

CITY OF MERCED
Planning & Permitting Division

STAFF REPORT: #12-20

AGENDA ITEM: 4.2

FROM: Kim Espinosa,
Planning Manager

PLANNING COMMISSION
MEETING DATE: Nov. 7, 2012

PREPARED BY: Julie Nelson,
Planner

CITY COUNCIL
MEETING DATE: To be
determined

SUBJECT: **General Plan Amendment #12-01 and Site Utilization Plan Revision #5 to Planned Development (P-D) #9**, initiated by Golden Valley Engineering, applicant for L.J. Steiner, LLC, property owner. This application involves a change in the General Plan land use designation for Building #3 within Fahrens Park Plaza, located at the southeast corner of State Hwy. 59 and Buena Vista Drive, from “Business Park” (BP) to “Neighborhood Commercial” (CN), and a change in the Site Utilization Plan for Planned Development (P-D) #9 for Building #3 to allow those uses permitted in the C-N Zone (but excluding convenience markets, retail businesses of 20,000 square feet or less selling alcoholic beverages for off-site consumption, day care facilities for children, and tattoo parlors).
PUBLIC HEARING

ACTION: Continue to the Planning Commission Meeting of December 5, 2012

SUMMARY/ RECOMMENDATION

Due to unresolved issues with the Developer Agreement for this project, staff is recommending this item be continued to the Planning Commission meeting of December 5, 2012. This will give staff time to work with the property owner and resolve the outstanding issues with the Developer Agreement.

Ref: *N:shared/planning/staff report/SR #12-20*