

CITY OF MERCED
Planning Commission

Resolution #4163

WHEREAS, the Merced City Planning Commission at its regular meeting of July 9, 2025, held a public hearing and considered **General Plan Amendment #24-03, Zone Change #435 and Residential Planned Development Establishment #83**, initiated by Lennar Homes of California, on behalf of Merced Gateway, LLC and Lyons Investments property owners for the property located at 3610 East Gerard Avenue (APNs 061-680-001, 061-710-009 and 061-710-023). The General Plan Amendment would change the General Plan land use designation of the 73.7-acre site from Business Park (BP) and Manufacturing/Industrial (IND) to Business Park (BP), Low Medium Residential (LMD), High-Medium Residential (HMD) and Open Space-Park Recreation (OS-PK). Zone Change #435 would rezone the site to establish Residential Planned Development (RP-D) #83 changing the zone for 64.6 acres from Business Park (BP) and Heavy Industrial (I-H) to Residential Planned Development #83 and to Business Park for the remaining 9 acres. The approximate 73.7-acre subject site is generally located on the southwest corner of East Gerard Avenue and Campus Parkway. The property being more particularly described as Lots “9” and “23” of Assessors Map Book 61 - Page 71 and Lot “1” of Assessors Map Book 61 – Page 68.

WHEREAS, the Merced City Planning Commission concurs with Findings/Considerations A through E of Staff Report #25-638 (Exhibit B of Planning Commission Resolution #4163); and,

WHEREAS, the Merced City Planning Commission concurs with the Findings for Planned Development (P-D) Zoning Districts in Merced Municipal Code Section 20.20.020 (J); and,

NOW THEREFORE, after reviewing the City’s Initial Study and Draft Environmental Determination, and fully discussing all the issues, the Merced City Planning Commission does resolve to hereby recommend to City Council adoption of a Negative Declaration regarding Environmental Review #24-30, and recommend approval of General Plan Amendment #24-03, Zone Change #435 and Residential Planned Development #83 Establishment, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

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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July 9, 2025

Adopted this 9th of July 2025

Chairperson, Planning Commission of
the City of Merced, California

ATTEST:

Secretary

Exhibits:

Exhibit A – Conditions of Approval

Exhibit B – Findings/Considerations