

**CITY OF MERCED
Planning Commission**

Resolution #4181

WHEREAS, the Merced City Planning Commission, at its regular meeting of June 3, 2026, held a public hearing and considered **General Plan Amendment #24-06**, **Zoning Ordinance Amendment #26-0001**, and **Environmental Review #26-0068**, and the City of Merced’s SB 244 Analysis, initiated by the City of Merced (“City”). 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 as well as updating the City’s SB 244 Analysis; and

WHEREAS, the Housing Element is one of seven required elements of the City’s 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 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; and

WHEREAS, General Plan Amendment #24-06 and Zone Ordinance Amendment #26-0001 are necessary to meet the State of California Housing laws; and

WHEREAS, the City adopted an Addendum to the General Plan Environmental Impact Report on April 7, 2025, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164, California Code of Regulation, Title 14, Division 6, Chapter 3, 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; and

WHEREAS, General Plan Amendment #24-06 and its accompanying Zoning Ordinance Amendment #26-0001 will result in no substantial changes to the adopted addendum and any future development on the Regional Housing Needs Allocation sites will require individual environmental review under CEQA to assess potential impacts related to each specific proposal, so the current action is exempt and no subsequent EIR shall be prepared; and,

WHEREAS, as part of the Housing Element process, the City conducted an SB 244 Analysis, as required by California law, evaluating Disadvantaged Unincorporated

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Communities near the City limits analyzing specific services within the area and identifying potential funding mechanisms in accordance with California law; and

WHEREAS, the Planning Commission has considered all written and oral testimony presented regarding General Plan Amendment #24-06, Zoning Ordinance Amendment #26-0001, Environmental Review #26-0068, and the City of Merced's SB 244 Analysis.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MERCED DOES HEREBY RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. That Merced City Planning Commission concurs with and adopts the Analysis, Environmental Determination and General Plan Consistency sections of Planning Commission Staff Report #26-344, attached hereto and incorporated herein as Exhibit A.

SECTION 2. That the Planning Commission recommends that the City Council of the City of Merced approve and adopt General Plan Amendment #24-06.

SECTION 3. That the Planning Commission recommends that the City Council of the City of Merced approve and adopt Zoning Ordinance Amendment #26-0001.

SECTION 4. That the Planning Commission recommends that the City Council of the City of Merced approves and adopts Environmental Review #26-0068 finding these actions Statutorily Exempt from CEQA pursuant to CEQA Guidelines Section 15162.

SECTION 5. That the Planning Commission recommends the City Council of the City of Merced approve and adopt the City's SB 244 analysis.

Upon motion by Commissioner _____, seconded by Commissioner _____, and carried by the following vote:

AYES:

NOES:

ABSENT:

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