CITY OF MERCED
Planning & Permitting Division

STAFF REPORT:	**#12-16**	**AGENDA ITEM:**	**4.1**
FROM:	Kim Espinosa, Planning Manager	**PLANNING COMMISSION** **MEETING DATE: Oct. 17, 2012**	
PREPARED BY:	Julie Nelson, Planner	**CITY COUNCIL** **MEETING DATE: Nov. 5, 2012**	

SUBJECT: **Vacation #12-02**, initiated by the Merced Gateway Investors, LP, to abandon existing sewer and public utilities easements to allow the construction of a 66-unit apartment complex on a parcel located at the northwest corner of West 4th and T Streets.

ACTION: Finding:

1) The proposed vacation is consistent with the General Plan.

RECOMMENDATION

Engineering and Planning Department staff have reviewed this request and recommend that the Planning Commission adopt a Finding that the proposed Vacation of the existing sewer public utilities easements on the parcel located at the northwest corner of West 4th and T Streets (Attachment A) is consistent with the General Plan.

BACKGROUND

The Merced County Housing Authority and the Central Valley Coalition for Affordable Housing have been working together to construct a new 66-unit apartment complex at the northwest corner of West 4th and T Streets (Attachment B). The Planning Commission approved Conditional Use Permit #1111 on June 6, 2007, to allow the construction of this project. The property has since been transferred to Merced Gateway Investor, LP, but is still being overseen by the Central Valley Coalition for Affordable Housing and will provide low-income housing to the community.

Buildings are not allowed to be constructed over utility easements. Therefore, in order for the project to be constructed as proposed, the existing sewer easement must be abandoned and a new easement dedicated. The existing sewer trunk line will be relocated to the new easement. The new easement is being dedicated by Merced Gateway Investors, LP, to the City of Merced through a separate process.

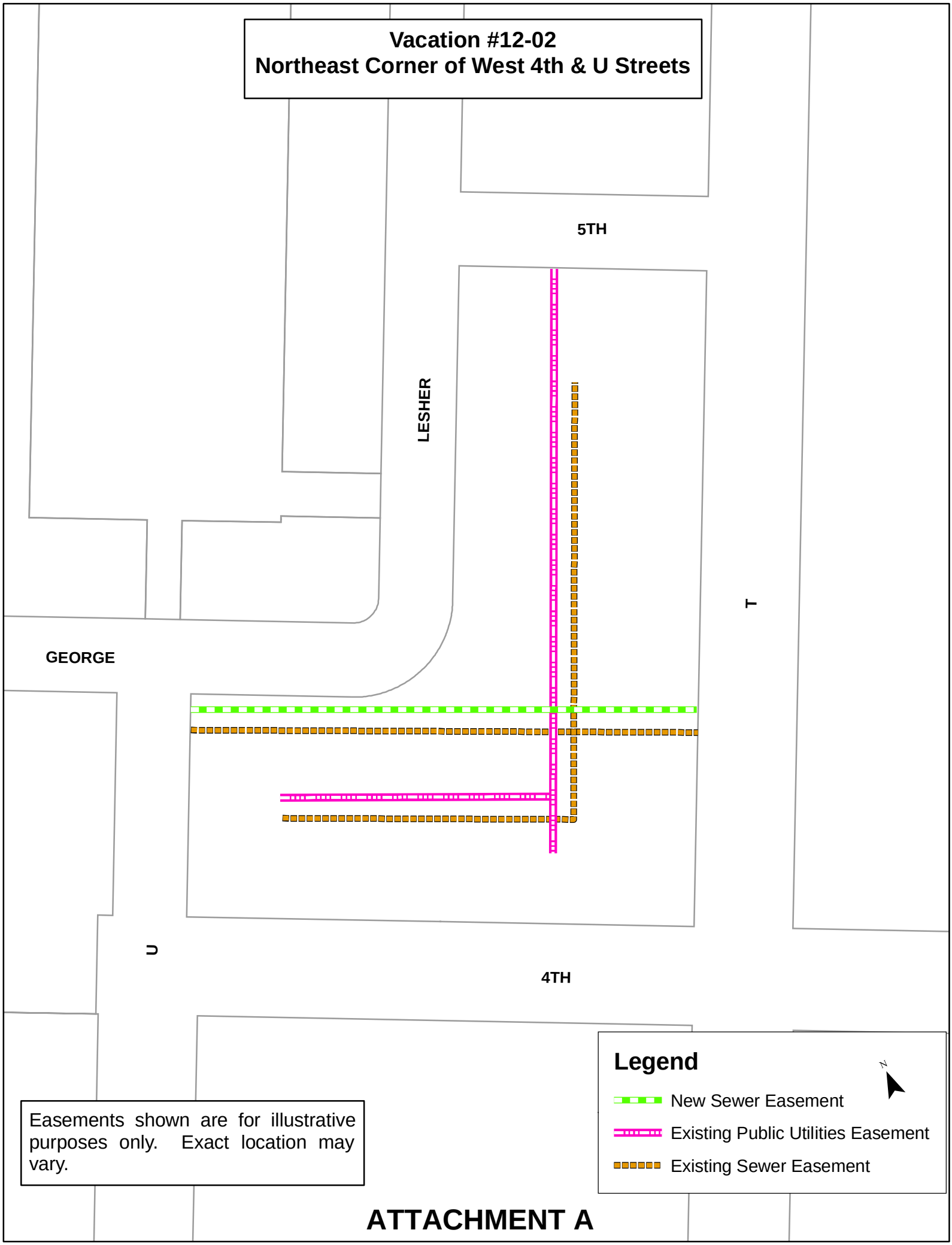
The existing public utilities easements are no longer needed and are therefore suitable for abandonment. These easements will not be relocated.

The General Plan does not address such routine issues as moving or relocating public utility easements. Therefore, the proposed vacation is consistent with the General Plan.

Attachments:

A) Site Plan for Easements
B) Site Plan for Apartments

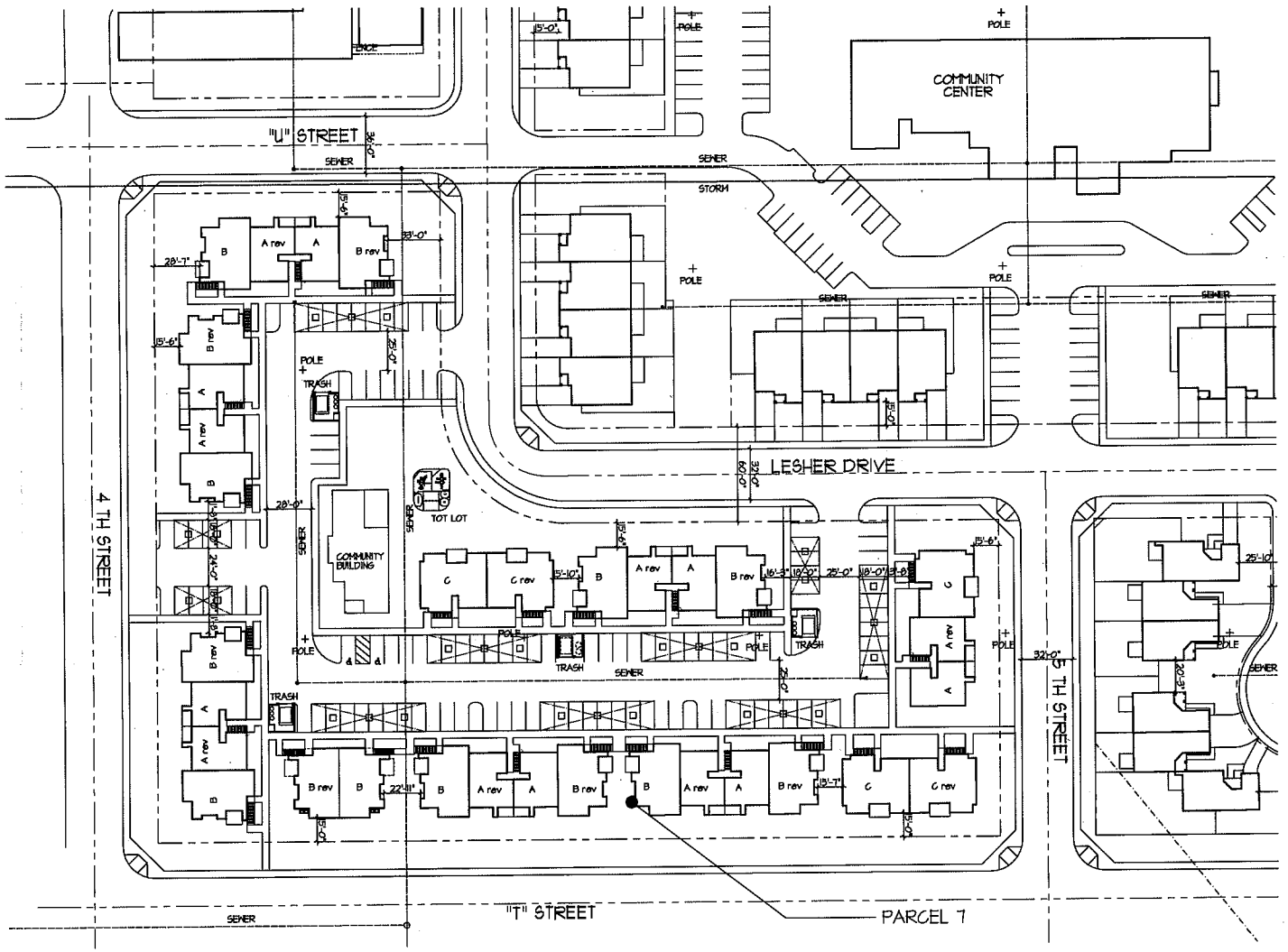
Vacation #12-02
Northeast Corner of West 4th & U Streets



Easements shown are for illustrative purposes only. Exact location may vary.

ATTACHMENT A

ATTACHMENT B



TABULATION

PARCEL 7
ZONING: R-3
UNITS- APARTMENTS

2 BR - 2 BA	28	42.5%
3 BR - 2 BA	28	42.5%
4 BR - 2 BA	10	15%
TOTAL	66	100%

PARKING- (OFF STREET)

STALLS	50
COVERED	68
TOTAL PROVIDED	118
REQUIRED	99

1.5 SPACES/ UNIT

AREA: 3.3 ACRES

DENSITY: 20 DU/AC

ARCHITECTURAL SITE PLAN
APARTMENTS
SCALE: 1/32"=1'-0"

GATEWAY TERRACE
AHDC, INC.
3128 WILLOW, SUITE 101
CLOVIS, CA. 93612

GATEWAY TERRACE
PARCEL 7

90 EAST ESCALON, SUITE 123, FRESNO, CALIFORNIA 93710
PHONE: 559-435-8000
FAX: 559-435-3497

MEYER ARCHITECTURE & PLANNING, INC.

DATES:
CK.
APP.
AS BLT.

PLOT DATA
FILE: -
SCALE: 1/32"= 1'-0"
DATE: 12-01-06

JOB NO.
0517

SHEET NO.
AS-3
OF - SHTS