

City of Merced

Housing Element
Proposed Rezoning
February 2025





Agenda

- Introduction
- Why Rezones are Required
- Opportunity Sites
- Rezones
- Q&A

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 Assessment (RHNA)



Allow for housing development where housing is currently not permitted



Reduce constraints to housing development and to accommodate special housing needs

Rezones



33 rezone sites across the city (3 sites rezoned in 2024 already)



Assessed by TCAC Opportunity area which range from areas of *High Segregation and Poverty* to *Highest Resource Areas*



No sites have fire hazards



All districts are within minimal to moderate flood hazard zones



All sites include vacant lots

UC Merced CHWOOD E Olive Ave -E Childs Ave Legend Rezone Sites MERCED

Rezone Sites

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.

The Next Steps:

 Staff will introduce each Opportunity Site to be rezoned and the recommendation.

Planning Commission will open public hearing.

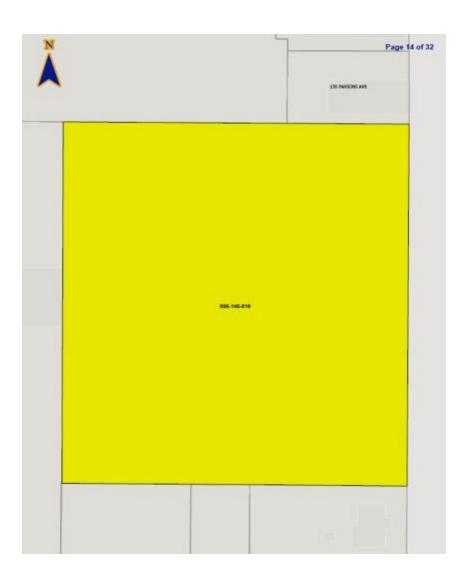
 After public comment, Planning Commission will close the Public Hearing and discuss Opportunity Site zoning item with themselves and/or staff.

The Next Steps:

- Planning Commission make recommendation (separate actions) to City Council to Approve/Disapprove/Modify each site.
- The Planning Commission will need to adopt General Plan EIR Addendum – Environmental Review #24-42 with each Zoning Action

Questions?





Map A Info

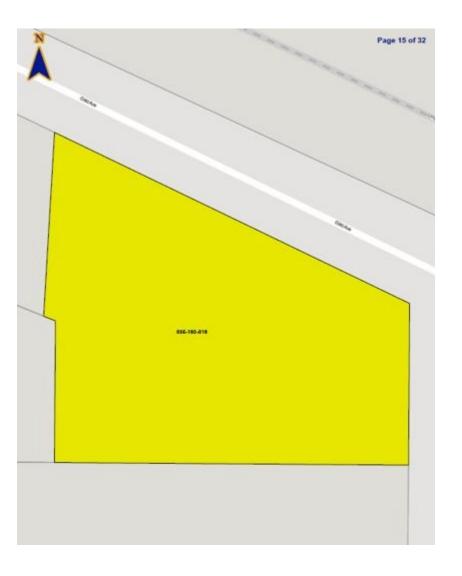
- 2.07 acres of land
- Assessor's Parcel Number (APN) 035-140-016
- Listed owner: Melgosa Lisa Trustee
- Notice of change went out to property owner(s)
- Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-A from Low-Medium Density (LMD) Residential to High Density Residential (HD) and Zone Change #436-A from Low Medium Density Residential (R-2) to High Density Residential (R-4)

В



Map B Info

- 0.52 acres of land more
- Assessor's Parcel Number (APN) 035-160-016
- Listed owner: Faithful Heritage Holdings West Inc.
- Notice of change went out to property owner(s)
- Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-B from General Commercial (CG) to Regional/Community Commercial (RC) and Zone Change #436-B from General Commercial (C-G) to Regional/Central Commercial (C-C)

C



Map C Info

for approximately 0.68 acres of land more particularly described as Assessor's Parcel Number (APN) 032-054-003 (owned by Rojas-Flores Felipe)

Notice of change went out to property owner(s)

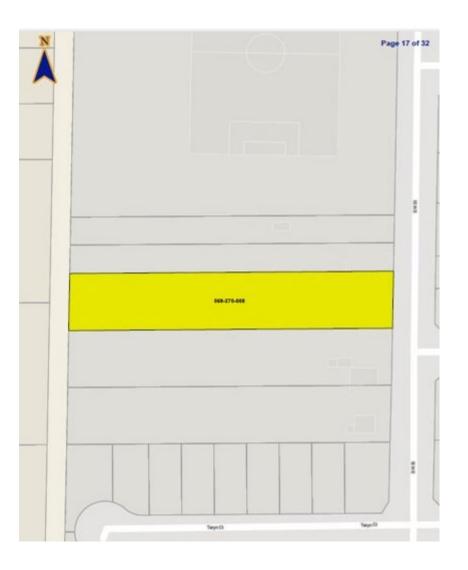
Property owner(s) were concerned that they had commenced a project to split the lot.

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-C from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-C from Low Density Residential (R-1-6) to High Density Residential (R-4)

D



Map D Info

for approximately 0.99 acres of land more particularly described as Assessor's Parcel Number (APN) 059-270-008 (owned by Soto Alma A)

Notice of change went out to property owner(s) Property owner(s) came into the office to clarify changes with staff. They were not opposed.

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-D from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-D from Low Density Residential (R-1-5) to High Density Residential (R-4)

E



Map E Info

for approximately 0.86 acres of land more particularly described as Assessor's Parcel Number (APN) 032-072-011 (owned by T & E Property Group, LLC)

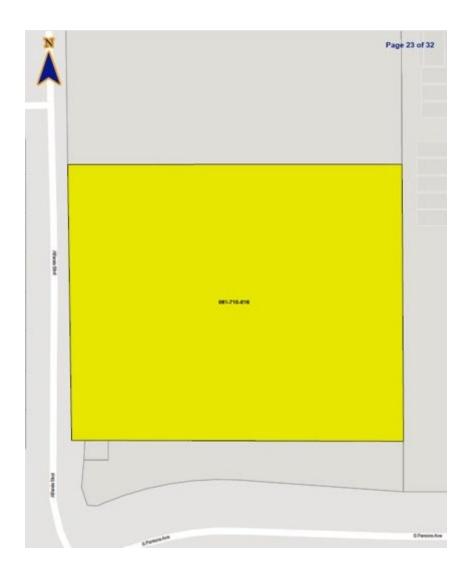
Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-E from General Commercial (CG) to RC Regional/Community Commercial (RC) and Zone Change #436-E from General Commercial (C-G) to Regional/Central Commercial (C-C)

F



Map F Info

for approximately 4.93 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-016 (owned by Carreon Adrian E.)

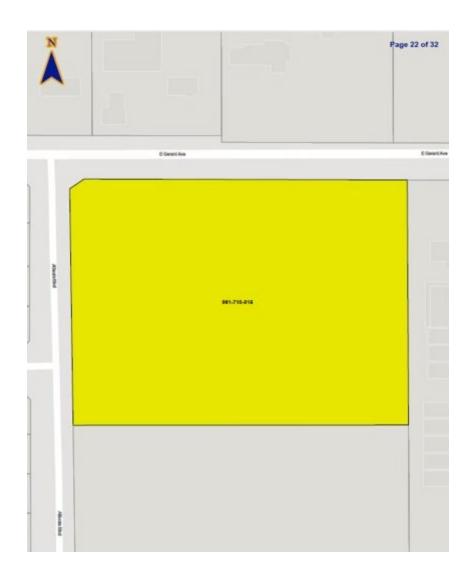
Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-F from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-F from Residential Planned Development (RP-D) #40 to High Density Residential (R-4)





Map G Info

for approximately 4.41 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-015 (owned by City of Merced)

Notice of change went out to property owner(s)
Property owner(s) expressed concern that this is a
dedicated park site and are opposed to the rezone

Recommend to City Council

Approve/Disapprove/Modify: Staff recommends to deny rezoning and remove from consideration

General Plan Amendment #24-17-G from Open Space-Park Recreation (OS-PK) to High Density Residential (HD) and Zone Change #436-G from Residential Planned Development (RP-D) #40 to High Density Residential (R-4)

H



Map H Info

for approximately 1.03 acres of land more particularly described as Assessor's Parcel Number (APN) 030-163-008 (owned by Cardenas Audel V& Maria L)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-H from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-H from Low Density Residential (R-1-6) to High Density Residential (R-4)



Map I Info

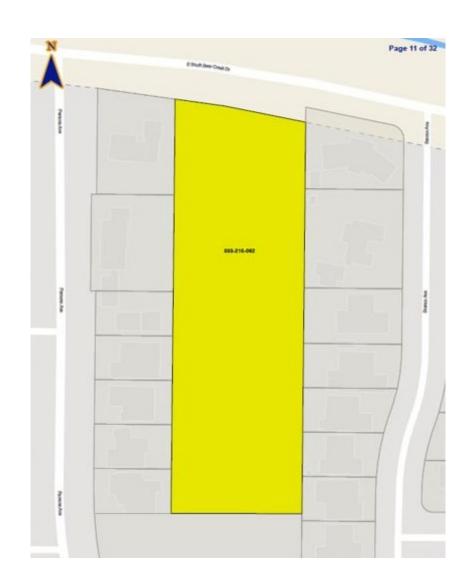
for approximately 3.79 acres of land more particularly described as Assessor's Parcel Number (APN) 033-060-024 (owned by Liu Tai Ho Le Trustee)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-I from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-I from Low Density Residential (R-1-6) to High Density Residential (R-4)



Map J Info

for approximately 2.23 acres of land more particularly described as Assessor's Parcel Number (APN) 033-210-062 (owned by Liu Tai Ho Lee Trustee)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-J from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-J from Low Density Residential (R-1-6) to High Density Residential (R-4)

K



Map K Info

for approximately 0.63 acres of land more particularly described as Assessor's Parcel Number (APN) 034-021-002 (owned by Farr Billy Francis & Defarr Betsabe Kuri)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-K from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-K from Low Density Residential (R-1-6) to High Density Residential (R-4)



Map L Info

for approximately 0.55 acres of land more particularly described as Assessor's Parcel Number (APN) 034-072-030 (owned by Flanagan Square LLC)

Notice of change went out to property owner(s)
Property owner(s) were potentially in favor. Would like a zone that would allow for Mixed Use Development and to include parcel APN 034-072-029 in the rezone effort.

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-L -from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-L from Low Density Residential (R-1-10) to High Density Residential (R-4)

M



Map M Info

for approximately 0.69 acres of land more particularly described as Assessor's Parcel Number (APN) 031-251-030 (owned by Bear Creek Land Company LP)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-M from General Commercial (CG) to Regional/Community Commercial (RC) and Zone Change #436-M from General Commercial (C-G) to Regional/Central Commercial (C-C)

N



Map N Info

for approximately 2.11 acres of land more particularly described as Assessor's Parcel Number (APN) 059-330-021 (owned by Ornelas Michael)

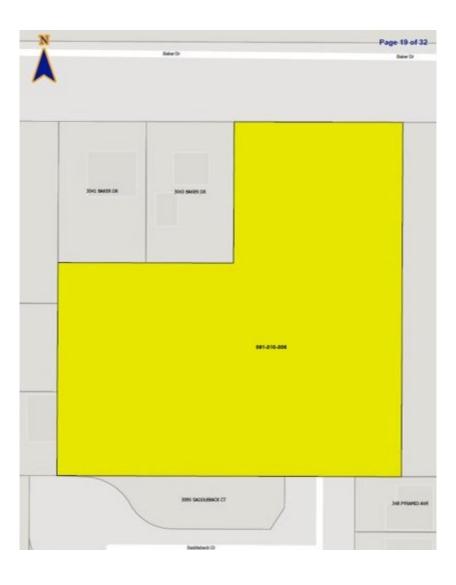
Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-N from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-N from Low Density Residential (R-1-5) to High Density Residential (R-4)





Map O Info

for approximately 1.62 acres of land more particularly described as Assessor's Parcel Number (APN) 061-310-006 (owned by Makinson BL & Shirley)

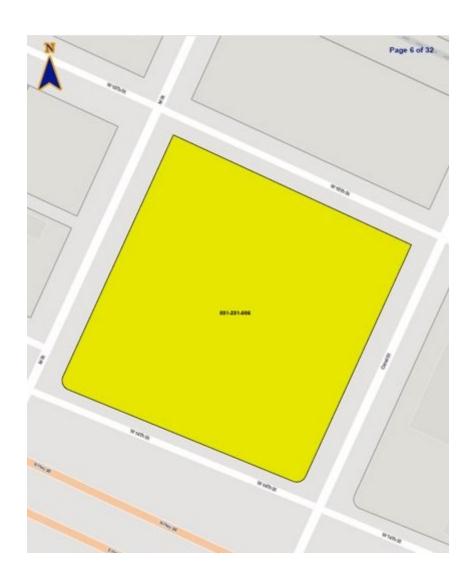
Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-O from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-O from Residential Planned Development (RP-D) #54 to High Density Residential (R-4)

P



Map P Info

for approximately 3.77 acres of land more particularly described as Assessor's Parcel Number (APN) 031-231-005 (owned by Pacific Gas & Electric Co.)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-P from General Commercial (CG) to High Density Residential (HD) and Zone Change #436-P from General Commercial (C-G) to High Density Residential (R-4)





Map Q Info

for approximately 0.73 acres of land more particularly described as Assessor's Parcel Number (APN) 031-094-005 (owned by Prasad Avinesh Ashnil)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-Q from General Commercial (CG) to High Density Residential (HD) and Zone Change #436-Q from General Commercial (C-G) to High Density Residential (R-4)

R



Map R Info

for approximately 0.82 acres of land more particularly described as Assessor's Parcel Number (APN) 031-171-001 (owned by Golden State Realty Association)

Notice of change went out to property owner(s)
Property owner(s) were not in favor. Property already being developed as car lot. Is next to other car lots.

Recommend to City Council

Approve/Disapprove/Modify: Staff Recommends to deny rezone and remove from consideration

General Plan Amendment #24-17-R General Commercial (CG) to High Density Residential (HD) and Zone Change #436-R from General Commercial (C-G) to High Density Residential (R-4)



Map S

for approximately 0.60 acres of land more particularly described as Assessor's Parcel Number (APN) 031-094-006 (owned by Cordes Richard A & Suzanne M Trustee)

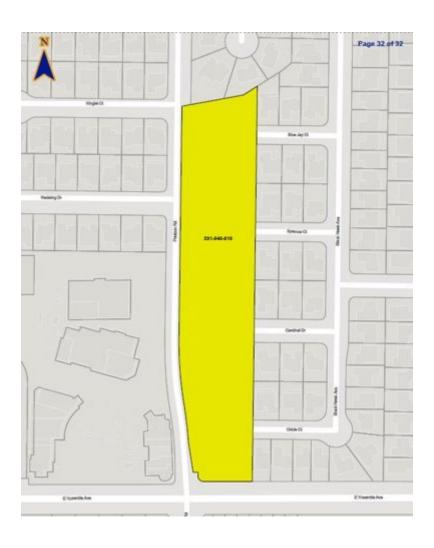
Notice of change went out to property owner(s). Property owner(s) are not in favor. Doesn't believe development would be viable unless it is at least 8 acres.

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-S General Commercial (CG) to High Density Residential (HD) and Zone Change #436-S from Thoroughfare Commercial (C-T) to High Density Residential (R-4)

T



Map T Info

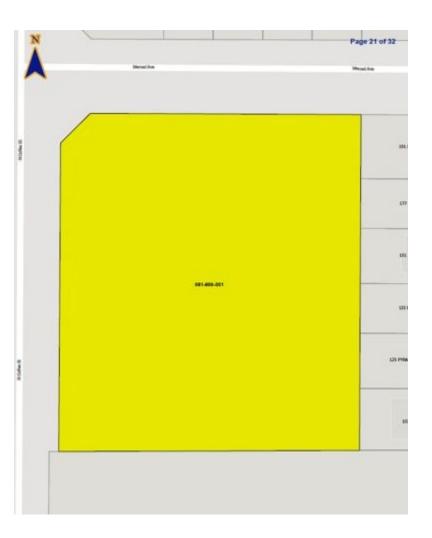
for approximately 4.73 acres of land more particularly described as Assessor's Parcel Number (APN) 231-040-010 (owned by Chang Jeanne Trustee).

Notice of change went out to property owner(s) Property owner(s) is in favor.

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17- T from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-T from Low Density Residential (R-1-6) to High Density Residential (R-4)



Map U Info

for approximately 2.28 acres of land more particularly described as Assessor's Parcel Number (APN) 058-110-044 (owned by 1379 N Bear Creek LLC)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-V from Low Medium Density (LMD) Residential to High Density Residential (HD) and Zone Change #436-V from Low Medium Density Residential (R-2) to High Density Residential (R-4)

V



Map V Info

for approximately 2.28 acres of land more particularly described as Assessor's Parcel Number (APN) 058-110-044 (owned by 1379 N Bear Creek LLC)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-V from Low Medium Density (LMD) Residential to High Density Residential (HD) and Zone Change #436-V from Low Medium Density Residential (R-2) to High Density Residential (R-4)

W



Map W Info

for approximately 1.23 acres of land more particularly described as Assessor's Parcel Number (APN) 007-250-029 (owned by Thomason Colburn & Valdene)

Notice of change went out to property owner(s)
Property owner(s) were potentially in favor. They were not happy with the late notice. Staff met with them and answered their questions.

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-W and Site Utilization Plan Revision #19 to Planned Development (P-D) #4. The General Plan Amendment would change the General Plan designation from Commercial Office (CO) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Commercial Office to High Density Residential





Map X Info

for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 206-040-020 (owned by TRS OPS LLS)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-X and Site Utilization Plan Revision #8 to Planned Development (P-D) #46. The General Plan Amendment would change the General Plan designation from Commercial Office (CO) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Commercial Office to High Density Residential





Map Y Info

for approximately 8.69 acres of land more particularly described as Assessor's Parcel Number (APN) 230-010-016 (owned by Merced QB Club LLC)

Notice of change went out to property owner(s) Property owner(s) had concerns about a project that had been planned with the City's input. Were ready to submit application.

Recommend to City Council

Approve/Disapprove/Modify: Staff recommends the Planning Commission Recommend to the City Council a modified action.

Original:

General Plan Amendment #24-17-Y and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from Neighborhood Commercial (CN) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Neighborhood Commercial to High Density Residential

Map Y Info Continued

Recommend to City Council

Modified Action:

General Plan Amendment #24-17-Y and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from Neighborhood Commercial (CN) to Regional/Community Commercial (RC). The Site Utilization Plan Revision would change the Site Utilization Plan designation from Neighborhood Commercial to Central Commercial (C-C)



Map Z Info

for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 224-020-006 (owned by Bellevue Apartments North LP)

Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-Z and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential





Map AA Info

for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 224-020-008 (owned by Bellevue Apartments North LP)

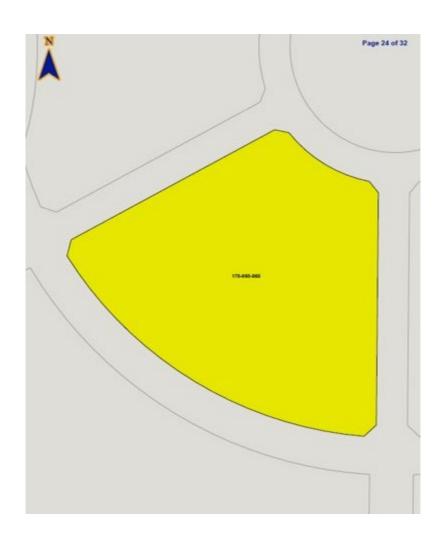
Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-AA and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential

BB



Map BB Info

for approximately 8.11 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-050 (owned by Stonefield Home Inc.)

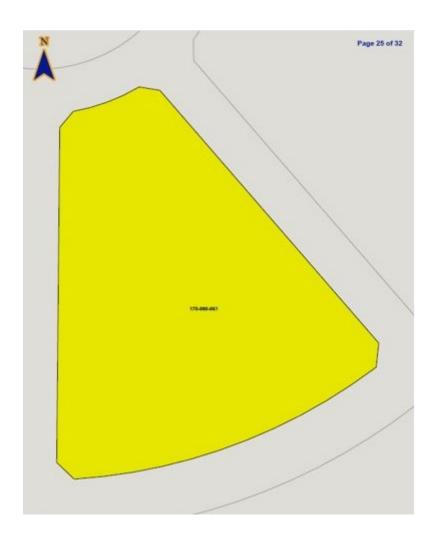
Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-BB and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential

CC



Map CC Info

For approximately 5.16 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-051 (Owned by Stonefield Home Inc)

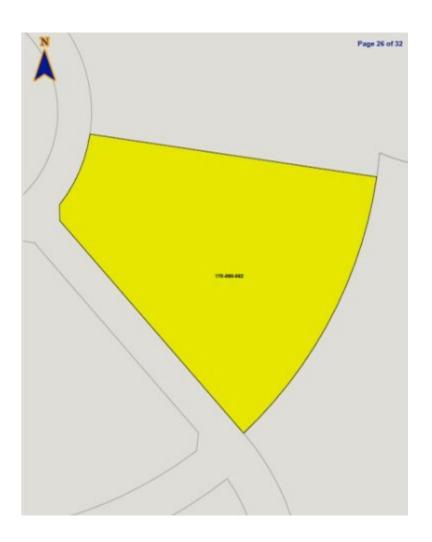
Notice of change went out to property owner(s) Property owner(s) had no comment

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-CC and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD).

DD



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Map DD Info

For approximately 6.09 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-052 (owned by Stonefield Home Inc)

Notice of change went out to property owner(s)

Recommend to City Council

Approve/Disapprove/Modify:

General Plan Amendment #24-17-DD and Site Utilization Plan Revision #14 to Planned Development (P-D) #42. The General Plan Amendment would change the General Plan designation from High Medium Density Residential (HMD) to High Density Residential (HD).

