



CITY OF MERCED PLANNING DIVISION

678 West 18th Street, Merced, CA 95340
Phone: (209) 385-6858 Fax: (209) 725-8775
planningweb@cityofmerced.org



FY 2016-17 ANNUAL ACCOMPLISHMENTS

CITY OF MERCED PLANNING DIVISION ANNUAL ACCOMPLISHMENTS (FY 2016-17)

During Fiscal Year 2016-17 (July 1, 2016 through June 30, 2017), the City of Merced Planning Division completed several major projects, approved various development projects, and performed other day-to-day tasks and activities. A summary of the Planning Division’s accomplishments is presented below.

MAJOR PROJECTS (FY 2016-17)

PROJECT DESCRIPTION	DATE COMPLETE
Adoption of Comprehensive Zoning Ordinance Update (2012-2016), the 1st Comprehensive Update of the Ordinance since Its Initial Adoption in the 1960’s, which included a Citizen Focus Group which met 18 times over a 2-year period	October 19, 2016
Zoning Ordinance Update Receives “Outstanding Planning Ward for Public Outreach” from the Central California Section of the American Planning Association	April 24, 2017
2-Year Suspension of Regional Transportation Impact Fee	July 5, 2016
Housing Element Update Adoption	July 18, 2016
Addition of “Honorary” Title to M Street of “Veterans Blvd”	August 15, 2016
Adoption of Medical Marijuana Dispensaries/Cultivation/Delivery Ordinance	September 15, 2016
Contract Awarded to Alta Design to Prepare Active Transportation Plan (ATP) and Safe Routes to School Plan	November 21, 2016
Contract Awarded to SCI Consulting to Prepare Cannabis Operating Regulations & Dispensary Selection Process	February 21, 2017
Approval of Merced Station Project (including 225 apartments & 6,000 square feet of retail) at corner of Yosemite Ave & Lake Road	June 5, 2017
California Walks Pedestrian & Bicycle Safety Workshop at Tenaya School	June 21, 2017



DEVELOPMENT APPLICATION STATISTICS (FY 2016-17)

TYPE OF DEVELOPMENT APPLICATION	# Processed	# Approved	# Denied or Withdrawn	# Pending
Abandonments (Streets or Easements)	0	0	0	0
Administrative Conditional Use Permits (Signs)	6	5	1	0
Annexations/Pre-Zoning	2	0	0	2
City-Owned Real Property Requests	11	9	2	0
Conditional Use Permits (CUP)	6	6	0	0
Design Review (Planning Commission & Staff)	20	20	0	0
Environmental Reviews (i.e. Cat Ex, Neg. Dec., Mit. Neg. Dec.)	22	20	0	2
Final Subdivision Maps	3	0	0	3
General Plan Amendments	5	2	0	3
Land Use Determinations (<i>Public Convenience & Necessity</i>)	1	1	0	0
Minor Subdivisions (<i>Lot Splits, Mergers, Lot Line Adjustments</i>)	4	4	0	0
Minor Use Permits & Minor Modifications	3	3	0	0
Preliminary Applications	3	n/a	n/a	n/a
Sewer/Water Requests	0	0	0	0
Site Plan Review	12	12	0	0
Street Closures (City Council & Staff)	18	16	2	0
Tentative Subdivision Maps	2	1	0	1
Zone Changes	1	1	0	0
Zoning Ordinance Amendments	0	0	0	0

NOTABLE DEVELOPMENT PROJECTS APPROVED ABOVE

PROJECTS	
New Gas Station/Mini-Market/Car Wash on Carol Ave	Addition of Card Tables to Merced Poker Room & Poker Flats Casino on Martin Luther King Jr. Way
New Popeye's Restaurant on Martin Luther King	Remodel of Prime Shine Car Wash on West Olive Ave
Remodel/Expansion of El Capitan Hotel on M Street	New Prime Shine Car Wash on W. 16 th Street
New KFC & ARCO Gas Station at Childs & Parsons	Zone Change to Neighborhood Commercial at Mansionette Dr & Yosemite Ave
Remodel of Mainzer Theater on Main Street	A Subdivision Map in Bellevue Ranch West for 242 Single-Family Lots
New Industrial Buildings on Riggs and Beechcraft Ave	Pro-Lube Car Wash on G Street

MISC TASKS & MEETINGS (FY 2016-17)

TASK or MEETING	NUMBER
Planning Commission Meeting Packets (Generally 2 Per Month)	13
Bicycle Advisory Commission Meeting Packets (Generally 6 Per Year)	6
Site Plan Review Committee Meeting Packets (Scheduled as Needed)	12
Staff Development Review Meetings (Generally Once a Week)	10
Public Hearing Notices Published <i>(Does not include the # mailed out for each)</i>	35
Work with UC Merced Staff on Downtown Center & 2020 Project	On-going
Annexation to the Services Community Facilities District (CFD)	1
Various Workshops/Stakeholder Meetings/Planning Commission & City Council Study Sessions on Medical Marijuana Issues	3
Customer Inquiries (Phone, Email, & Front Counter)	On-going
Review of Building Permits for Development Standards	On-going
Preparation and Implementation of Planning Division Budget	On-going
Public Records Requests	On-going
Impact Fee Calculations for Developments	On-going

