

CITY OF MERCED
Planning Commission

Resolution #4181

WHEREAS, the Merced City Planning Commission, at its regular meeting of June 17, 2026, held a public hearing and considered **General Plan Amendment #24-06 – Adoption of the Merced Multijurisdictional Housing Element and Appendix G, Zoning Ordinance Text Amendment #26-0001, Adoption of the SB 244 Analysis, and Environmental Review #26-0068**, initiated by the City of Merced. This application involves revisions to the Housing Element of the General Plan (adopted on July 18, 2016) in response to comments received from the California Department of Housing and Community Development (HCD) and the public; and,

WHEREAS, the Housing Element is one of seven required elements of the General Plan. The Housing Element sets forth policies and programs for the provision of affordable housing throughout the community. Once the Planning Commission makes a recommendation on the revised element, it will be forwarded to the City Council at a later date for final adoption. The revised element will then be forwarded to the State Department of Housing and Community Development (HCD) for final certification; and,

WHEREAS, the General Plan Amendment and Zone Text Amendment is necessary to meet the State of California Housing laws. The state recognizes that we have rezoned 27 parcels to meet our Regional Housing Needs Allocation (RHNA), however additional language must be added to that ordinance to meet state requirements. The proposed City-initiated General Plan Amendment #24-06, Zoning Ordinance Text Amendment #26-0001, and SB244 Analysis are described in the Exhibits; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section 15164, California Code of Regulation, Title 14, the City prepared and adopted an Addendum to the General Plan EIR on April 7, 2025, for the Merced Housing Element Update and Rezoning in which it was determined that the Housing Element rezoning as described will not cause any significant environmental impacts. An addendum is the appropriate environmental document under CEQA as the proposed project would not require revisions to the 2012 General Plan EIR; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section 15162 California Code of Regulation, the current action is exempt and no subsequent EIR shall be prepared for the project since no substantial changes are proposed since the adopted addendum; and

WHEREAS, the Merced City Planning Commission concurs with Findings of Planning Commission Staff Report as outlined in Exhibit A.

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NOW THEREFORE, after reviewing the City's Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby take independent action and recommend adoption of the General Plan Amendment #24-06 the Housing Element, approval of the ZOTA # 26 - 0001, adoption of the SB 244 Analysis, and adoption of the Environmental Review #26-0068 to the City Council for action.

Upon motion by Commissioner OCHOA, seconded by Chairperson GONZALEZ, and carried by the following vote:

AYES: Members VUE, SWIGGART, OCHOA, GREGGAINS, and Chairperson GONZALEZ

NOES:

ABSENT: Member SMITH

ABSTAIN:

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Adopted this 17th day of June 2026.



Chairperson, Planning Commission of
the City of Merced, California

ATTEST:



Secretary

Exhibits:

Exhibit A – Planning Commission Staff Report