purpose rooms, restrooms, a kitchen and office space.

The building received new carpet, roof, interior & exterior paint and drinking fountain and other repairs and upgrades by the City.

See next page

QUALIFICATIONS/REQUIREMENTS:

In order to give maximum flexibility to the winning provider, a group can submit an application individually or jointly with other groups. Qualifications and requirements for the successful provider:

- 501 (c)3 status tax status with the Internal Revenue Service
- \$1 million insurance policy naming the City as beneficiary
- Have been in existence for at least 6 months.

Operation after school and during summer vacation is expected, between the hours of 2:00pm to 7:00pm Monday – Friday.

The provider who is awarded the contract will be expected to perform the routine cleaning and maintenance of the facility at their expense. The provider also is expected to provide a monthly report of activities to the City.

Applications will be reviewed on a first-come basis and evaluated to ensure they meet the City's requirements and qualifications. In the event of competing applications, groups will be encouraged to form a joint application.

The deadline for Request for Interest applications is noon, Friday, March 13, 2020.

(The deadline may be extended if there are no qualified applicants.)

APPLY NOW

Applications may be picked up at the City of Merced Parks and Community Services office at 632 W. 18th St., between the hours of 9 a.m. and noon and from 1 to 5 p.m. Monday through Friday. For further information on the Center, contact Joey Chavez, Director of Parks and Community Services, at 209-385-6978.

REQUEST FOR INTEREST APPLICATION 27th & K Community Center

Use additional paper if necessary

Proposers name of organization: _____

Additional proposers: _____

Proposer address/es: _____

Name of person filling out this form: _____

Telephone number: _____ Fax number: _____

Email address: _____

Web page: _____

Initial year of operation/s: _____

501 (c) 3 number/s (list for all partners): _____

Details of proposed programming: _____

How will you measure the success and accomplishments of your program(s)? _____

Proposed days/hours of operation: _____

Will provider obtain \$1 million insurance with the City of Merced as beneficiary? _____

I swear that the above information is true to the best of my knowledge:

NAME _____ DATE _____

Please return completed application to the Parks and Community Service Office, 632 W. 18th St. Merced during regular business hours. The deadline is noon, Friday, March 13, 2020. If you have questions, please contact Joey Chavez, Director of Parks and Community Services at 209-385-6978.

RSVP@MCOE.ORG OR CALL (209) 381-6601'."/>

YOU'RE INVITED!
**MERCED COUNTY SCHOOLS
 ANNUAL EDUCATION REPORT**

MERCED
FEB. 26, 2020
 11:30AM-1:00PM
 OR 5:00PM-6:30PM
 501 W. MAIN ST, MERCED, CA

LOS BANOS
FEB. 28, 2020
 11:30AM - 1:00PM
 1105 FIFTH ST,
 LOS BANOS, CA

MERCED COUNTY
**Office of
 Education**
 NURTURE • SERVE • LEAD
 Steve M. Tarlton, S.D., County Superintendent of Schools

RSVP IS REQUIRED | RSVP BY EMAIL RSVP@MCOE.ORG OR CALL (209) 381-6601

Please join us for the unveiling of Merced County Office of Education’s (MCOE) **Merced County Schools Annual Education Report** on February 26 in Merced and February 28 in Los Banos.

Please RSVP by email at RSVP@MCOE.org or call (209) 381-6601 to attend one of the following times:

- Wednesday, February 26th at 11:30 AM (Merced) *or*
- Wednesday, February 26th at 5:00 PM (Merced) *or*
- Friday, February 28th at 11:30 AM (Los Banos)



City-County Relations Dinner



Hosted by the City of Livingston

Tuesday, March 24, 2020

Social—5:30 p.m.

Dinner -6:00 p.m.

Foster Farms Banquet Room

1333 Swan Street, Livingston, CA 95334

Guest Speaker: Brant Scott, VP Corporate Finance, E & J Gallo Winery

\$35 per person (checks payable to City of Livingston)

RSVP by February 14, 2020 to Monica Cisneros

mcisneros@livingstoncity.com or 209-394-5544