

# General Plan Amendment #21-03 & Zone Change #429

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NORTHEAST CORNER OF  
BELLEVUE ROAD AND  
BARCLAY WAY



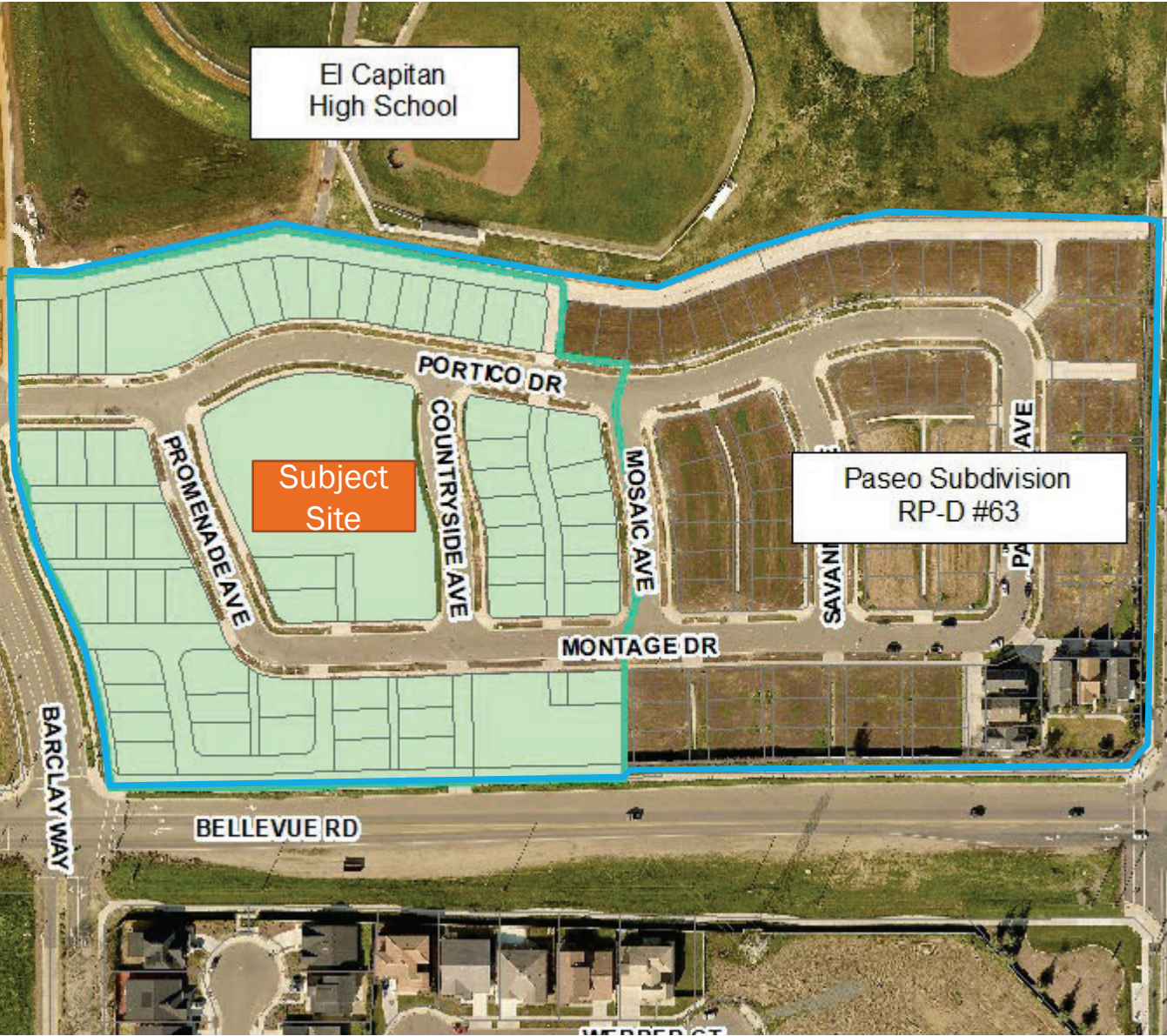
El Capitan High School

Subject Site

Paseo Subdivision  
RP-D #63

Vacant

Vacant



# Background

2000

- Project Site Annexed into the City and zoned Residential Planned Development (RP-D) #63.

2006

- General Plan Amendment & Site Utilization Plan (SUP) Revision to allow small-lot single-family homes

2007

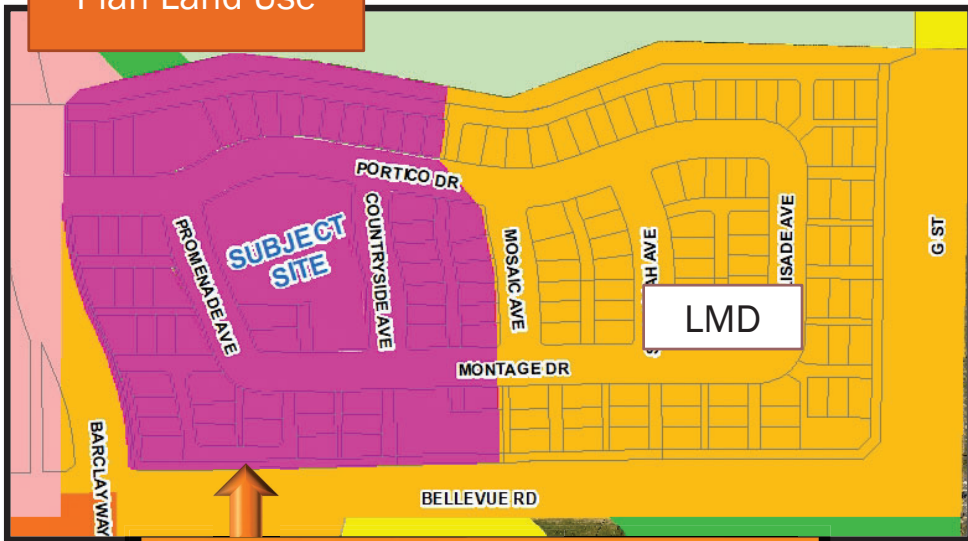
- Final Map for Paseo Subdivision Recorded (6 Homes Constructed)

2011

- General Plan Amendment to Change western half of Paseo Subdivision to Neighborhood Commercial.
- SUP Revision to allow zero-lot line homes in eastern half of Paseo Subdivision

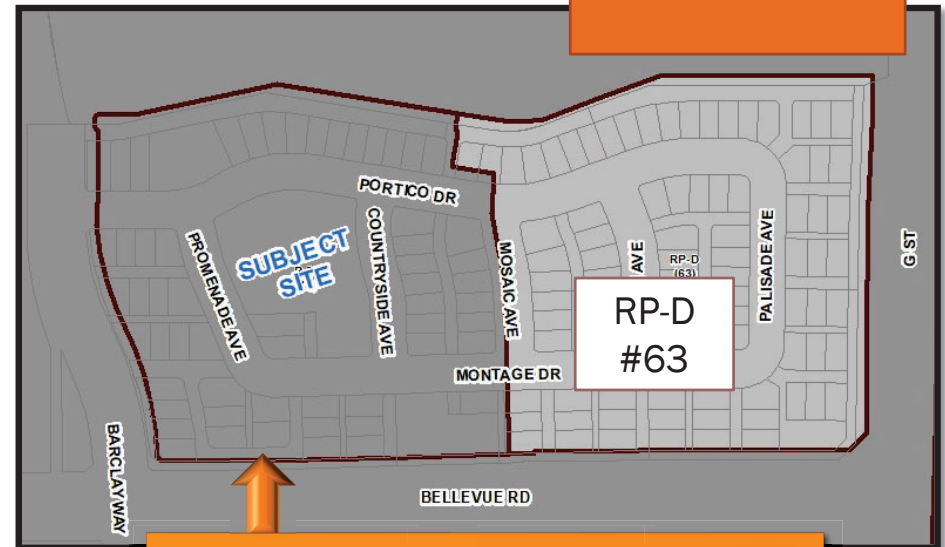
# Proposed Land Use Changes

Proposed General  
Plan Land Use



Change from CN to Low-Medium  
Density (LMD Residential)

Proposed Zoning



Change from P-D #73 to RP-D #63

All Design Standards for RP-D #63  
would apply to the project site.

# Lots within Project Area



57 lots for Single-Family Dwellings  
18 lots for alleys, basin, landscaping, etc.

# Findings

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## General Plan and Zoning Code Compliance:

- ❖ If approved, the project would comply with the General Plan designation of Low-Medium Density (LMD) Residential and the Zoning designation of RP-D #63.

## Traffic:

- ❖ The traffic impacts would be consistent with what was analyzed with the *Merced Vision 2030 General Plan*.
- ❖ The site is located near alternative transportation facilities (i.e., bus, bicycle, pedestrian).

## Public Improvements:

- ❖ All the streets and public improvements are existing but may need to be repaired/replaced (Condition #10).
- ❖ Developer would be required to pay Public Facilities Impact Fees to help pay for city-wide improvements.

# Findings

## Building Design

- ❖ The homes constructed on the project site would be required to comply with the Design Standards for RP-D #63.
- ❖ There are 4 different floor plans, with each plan having 3 different elevations.



# Findings

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## Site Design:

- ❖ Setbacks shall comply with the Design Standards for RP-D #63 (Condition #2).
- ❖ Homeowner's Association required for maintenance of lots that are not intended for dwellings (Condition #12).

## Parking:

- ❖ 3 parking spaces per dwelling. The Garage will count as 2 spaces (2-car garages) and one space of on-street parking.
- ❖ Streets have been striped to allow for parking.
- ❖ Alleys are considered fire lanes. No parking allowed (Condition #16).

# Findings

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## Landscaping:

- ❖ Each lot is required to provide landscaping for all yards visible to the public (MMC Section 20.36).
- ❖ Each lot with frontage along the exterior of the subdivision shall install landscaping along the exterior side of the block wall prior to a certificate of occupancy being issued for that lot (Condition #24).

## Neighborhood Impact:

- ❖ There are 6 homes constructed in the subdivision.
- ❖ El Capitan High School to the north, vacant commercial to the west, and residential to the east and south of the site.
- ❖ The project is consistent with the previous use for the site.
- ❖ Public hearing notices mailed to all property owners within 300 feet of the site. No comments received.

# Environmental Review

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The proposed project is returning the land use to what was included with the EIR for the *Merced Vision 2030 General Plan*.

Because the project remains consistent with the General Plan EIR, CEQA Section 15162 Findings were prepared. No additional analysis was required.



# Planning Commission Action

Held a Public Hearing to consider the matter on March 9, 2022.

No one spoke in opposition to the project.

Voted unanimously to recommend approval of:

- Environmental Review #21-47;
- General Plan Amendment #21-03; and,
- Zone Change #429

# City Council Action

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Adopt a Motion to Approve or Deny the project.

To approve the project, the motion should include:

1. The adoption of **Resolution 2022-19**, approving Environmental Review #21-47 (CEQA Section 15162 Findings) and approving General Plan Amendment #21-03 changing the General Plan designation from Neighborhood Commercial (CN) to Low-Medium Density (LMD) Residential; and,
2. The Introduction of **Ordinance 2539**, amending the Official Zoning Map by rezoning property generally located at the northeast corner of Bellevue Road and Barclay Way from Planned Development (P-D) #73 to Residential Planned Development (RP-D) #63; and,
3. The approval of the **Legislative Action Agreement** and authorizing the City Manager or Deputy City Manager to execute the necessary documents.

Questions ?