



City of Merced

Housing Element
Proposed Rezoning
April 2025



Introduction



The State of California requires our City adopt a Housing Element: a Chapter of our General Plan



The State tells the Region how many units we must provide for – MCAG assigns us our allocation



We are required to accommodate our allocation which is 10,517 units



Units have to be spread among all income categories to accommodate all residents

Introduction Continued



The City has been working with the State, MCAG and the community to complete our Element




The City has held public meetings and received comments in writing and in person




Some of those meetings were recent workshops for the Planning Commission and City Council



The City also held a lunch time meeting about the programs, which garnered great input



**To accommodate the required
units rezoning existing properties
is required**



Rezoning will



Align with the Housing Element Updates



Support the City's ability to meet its Regional Housing Needs Allocation (RHNA)



Allow for housing development where housing is currently not permitted



Reduce constraints to housing development and to accommodate special housing needs

- **33 Rezone Sites were Considered**
- **3 Sites Rezoned in 2024**
- **3 Sites are in Close Proximity to Council Persons**
- **3 Sites Recommended for Denial by PC**
- **All Sites are Vacant**
- **Rezoning Provides for the Opportunity to Build at Higher Density**
- **Rezoning Satisfies State Density Requirement**



Potential Rezone Sites

Site Address or Street	APN	Letter on PHN
125 N PARSONS AVE	035-140-016	A
Crist Ave	035-160-016	B
832 W 11TH ST	032-054-003	C
259 S N ST	059-270-008	D
1075 Martin Luther King Jr Wy	032-072-011	E
2850 E Gerard Ave	061-710-016	F
2890 E Gerard Ave	061-710-015	G
O St	030-163-008	H
N Parsons Ave	033-060-024	I
N Parsons Ave	033-210-062	J
205 E 23RD ST	034-021-002	K
8 E 21ST ST	034-072-030	L
160 W 15TH ST	031-251-030	M
1536 MASSASSO ST	059-330-021	N
Baker Dr	061-310-006	O
564 W 15th St	031-231-005	P
1407 W 16th St	031-094-005	Q
1500 W 16th St	031-171-001	R
1401 W 16TH ST	031-094-006	S
Paulson Rd	231-040-010	T
1600 N COFFEE RD	061-600-001	U
NW Bear Creek Dr	058-110-044	V
Rambler & College Green	007-250-029	W
Pacific Dr and R St	206-040-020	X
Cardella & M	230-010-016	Y
BRE V 22 E (Lot W)	224-020-006	Z
BRE V 22 E (Lot X)	224-020-008	AA
BRN 36 A	170-060-050	BB
BRN 36 B	170-060-051	CC
BRN 36 C	170-060-052	DD

Noticing

- **Normally Rezones Require 300-foot notice - there is an exception**
- **If the notices rise to over 1000 properties (those properties within 300 feet of rezone sites) staff may generally notice through publication and other means**
- **Staff advertised in our Merced County Times and Merced Sun-Star and online with social media**

Noticing Continued

- **Staff sent individual letters to rezone site property owners**
- **Solicited comments and concerns**
- **Before Planning Commission, 8 of 30 property owners reached out with comments, concerns or for clarity**
- **Many comments were positive**
- **Copy of Comments to the Planning Commission is attached**

Noticing Continued

- **Staff received 1 comment resulting from City Council meeting notification.**
- **Property owner came to Planning counter**
- **Property owner wanted more information**

Noticing Continued

- On February 5, 2025, the Planning Commission held a Public Hearing
- They considered all 30 sites
- Agreed with staff and recommended approval of 27 sites (sites A-F, H-Q and T-DD)
- Recommended denial of 3 sites (sites G, R and S)

Public Hearing Tonight:

- **Open Public Hearing**
- **Take Comments**
- **The City Council must adopt General Plan EIR Addendum – Environmental Review #24-42 with the Actions**
- **Vote on Planning Commission's Recommended Approvals**
- **Vote on Planning Commission's Recommended Approvals - Minus Conflicts of Interest**
- **Vote on Planning Commission's Recommended Denials**
- **The Ordinance and Resolution summarizes all actions**

CITY OF MERCED
Housing Element Potential Rezone Sites

Site Address or Street	APN	Current Land Use	Proposed Land Use	Existing Zoning District	Proposed Zoning District	Min Density	Max Density	PHN Letter
125 N Parsons Ave	035-140-016	LMD	HD	R-2	R-4	20	43.56	A
Crist Ave	035-160-016	CG	RC	C-G	C-C	20	36	B
259 S N St	059-270-008	LD	HD	R-1-5	R-4	20	43.56	D
1075 Martin Luther King Jr Wy	032-072-011	LD/CG	HD/RC	R-1-6/C-G	R-4/C-C	20	36	E
2850 E Gerard Ave	061-710-016	LD	HD	RP-D	R-4	20	43.56	F
O St	030-163-008	LD	HD	R-1-6	R-4	20	43.56	H
205 E 23RD ST	034-021-002	LD	HD	R-1-6	R-4	20	43.56	K
8 E 21ST ST	034-072-030	LD	HD	R-1-10	R-4	20	43.56	L
160 W 15TH ST	031-251-030	CG	RC	C-G	C-C	20	36	M
1536 Massasso St	059-330-021	LD	HD	R-1-5	R-4	20	43.56	N
Baker Dr	061-310-006	LD	HD	RP-D	R-4	20	43.56	O
564 W 15th St	031-231-005	CG	HD	C-G	R-4	20	43.56	P
1407 W 16th St	031-094-005	CG	HD	C-G	R-4	20	43.56	Q
Paulson Rd	231-040-010	LD	HD	R-1-6	R-4	20	43.56	T
1600 N Coffee Rd	061-600-001	LD	HD	RP-D	R-4	20	43.56	U
NW Bear Creek Dr	058-110-044	LMD	HD	R-2	R-4	20	43.56	V
Rambler & College Green	007-250-029	CO	HD	P-D (CO)	R-4	20	43.56	W
Pacific Dr and R St	206-040-020	LD	HMD	P-D	R-4	20	36	X
Cardella & M	230-010-016	CN	RC	P-D	CC	20	36	Y
BRE V 22 E (Lot W)	224-020-006	HMD	HD	P-D (HMD)	R-4	20	43.56	Z
BRE V 22 E (Lot X)	224-020-008	HMD	HD	P-D (HMD)	R-4	20	43.56	AA
BRN 36 A	170-060-050	LMD	HD	P-D	R-4	20	43.56	BB
BRN 36 B	170-060-051	LMD	HD	P-D	R-4	20	43.56	CC
BRN 36 C	170-060-052	LMD	HD	P-D	R-4	20	43.56	DD

Recommended for Approval by Planning Commission

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Site Address or Street	APN	Current Land Use	Proposed Land Use	Existing Zoning District	Proposed Zoning District	Min Density	Max Density	PHN Letter
832 W 11th St	032-054-003	LD	HD	R-1-6	R-4	20	43.56	C

Recommended for Approval by Planning Commission

Mr. DeAnda - Recusal

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Site Address or Street	APN	Current Land Use	Proposed Land Use	Existing Zoning District	Proposed Zoning District	Min Density	Max Density	PHN Letter
N Parsons Ave	033-060-024	LMD	HD	R-1-6	R-4	20	43.56	I
N Parsons Ave	033-210-062	LMD	HD	R-1-6	R-4	20	43.56	J

Recommended for Approval by Planning Commission

Mr. Harris - Recusal

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Site Address or Street	APN	Current Land Use	Proposed Land Use	Existing Zoning District	Proposed Zoning District	Min Density	Max Density	PHN Letter
2890 E Gerard Ave	061-710-015	LD	HD	RP-D	R-4	20	43.56	G
1500 W 16th St	031-171-001	C-G	HD	C-G	R-4	20	43.56	R
1401 W 16th St	031-094-006	GC/CT	HD	C-T & C-G	R-4	20	43.56	S

NOT Recommended for Approval by Planning Commission