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*City of Merced*  
**MEMORANDUM**

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**DATE:** May 21, 2025  
**TO:** Planning Commission  
**FROM:** Matthew Livingston, Assistant Planner  
**SUBJECT:** Conditional Use Permit #25-0002

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Staff recommends modifying Condition #27 and Finding C to indicate that approval of this permit would be contingent upon the applicant satisfying the City's parking requirement for this use. This includes the applicant utilizing any of the various parking reduction options shown under Merced Municipal Code Section 20.38.050 – Parking Reductions.

(Note: ~~Strikethrough~~ deleted language and underline added language):

Condition

27. The Director of Development Services shall review and approve the parking demand study for this use, pursuant of Merced Municipal Code Section 20.38.050 (C) – Low Demand. The parking reduction proposal shall be reviewed and approved during the building permit stage or prior to obtaining a business license, whichever comes first. If in the future, the applicant wishes to increase the number of occupants on site, the applicant must provide a revised parking demand study showing there is sufficient parking to accommodate additional participants. ~~The Director of Development Services reserves the right to reconsider and potentially revoke the permit if deemed necessary if parking becomes an issue at this site.~~

Finding

**Parking**

- C) The proposed site plan shows 9 available parking spaces. Typically, for indoor recreation uses, the Merced Municipal Code requires 1 parking space per 300 square feet of building space. The site existing building is 7,500 square feet, so typically 25 parking spaces would be required. ~~This specific use differs from other indoor recreation uses in the fact that customers will be visiting on~~

~~a by appointment basis, and the max amount of people on site at any time would be 12.~~

However, the proposed use is by appointment only and would not have more than 12 individuals. The applicant previously had a facility in Merced at 1405 W. Main Street, and currently has a facility at 761 Enterprise Court, Atwater. There would be three trainers working at the facility during the largest shift. The program participants are primarily between 4<sup>th</sup> grade and 10<sup>th</sup> grade, with approximately 66% of the students being dropped-off. Based on the percentage of students being dropped-off (66%) and the maximum number of trainers (3) working the largest shift, staff believes that the parking required should be 7 spaces. Thus, the proposed 9 parking spaces should adequately serve this site.

To verify this information, the applicant shall be required to provide a parking demand study, pursuant of Merced Municipal Code Section 20.38.050 (C) – Low Demand. The parking demand study would need to be reviewed and approved by the Director of Development Services during the building permit stage or prior to obtaining a business license application, whichever comes first (see Condition #27).

~~The applicants also noted that the site will be vacant at certain times if no appointments have been scheduled. Given the difference in this proposed used and a typical indoor recreation facility, the City of Merced planning department has concluded that the provided parking is adequate. Condition #27 of Exhibit A of Planning Commission Resolution #4156 grants the Director of Development services the ability to review or revoke this permit if parking becomes an issue.~~