

NEWSLETTER

CITY OF MERCED

YOSEMITE AVENUE ROADWAY RECONSTRUCTION PROJECT BEGINS SOON

The City of Merced is gearing up for a major infrastructure project to improve traffic flow, pedestrian access, and essential utilities along Yosemite Avenue from G Street to Parsons Avenue. Construction is set to begin on Monday, April 14, 2025, with completion expected by October 2025.

This project includes full roadway reconstruction, sewer system upgrades, traffic signal enhancements, and sidewalk improvements to create a safer, more efficient corridor for residents and businesses. Periodic road closures and detours will be necessary. The City will provide regular updates on construction progress, traffic changes, and timelines through its website, official social media channels, and the Merced Connect Smartphone App.

The community is invited to a public meeting on Wednesday, April 2, at 6:00 PM at Cruickshank Middle School Gym to learn more about the project, its impact, and what to expect.

While there will be temporary inconveniences, these improvements will provide long-term benefits.



MAYOR SERRATTO AND FIRE CAPTAIN PARKER TAKE ON HINCAPIE GRAVEL RIDE

Mayor Matthew Serratto and Fire Captain Grant Parker recently tackled the grueling 61-mile Gran Fondo Hincapie gravel ride through Merced's stunning—yet muddy and wet—foothills. This challenging ride (not a race) put their endurance to the test while showcasing the natural beauty of our backyard.

A huge thank you to Merced Public Works, Merced Fire, Merced Police, and Merced Explorer Post 204 and several City of Merced volunteers for their hard work and dedication in ensuring the safety of riders, volunteers, and the community throughout the event. Their efforts made this an unforgettable experience for hundreds of riders involved.

We're already looking forward to next year's ride and another opportunity to welcome cyclists to explore Merced's incredible foothills.



MORE SCENES FROM HINCAPIE





Monthly Report

February 2025



Calls for Service: 4,832

Arrests Made: 342

Collisions Reported: 39

Tickets Issued: 277

Guns Recovered: 25



Work on the Bob Hart Square expansion was temporarily paused earlier this week due to weather conditions. Once conditions improve, crews will resume installing the new waterline and continue demolition efforts to keep the project moving forward. Stay tuned for further updates.

Mar 18, 2025 at 12:33:4
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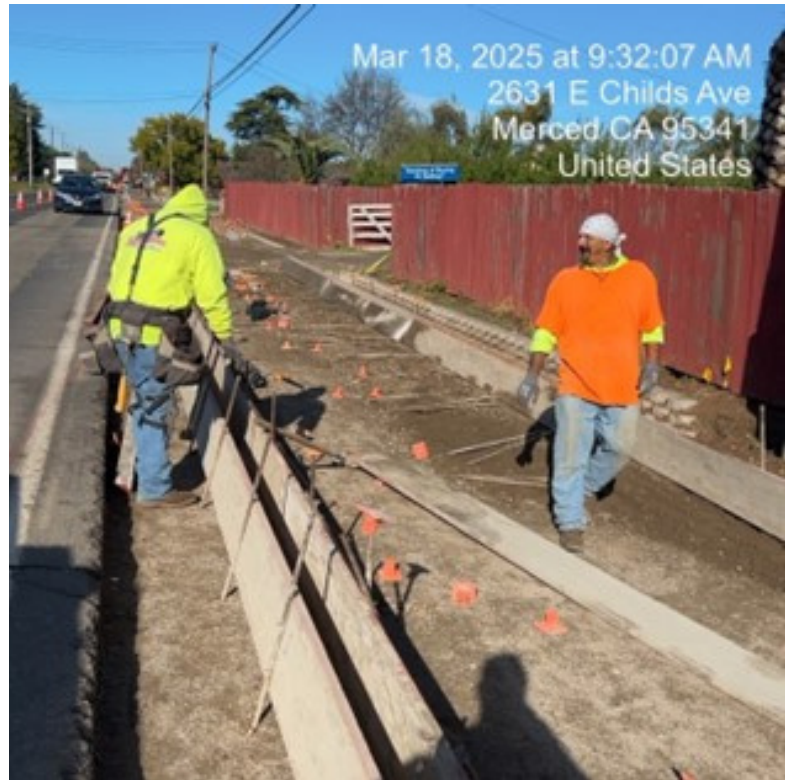
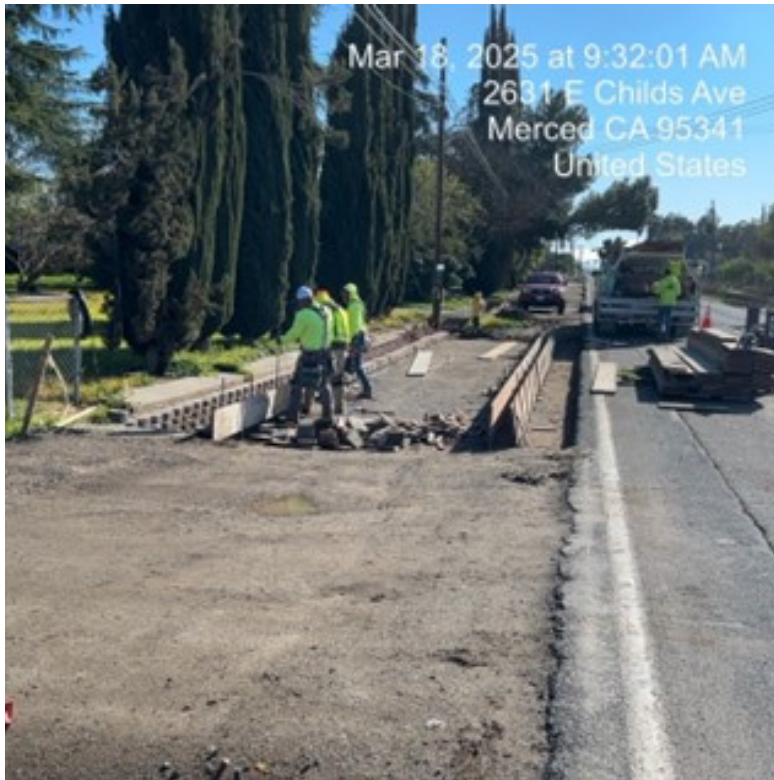


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Merced CA 9
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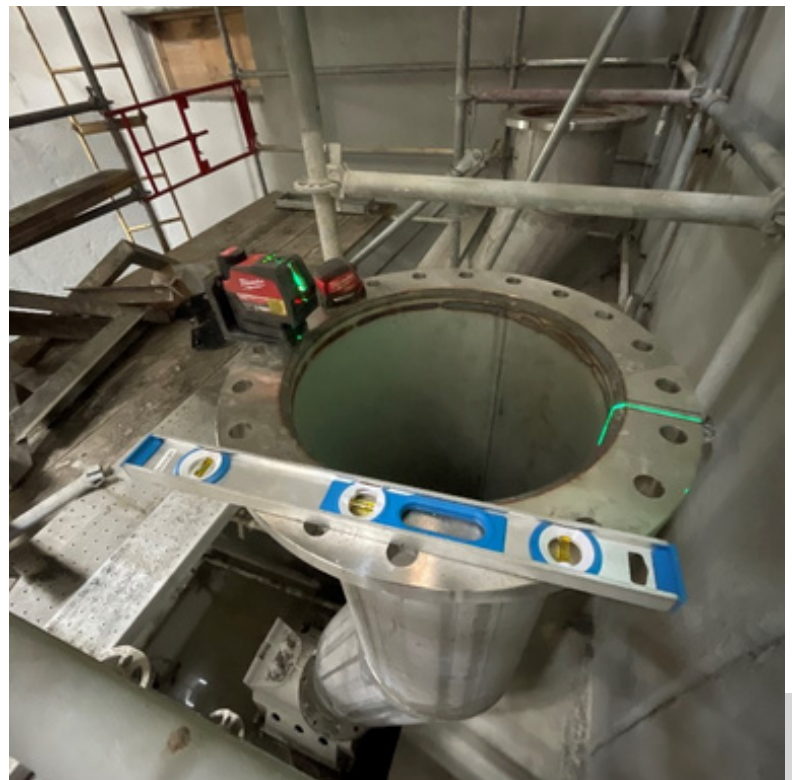
Childs Multi-Use Path Update

Crews worked on setting forms for curbs while also grading for the bike path.



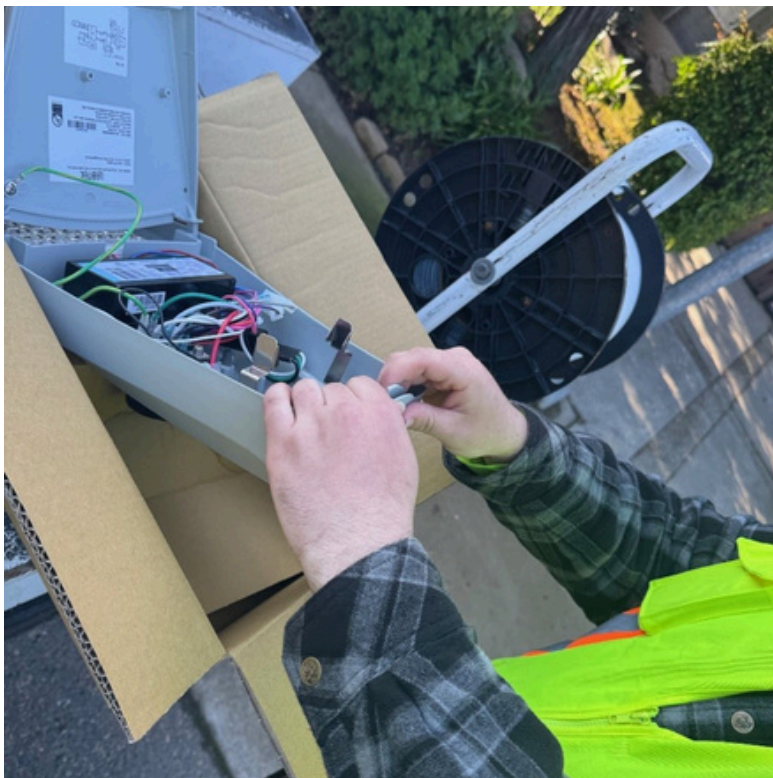
Wastewater Treatment Plant Upgrades Near Completion

Crews have completed the installation of new piping and pumps at the Wastewater Treatment Plant and are now in the final stages of the project. Scaffolding is being removed, and final cleanup efforts are underway.



Safe Streets Streetlight Retrofit Underway

Crews have been working on installing new LED streetlights as part of the Safe Streets initiative. Wiring is currently being set on Legend Ct., bringing improved visibility and energy efficiency to the area.



G Street Bridge Rail Replacement Project

Project Start Date – Monday, March 24, 2025

The northbound railing on the G Street Bridge at Bear Creek is being replaced. Construction will begin on Monday, March 24, 2025, with an estimated completion in early April 2025. During the project, the northbound lane on G Street will be reduced to one lane between 27th Street and East North Bear Creek Drive. Access to East South Bear Creek Drive and East North Bear Creek Drive will still be maintained.

The sidewalk on the northbound side of the bridge will be temporarily closed, and pedestrians are advised to use alternative routes. Drivers should plan for potential traffic delays and follow posted detours.



TRAFFIC ADVISORY

Stephen Leonard Building Rehabilitation Progress

Crews are making steady progress on the Stephen Leonard Building rehabilitation project. Work is currently focused on preparing the roof metals and setting drywall near the kitchen to enhance the facility for future community use.



City of Merced
MEMORANDUM

DATE: March 20, 2025
TO: City Council
FROM: Kim Espinosa, Director of Development Services
SUBJECT: Actions at the Planning Commission Meeting of March 19, 2025

At their meeting of March 19, 2025, the Planning Commission heard and continued Vesting Tentative Subdivision Map to subdivide approximately 17.90 acres into 55 single-family lots within a gated community, generally located on the west side of G Street, south of E. Old Lake Road, to the Planning Commission meeting of April 9, 2023, to investigate further options.

The Commission also heard and approved Conditional Use Permit #1284 to build an off-campus education center at 2600 K Street.

The Planning Commission heard and continued General Plan Amendment #24-02, Site Utilization Plan #3 to Planned Development #20, Vesting Tentative Subdivision Map #1332, Site Plan #551, and Minor Use Permit #24-13 to develop a self-storage facility and 41 residential lots located at 1380 Yosemite Avenue, to the Planning Commission meeting of April 9, 2023, to investigate further options.

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

Attachment

n:shared:Planning:PCMemos

CITY OF MERCED
Planning Commission

Resolution #4151

WHEREAS, the Merced City Planning Commission at its regular meeting of March 19, 2025, held a public hearing and considered Conditional Use Permit #1284, initiated by Merced City School District, property owner. This application involves a request to construct an off-campus education center at 2600 K Street, approximately 40 feet north of West 26th Street. The subject site has a General Plan designation of Public/ General Use (PG) and a zoning classification of Low Density Residential (R-1-6); Assessor's Parcel Number (APN) 030-022-008.

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through I of Staff Report #25-158; and,

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

NOW THEREFORE, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt a Categorical Exemption regarding Environmental Review #24-40, and approve Conditional Use Permit #1284, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by reference.

Upon motion by Commissioner Ochoa seconded by Commissioner Delgadillo, and carried by the following vote:

AYES: Commissioners Ochoa, Delgadillo, Smith, and Vice Chair Greggains

NOES: None

ABSENT: Commissioner Thao and Chairperson Gonzalez

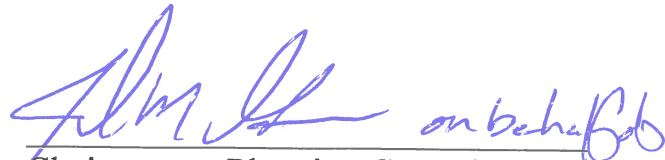
ABSTAIN: None

PLANNING COMMISSION RESOLUTION #4151

Page 2

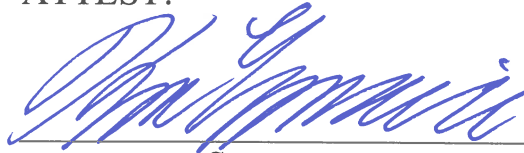
March 19, 2025

Adopted this 19th Day of March 2025



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Attachments:

Exhibit A - Conditions of Approval

Exhibit B - Findings

Conditions of Approval
Planning Commission Resolution #4151
Conditional Use Permit #1284

1. The proposed project shall be constructed/designed/operated as shown on the Site Plan (Attachment C of Staff Report #25-158), except as modified by the conditions.
2. All conditions contained in Resolution #1283-Amended (“Standard Conditional Use Permit Conditions”)
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
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, 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 (with counsel selected by the City) such governmental entity. City shall promptly notify the developer/applicant of any claim, action, suits, or proceeding. Developer/applicant shall be responsible to immediately prefund the litigation cost of the City including, but not limited to, City’s attorney’s fees and costs. If any claim, action, suits, or proceeding is filed challenging this approval, the developer/applicant shall be required to execute a separate and formal defense, indemnification, and deposit agreement that meets the approval of the City Attorney and to provide all required deposits to fully fund the City’s defense immediately but in no event later than five (5) days from that date

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4151

of a demand to do so from City. In addition, the developer/applicant shall be required to satisfy any monetary obligations imposed on City by any order or judgment.

6. The developer/applicant shall demolish, 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. An encroachment permit shall be obtained for all work in the public right-of-way and a building permit shall be obtained for on-site work (as required by the Building Department).
8. The property owner shall contact the Merced Irrigation District (MID) and enter into all necessary agreements for all crossings over or under any MID facilities including utilities, bridges, driveways, and pipelines and for all work associated with MID facilities, if any are required.
9. All future landscaping on the site shall be in compliance with the City's Water Efficient Landscaping and Irrigation Ordinance (Merced Municipal Code Section 17.60) and all state-mandated conservation and drought restrictions as well as the City's Zoning Ordinance Section 20.36 – Landscaping.
10. All landscaping shall be kept healthy and maintained, and any damaged or missing landscaping shall be replaced immediately.
11. The applicant shall comply with all City of Merced business licensing requirements and with all requirements of the Merced County Environmental Health Department.
12. The developer shall use proper dust control procedures during site development in accordance with San Joaquin Valley Air Pollution Control District rules.
13. The project shall comply with all requirements of the Uniform Fire Codes including, but not limited to, a fire suppression (sprinkler) system and on-site fire hydrant(s). All required Fire Permits shall be obtained from the City of Merced Fire Department. Some of these permits will depend on the operations or functions conducted at the building and may be required after obtaining the certificate of occupancy for this development.

14. The applicant shall work with the Fire Department to provide work details for the required fire control room for the sprinkler risers.
15. Fire protection systems shall be monitored by fire alarm systems, or as otherwise required by the Fire Department.
16. If the business owners wish to extend the business hours in the future, they must obtain approval from the Development Services Director or designee, or if deemed necessary by the Development Services Director or designee, be referred to the Planning Commission for action.
17. If problems arise as a result of this business that may require excessive Police Department service calls, in the opinion of the Police Chief, to the site or within the immediate area including, but not limited to, excessive harassment, malicious property damage, lewd and/or disorderly conduct, this approval may be subject to review and revocation by the City of Merced.
18. Business signage and minor exterior changes to the building shall be reviewed with a staff level design review permit. Signage shall comply with Merced Municipal Code Section 20.62 – Signs.
19. The applicant must obtain applicable building permits when completing tenant improvements, if required by the City of Merced Inspection Services Division.
20. Noise levels generated by the business shall not create a public nuisance to the surrounding business establishments and immediate area. If noise-related complaints are received by the City of Merced, the conditional use permit may be subject to review and possible revocation by the City of Merced per the procedures in the Merced Municipal Code.
21. Any music played shall be kept to a minimum noise level so as not to travel outside the immediate area around the building. Additional noise attenuation measures may be required if music can be heard outside the immediate area around the building. Details to be worked out with Planning and Building staff.
22. To prevent noise from carrying throughout the area, the doors shall be kept closed except as patrons enter and exit. The doors shall not be propped open during business hours.
23. Sufficient lighting shall be provided throughout the exterior of the building.
24. All parking lot and other exterior lighting shall be oriented in such a way so that it does not spill over onto adjacent properties. The parking lot shall

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4151

include ample lighting for occupants.

25. All mechanical equipment shall be screened from public view (details to be worked out with staff during the building permit stage).
26. There must be a minimum 22-foot-wide clearance for emergency vehicles to pass through when the gate is opened. If the gate requires manual operation, the applicant shall provide a Knox padlock. If the gate requires electronic operation, the applicant shall provide a Knox override switch with "Click-to-Enter."
27. The design of a future fence shall match or complement the design, color, and materials used for the exterior of the building; and in consultation with the neighbors regarding their preferences, should be either wrought iron or block.
28. Minor modifications to the design, or layout of this proposal may be approved by the Director of Development Services or be referred to the Planning Commission if deemed necessary by the Director of Development Services.
29. The Engineering Department may require the applicant to make additional public improvements during the building permit stage (such as repairing damaged sidewalk), for projects exceeding valuation of \$100,000.00.
30. Future expansions may be reviewed through the Minor Use Permit process or Site Plan Review Permit process, as deemed necessary by the Director of Development Services. If proposed expansions are deemed substantial by the Director of Development Services, the proposal may be referred to the Planning Commission for their review.
31. If needed, the applicant shall obtain proper permits from the Division of the State Architect and comply with their requirements.
32. The applicant will be required to comply with the City Engineering department on construction and implementation of the entrances and exits to the site from West 26th Street and K Street.
33. All refuse container locations shall be approved by the City of Merced Refuse Department at the building permit stage. All refuse containers shall be located within a refuse enclosure constructed per City Standards. The refuse enclosure shall be designed to meet the City's Engineering Standards for refuse enclosures. The refuse enclosure shall be covered from above to prevent direct access to refuse. The applicant shall not install any posts in front of the refuse enclosure. A side gate shall be provided with pedestrian

EXHIBIT A
OF PLANNING COMMISSION RESOLUTION #4151

access, as required by the City Engineering Division.

34. The premises shall always remain clean and free of debris. The exterior of the building shall be appropriately maintained and maintain an aesthetically appealing appearance. All graffiti shall be removed within 48 hours.
35. The project shall comply with all City Standards for storm drainage. The developer shall work with the City Engineer to determine the requirements for storm drainage on the site. The developer shall provide all necessary documentation for the City Engineer to evaluate the storm drain system. All storm drain systems shall be installed to meet City Standards and State regulations.
36. All plans and supporting documents submitted for building permits shall meet or exceed the Building Codes in effect at the time of building permit application submittal. The plans shall identify the flood zone for the property and address all requirements of the flood zone. Plans shall be drawn by a licensed design professional. The construction work shall be performed by an appropriately licensed Contractor (B-Contractor).
37. If culinary activities take place at the site, the applicant shall comply with the Water Quality Control Division's (WQCD) Best Management Practices regarding the disposal of cooking grease and proper cleaning of kitchen equipment, as shown on Attachment D of Staff Report #25-158, or as otherwise required by the WQCD.
38. Disposal of waste products shall be limited to a Merced County Environmental Health Department approved commissary or an alternatively approved facility.

**Findings and Considerations
Planning Commission Resolution #4151
Conditional Use Permit #1284**

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) The proposed Project complies with the General Plan designation of Public/ General Use (PG) and the zoning classification of Low Density Residential (R-1-6), with approval of this Conditional Use Permit.

Traffic/Circulation

- B) The applicant is proposing to locate the education center at the northeast corner of K Street and West 26th Street. The education center would be oriented in a way to not affect the flow of traffic and parking in this lot, and to provide space for customers to park and easily enter/ exit the parking lot. The property has entrances on West 26th Street and K Street. There is also an alley to the north of the property.

Parking

- C) This location falls within the High-Quality Transit area and qualifies for a parking reduction, therefore, the parking provided onsite has been deemed to be adequate.

Public Improvements/City Services

- D) The subject site currently has a vacant bus depot on it. With approval of this Conditional Use Permit, the applicants would be demolishing the current building, and building their site plan. The applicants will be required to follow all applicable City of Merced rules, codes, and regulations during the demolition phase and building phase of this project (Condition #6)

Site Design

The subject site is located on the northeast corner of K Street and West 26th Street. The subject site is a 0.69-acre lot. Currently, there is an abandoned bus depot sitting on the lot. This will be demolished with approval of this application. There will then be two buildings placed on the lot. One will be for storage, and the other will be the actual education center. The education center will be two stories, and 7,000 square feet. The storage building will be 1,500

square feet. Both buildings will be pre-manufactured. The site also includes a large parking lot with 38 total parking spaces. Both entrances and exits to this site will have an electric rolling gate. There will be refuse containers at the north of the site which will be accessible to the City's refuse department from the alley. Exact placement and details will be worked out with City staff at the building permit stage. The landscaping will include turf, existing and new trees, as well as some areas where the landscaping material has not been determined yet. The applicants will be required to follow the City's rules and regulations regarding landscaping.

Neighborhood Impact/Interference

- E) The subject site is located at the corner of K Street and West 26th Street. Adjacent to the north of this property is the Restorative Justice League and Educational Consulting. To the east and west, there are homes. To the south of the site is John Muir Elementary School. Given the nearby school and mix of commercial and residential uses near this site, staff does not anticipate that the proposed project would alter the character of the neighborhood.

Signage

- F) The submitted site plan only indicated one do not enter sign in the parking lot, to prevent customers from driving the wrong direction in a one way. Any other signage that the applicants would want to add would need to follow the Merced Municipal Code Section 20.62 – Signs.

Operations

- G) The proposed project would serve as an office/ administrative center for the After School Program during the day. It would also operate as a family resource center for members of the public to get translation services, learn about community resources available to them, and provide family literacy education to residents.

The proposed project would also provide Merced City School District students with the opportunity to learn about several different topics. These topics include photography, sculpting, painting, sketching, coding, engineering, and culinary arts. The site will also have a stage for students to use for performing arts. Drama and music shows would not be a weekly occurrence and would only be used for special performances as not all the schools in the district have a stage.

Conditional Use Permit Findings

- H) A Conditional Use Permit is required for this project as it is within the Low Density Residential Zone per Merced Municipal Code (MMC) Table 20.08.020 Permitted Land Uses in the Residential Zoning Districts. In order for the Planning Commission to approve or deny a conditional use permit, they must consider the following criteria and make findings to support or deny each criteria per MMC 20.68.020 (E) "Findings for Approval for Conditional Use Permits."

MMC 20.68.020 (E) Findings for Approval.

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 proposed project complies with the General Plan designation of Public/ General Use (PG) and the zoning classification of Low Density Residential (R-1-6) with approval of this 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.*

This project shall be required to comply with all relevant standards and requirements from the Merced Municipal Code. Said standards and requirements regarding hours of operation, parking, access, maintenance, and licenses required.

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

Staff does not believe this project will be detrimental to the health 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 proposed project is located within the City and can be adequately accessed through existing roads. The project has adequate access to the required infrastructure.

Environmental Clearance

- I) Planning staff has conducted an environmental review of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption (i.e., no further environmental review is needed) is being recommended (Attachment D of Staff Report #25-158).