

CITY OF MERCED
Planning Commission

Resolution #4149

WHEREAS, the Merced City Planning Commission at its regular meeting of February 5, 2025, held a public hearing and considered **General Plan Amendment #24-17, Zone Change #436, Site Utilization Plan Revision #19 to Planned Development #4, Site Utilization Plan Revision #14 to Planned Development #42, and Site Utilization Plan Revision #8 to Planned Development #46**, initiated by the City of Merced, to change the General Plan and Zoning Designations for twenty-seven (27) sites, totaling approximately 89.13 acres. The General Plan Amendment and Zone Change of these sites is necessary to accommodate the Regional Housing Needs Allocation (RHNA) shortfall. The RHNA shortfall is the remaining RHNA once planned and approved units (“pipeline projects”) and projected Accessory Dwelling Unit (ADU) development is considered as outlined in the Draft Multi-Jurisdictional Housing Element for Merced. Pursuant to California Housing Law, the City must demonstrate the availability of enough sites (with appropriate zoning) to allow for the development of the RHNA. The proposed City-initiated General Plan Amendment and Zone Changes for the thirty (30) sites are described in Exhibit B; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section 15164, California Code of Regulation, Title 14, the City prepared an Addendum to the General Plan EIR 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, the Merced City Planning Commission concurs with Findings A through I of Planning Commission Staff Report #25-096 as outlined in Exhibit A.

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 approval or denial to the City Council for each of the following thirty (30) sites being considered and listed in Exhibit B of this Resolution, otherwise known as Sites A through DD.

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A. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 2.07 acres of land more particularly described as Assessor’s Parcel Number (APN) 035-140-016 (Site A on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

B. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.52 acres of land more particularly described as Assessor’s Parcel Number (APN) 035-160-016 (Site B on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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C. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.68 acres of land more particularly described as Assessor’s Parcel Number (APN) 032-054-003 (Site C on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

D. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.99 acres of land more particularly described as Assessor’s Parcel Number (APN) 059-270-008 (Site D on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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E. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.86 acres of land more particularly described as Assessor’s Parcel Number (APN) 032-072-011 (Site E on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

F. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 4.93 acres of land more particularly described as Assessor’s Parcel Number (APN) 061-710-016 (Site F on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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G. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend denial of 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) for approximately 4.41 acres of land more particularly described as Assessor’s Parcel Number (APN) 061-710-015 (Site G on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

H. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 1.03 acres of land more particularly described as Assessor’s Parcel Number (APN) 030-163-008 (Site H on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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I. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 3.79 acres of land more particularly described as Assessor’s Parcel Number (APN) 033-060-024 (Site I on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

J. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 2.23 acres of land more particularly described as Assessor’s Parcel Number (APN) 033-210-062 (Site J on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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K. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.63 acres of land more particularly described as Assessor’s Parcel Number (APN) 034-021-002 (Site K on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

L. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.55 acres of land more particularly described as Assessor’s Parcel Number (APN) 034-072-030 (Site L on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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M. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.69 acres of land more particularly described as Assessor’s Parcel Number (APN) 031-251-030 (Site M on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

N. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 2.11 acres of land more particularly described as Assessor’s Parcel Number (APN) 059-330-021 (Site N on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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O. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 1.62 acres of land more particularly described as Assessor’s Parcel Number (APN) 061-310-006 (Site O on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

P. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42 , and recommend approval of 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) for approximately 3.77 acres of land more particularly described as Assessor’s Parcel Number (APN) 031-231-005 (Site P on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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Q. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 0.73 acres of land more particularly described as Assessor’s Parcel Number (APN) 031-094-005 (Site Q on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

R. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend denial of 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) for approximately 0.82 acres of land more particularly described as Assessor’s Parcel Number (APN) 031-171-001 (Site R on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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S. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend denial of 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) for approximately 0.60 acres of land more particularly described as Assessor’s Parcel Number (APN) 031-094-006 (Site S on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

T. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 4.73 acres of land more particularly described as Assessor’s Parcel Number (APN) 231-040-010 (Site T on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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U. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of General Plan Amendment #24-17-U from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-U from Residential Planned Development (RP-D) #54 to High Density Residential (R-4) for approximately 1.91 acres of land more particularly described as Assessor’s Parcel Number (APN) 061-600-001 (Site U on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

V. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 2.28 acres of land more particularly described as Assessor’s Parcel Number (APN) 058-110-044 (Site V on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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W. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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 for approximately 1.23 acres of land more particularly described as Assessor’s Parcel Number (APN) 007-250-029 (Site W on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

X. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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 for approximately 10.00 acres of land more particularly described as Assessor’s Parcel Number (APN) 206-040-020 (Site X on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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Y. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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) for approximately 8.69 acres of land more particularly described as Assessor’s Parcel Number (APN) 230-010-016 (Site Y on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

Z. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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 for approximately 10.00 acres of land more particularly described as Assessor’s Parcel Number (APN) 224-020-006 (Site Z on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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AA. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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 for approximately 10.00 acres of land more particularly described as Assessor’s Parcel Number (APN) 224-020-008 (Site AA on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

BB. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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 for approximately 8.11 acres of land more particularly described as Assessor’s Parcel Number (APN) 170-060-050 (Site BB on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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CC. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 5.16 acres of land more particularly described as Assessor’s Parcel Number (APN) 170-060-051 (Site CC on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

DD. After reviewing the City’s Draft Environmental Determination, and discussing all the issues, the Merced City Planning Commission does resolve to hereby adopt the General Plan EIR Addendum regarding Environmental Review #24-42, and recommend approval of 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). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 6.09 acres of land more particularly described as Assessor’s Parcel Number (APN) 170-060-052 (Site DD on Exhibit B).

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

AYES: Commissioner(s)

NOES: Commissioner(s)

ABSENT: Commissioner(s)

ABSTAIN: Commissioner(s)

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Adopted this 5th day of February 2025

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Exhibits:

Exhibit A – Findings/Considerations

Exhibit B – Housing Element Potential Rezone Sites

Findings and Considerations
Planning Commission Resolution #4149
General Plan Amendment #24-17/Zone Change #436/Site Utilization Plan
Revisions #19 (P-D #4), #8 (P-D #46), and #14 (P-D #42)

FINDINGS/CONSIDERATIONS:

General Plan Compliance and Policies Related to This Application

- A) The proposed Zone Changes and General Plan Amendments comply with the current and Draft 6th Cycle Housing Elements of the *Merced Vision 2030 General Plan*.

Government Code Section 65583(c)(7) requires the identification of means by which consistency will be achieved across all general plan elements. The rezoning of the 30 sites identified in Attachment B of Planning Commission Staff Report #25-096 align with the goals and policies of the *Merced Vision 2030 General Plan* Housing Element and are integral to meeting the City’s Regional Housing Needs Allocation (RHNA).

The Merced Vision 2030 General Plan Housing Element includes policies supporting increased housing opportunities, including housing affordable to lower income families, and increasing allowable densities to facilitate affordable housing development. Housing Element goals and policies include but are not limited to:

Policy H-1.1 Support Increased Density in Residential Zoning Districts

The proposed rezoning and land use changes would allow for development at increased densities and for the development of residential units in some areas where not previously permitted. Approximately 61 percent of the acreage to be rezoned is located in District 6, the area within City boundaries north of Buena Vista Drive, and identified by the Tax Credit Allocation Committee as a high-resource area, near jobs, high-performing schools, a healthy environment, and other amenities.

Policy H-1.2 Support Development of Affordable Housing

In areas that have a higher maximum density, residential units are more likely to be affordable to lower- and moderate-income households. Increases to the housing supply and providing more flexible and efficient design of buildings, will reduce construction costs per unit, resulting in more affordable homes.

The proposed Zone Changes and General Plan Amendments also comply with the proposed 2024-2032 Housing Element Update goals and policies as well as applicable state housing law requirements.

Zoning Ordinance Compliance—General Plan Amendment/Zone Change Findings

- B) Chapters 20.80 (Zoning Ordinance Amendments) and 20.82 (General Plan Amendments) of the Merced Municipal Code outline procedures for considering Zone Changes and General Plan Amendments. However, unlike other Planning permits, there are no specific findings spelled out in the Code that must be made in order to approve said amendments. However, good Planning practice would be to provide objective reasons for approval or denial, but these can take whatever form deemed appropriate by the Planning Commission and City Council. However, based

on State law and case law, the following findings are recommended:

1. *The proposed amendment is deemed to be in the public interest.*

The proposed amendments are deemed to be in the public interest because it will allow for adequate units in the Housing Element to meet the City's share of the 6th housing cycle RHNA.

2. *The proposed amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.*

The rezoning of sites identified in the Housing Element is consistent with the General Plan's vision and objectives, ensuring that all elements work together cohesively to achieve the city's long-term goals and maintain compliance with state law requirements for internal consistency.

3. *The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.*

There are no developments proposed as part of the rezoning and land use designation changes. The amendments are recommended to allow for and incentivize development on the sites that were identified as part of the 6th cycle Housing Element update. The proposed project and any uses that would be enabled by the project, would not be detrimental to the public health, safety, and welfare of the City.

4. *The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).*

Pursuant to the California Environmental Quality Act (CEQA) California Environmental Quality Act (CEQA) Section 15164, California Code of Regulation, Title 14, the City prepared an Addendum to the General Plan EIR for the Merced Housing Element Update and Rezone (Attachment E of Planning Commission Staff Report #25-096) in which it was determined that the Project 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. The Housing Element rezoning involves modifications to the City's General Plan and Zoning Map to meet the City's RHNA and to receive certification on the 6th cycle Housing Element draft, in compliance with State law. No specific development projects are included in the Housing Element Rezoning Efforts.

Proposed General Plan Amendments and Zone Changes

- C) Because General Plan Amendment #24-17 and Zone Change #436 involves 30 separate locations, Staff has added a letter (i.e. "General Plan Amendment #24-17-A" and "Zone Change #436-A") to the application number in order to make it easier to identify each individual site. Also, there are several sites that involve Planned Developments, and in those cases, the Zoning is not actually changed from Planned Development, but the Site Utilization Plan (SUP) land use designation for the site is changed, which is equivalent to a Zone Change within a Planned Development.

Therefore, for those sites, you will see a Site Utilization Plan (SUP) Revision number to a particular Planned Development number (i.e. “SUP Revision #___ to P-D #___”). The Table in Exhibit B of the Planning Commission Resolution identifies each location by the application numbers involved and a map of all the locations is also included. Planning staff also recognizes that due to the number of locations, each owned by different individuals, and possible conflicts/recusals for individual Planning Commissioners due to the locations of these sites in proximity to the residences of each Planning Commissioner that there may need to be several separate votes taken in order to make recommendations on all the proposed sites. By having the separate identifier, it is hoped that that will help in the making of motions for Commissioners and also help members of the public or property owners testifying to identify specific locations. Finding D below spells out all the individual changes proposed, and more detailed maps of each individual location are also included at Attachment B of Planning Commission Staff Report #25-096.

- D) Here is a list of all the proposed changes involved for each individual site:
- A. 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) for approximately 2.07 acres of land more particularly described as Assessor’s Parcel Number (APN) 035-140-016 (owned by Melgosa Lisa Trustee).
 - B. 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) for approximately 0.52 acres of land more particularly described as Assessor’s Parcel Number (APN) 035-160-016 (owned by Faithful Heritage Holdings West Inc).
 - C. 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) for approximately 0.68 acres of land more particularly described as Assessor’s Parcel Number (APN) 032-054-003 (owned by Rojas-Flores Felipe).
 - D. 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) for approximately 0.99 acres of land more particularly described as Assessor’s Parcel Number (APN) 059-270-008 (owned by Soto Alma A).
 - E. 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) 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).
 - F. 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) for approximately

- 4.93 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-016 (owned by Carreon Adrian E.).
- G. 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) for approximately 4.41 acres of land more particularly described as Assessor's Parcel Number (APN) 061-710-015 (owned by City of Merced). This site is recommended for denial as Planning staff determined (late in the process) that this site was slated long ago for a park. While undeveloped, this site should be reserved for park use given development in that area of the city.
 - H. 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) 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).
 - I. 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) 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).
 - J. 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) 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).
 - K. 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) 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).
 - L. 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) for approximately 0.55 acres of land more particularly described as Assessor's Parcel Number (APN) 034-072-030 (owned by Flanagan Square LLC).
 - M. 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) 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).
 - N. 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) for approximately 2.11 acres of land more particularly described as Assessor's Parcel Number (APN) 059-330-021 (owned by Ornelas Michael).

- O. 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) for approximately 1.62 acres of land more particularly described as Assessor's Parcel Number (APN) 061-310-006 (owned by Makinson BL & Shirley).
- P. 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) 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.).
- Q. 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) for approximately 0.73 acres of land more particularly described as Assessor's Parcel Number (APN) 031-094-005 (owned by Prasad Avinesh Ashnil).
- R. 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) 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). This site is recommended for denial as Planning staff received correspondence from the property owner indicating that there is an active permit to build a new office building on the property.
- S. 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) 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). This site is recommended for denial as Planning staff received correspondence from the property owners indicating that additional properties surrounding their parcel needed to be included in the proposed rezoning, to allow for high density residential development. Given that surrounding sites were not part of the notification, Staff is recommending that the Planning Commission, deny the General Plan Amendment and Zone Change Site S.
- T. 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) for approximately 4.73 acres of land more particularly described as Assessor's Parcel Number (APN) 231-040-010 (owned by Chang Jeanne Trustee).
- U. General Plan Amendment #24-17-U from Low Density (LD) Residential to High Density Residential (HD) and Zone Change #436-U from Residential Planned Development (RP-D) #54 to High Density Residential (R-4) for approximately 1.91 acres of land more particularly described as Assessor's Parcel Number (APN) 061-600-001 (owned by BMP Properties Inc).
- V. 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) for

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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).

- W. 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 for approximately 1.23 acres of land more particularly described as Assessor's Parcel Number (APN) 007-250-029 (owned by Thomason Colburn & Valdene).
- X. 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 for approximately 10.00 acres of land more particularly described as Assessor's Parcel Number (APN) 206-040-020 (owned by TRS OPS LLS).
- Y. 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 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).
- Z. 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 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).
- AA. 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 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).
- BB. 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 for approximately 8.11 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-050 (owned by Stonefield Home Inc.).

CC. 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). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 5.16 acres of land more particularly

described as Assessor's Parcel Number (APN) 170-060-051 (owned by Stonefield Home Inc.).

DD. 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). The Site Utilization Plan Revision would change the Site Utilization Plan designation from High Medium Density Residential to High Density Residential for approximately 6.09 acres of land more particularly described as Assessor's Parcel Number (APN) 170-060-052 (owned by Stonefield Home Inc.).

Reasons for the Proposed Changes

- E) The strategic changes to the land use and zoning designation of 30 sites (listed in Exhibit B of Planning Commission Resolution #4149 (Attachment A) – Housing Element Rezone Sites are essential to expand housing opportunities and meet the City's share of the RHNA. Updates to the Merced Vision 2030 General Plan Land Use Map and the Zoning Map to reflect these changes are necessary to obtain certification of the draft 6th cycle Housing Element by the California Housing and Community Development Department (HCD). These sites are proposed to be rezoned from Low-Density Residential (R-1-5, R-1-6, R-1-10, R-2), General Commercial (C-G), and Planned Development [RP-D, P-D, PD (CO)] to High-Density Residential [R-4, P-D (VR), P-D (HD), P-D (HMD)] or Central Commercial (C-C). The land use designation of these sites will also be redesignated from Low-/Low Medium-Density Residential, General Commercial, Office Commercial, and Open Space to primarily High Density Residential or Regional/Community Commercial. No development projects are proposed as part of the Housing Element rezoning efforts.

- F) The zoning and land use changes are enumerated in the draft 6th cycle Housing Element programs to incentivize and allow for increased development density to meet the City's share of the RHNA. The sites selected for rezoning are underutilized and/or vacant, and meet HCD's criteria for inclusion in the site inventory. Additionally, by rezoning the sites, the City will be able to meet state requirements to plan for its share of the regional housing need. Government Code § 65583.2 establishes a minimum density of 20 units per acre, a minimum site size to permit at least 16 units on site, and zoning to allow ownership and rental housing by right, and in which at least 20 percent of the units are affordable to lower-income households. The land use and zoning changes will make these lands suitable and available for the future development of 1,898 low-income units and 1,017 moderate-income units. Facilitating development of sufficient lower-income units is essential ensure that residents have access to safe and affordable housing.

Public Notices and Comments

- G) Planning staff has provided notice of these rezones and offered the public several opportunities to comment on these rezones prior to the Planning Commission public

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hearing. First of all, the list of sites proposed to be rezoned was included in the Draft Housing Element published on May 13, 2024. The list of sites was refined by staff and the consultants a few times over the last few months as more information became available. For instance, three sites were removed because they had already been rezoned in 2024 at the request of the property owners. More recently, on January 10, 2025, letters were sent out to each property owner that had a site that was proposed to be rezoned, giving them information about why their properties were chosen, and notifying them of the Planning Commission public hearing and the City Council and Planning Commission workshops to be held on January 21, 2025, and January 22, 2025, respectively. On January 15, 2025, a public hearing notice was published in the Merced County Times and Merced Sun-Star which provided notice of the Planning Commission public hearing and the various locations involved. The City's Municipal Code (MMC 20.70.020-B-2) and State law allow for an alternative to mailing public hearing notices if the number is above 1,000 addresses. In this case, there were over 1,000 addresses. Therefore, on January 23, 2025, a display ad of 5 by 10 inches in size was published in the Merced County Times and in the Merced Sun-Star on January 26, 2025, giving notice of the hearing and referring the public to the web page where the City has published details on the proposed rezones:

<https://www.cityofmerced.org/departments/planning-division/rezoning-required-to-meet-rhna>.

- H) At the January 21, 2025, City Council workshop on the rezones, no property owners and one (1) member of the public provided comments on the rezones. In general, the comments were neutral. At the January 22, 2025, Planning Commission workshop on the rezones, no property owners and one (1) member of the public provided comments on the rezones. In general, the comments were neutral. Planning staff has also received five (5) phone calls and two (2) emails/letters in response to the notices. In general, four (4) of the callers were not opposed to the rezones and one (1) caller expressed that additional properties be included. However, the two (2) emails on the rezones were not in favor of their properties being rezoned. Copies of the emails and letters and a log of the comments received prior to the issuance of this staff report can be found at Attachment D.

Environmental Clearance

- I) The Planning staff has conducted an environmental review (#24-42) of the project in accordance with the requirements of the California Environmental Quality Act (CEQA), an Addendum is the appropriate environmental document under CEQA Section 15264 because the proposed project would not require revisions to the certified 2012 General Plan EIR due to the involvement of new significant environmental effects or substantial increases in the severity of significant effects previously identified in the General Plan EIR. The Addendum to the General Plan EIR (Environmental Review #24-42) is included as Attachment E of Planning Commission Staff Report #25-096

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
832 W 11th St	032-054-003	LD	HD	R-1-6	R-4	20	43.56	C
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
2890 E Gerard Ave	061-710-015	LD	HD	RP-D	R-4	20	43.56	G
O St	030-163-008	LD	HD	R-1-6	R-4	20	43.56	H
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
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
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
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	HD	P-D	R-4	20	43.56	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