



General Plan Amendment #22-02 & Zone Change #430

1808 Parsons Avenue

City Council May 2, 2022



Proposed Land Use Changes

- Amend the General Plan Land Use Designation from Thoroughfare Commercial (CT) to High-Medium Density (HMD) Residential.
- Change the Zoning Designation from Thoroughfare Commercial (C-T) to R-3-1.5

The changes would allow the construction of a 108-unit affordable housing apartment complex.

PROJECT SUMMARY

Site Data:
 Gross Site Area: +/- 4.59 ac
 Total Apartment Units: 108
 Gross Density: +/- 22.88 du/ac

Area Data:
Residential
 Apartment Type 'A' (21 Plex): (3 plotted)
 Apartment Type 'B' (24 Plex): (1 plotted)
 Community Center: +/- 6,000 SF

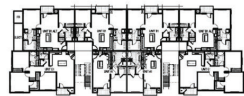
Total Parking
 - Full-size 140 spaces 187 Spaces (1.73 ratio)
 - Compact 46 spaces (24.6%)

*NOTE: Project areas are preliminary and subject to refinement.

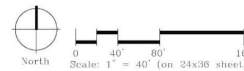
Community
Center/Office



BUILDING TYPE A - 21 PLEX



BUILDING TYPE B - 24 PLEX



VISIONARY HOME BUILDERS
 Sacramento, CA.

Gated
Entrance

APARTMENTS BUILDING
 TYPE A - 3-story, 21-plex
 - 4 Plotted

Tot Lot

APARTMENTS BUILDING
 TYPE B - 3-story, 24-plex
 - 1 Plotted

Emergency
Vehicle
Access

Emergency
Vehicle
Access

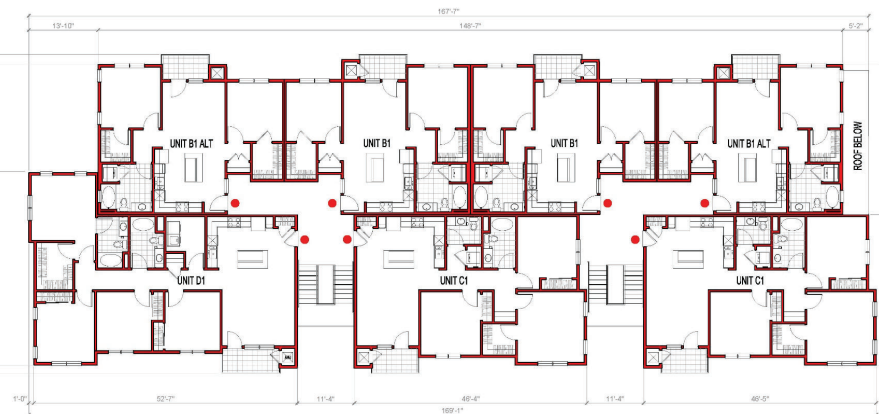
CONCEPTUAL SITE PLAN - 108 Units
PARSON AVENUE SITE
 MERCED, CA.



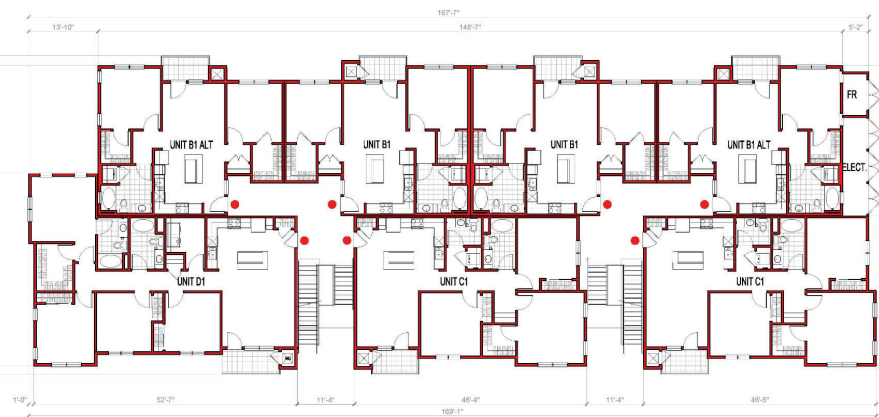
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

February 7, 2022 | MR210426.00

Building Type A



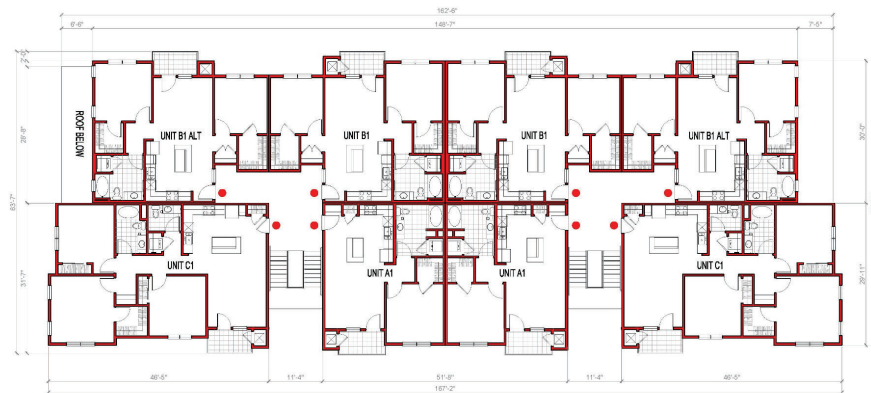
SECOND / THIRD FLOOR



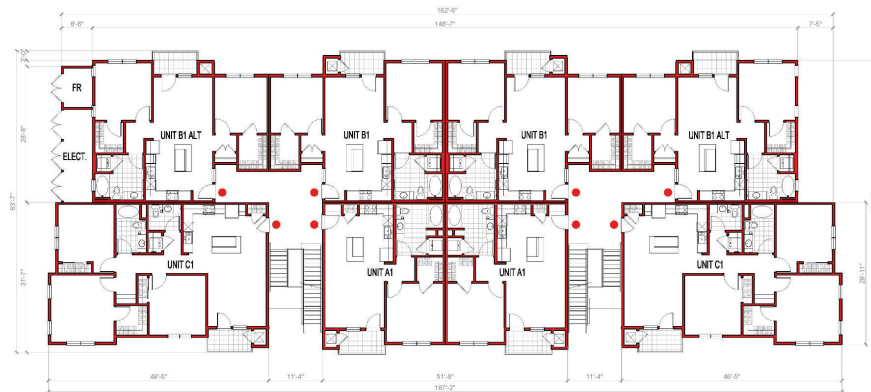
FIRST FLOOR

BUILDING TYPE - A (21PLEX)

Building Type B



SECOND / THIRD FLOOR



FIRST FLOOR

BUILDING TYPE - B (24PLEX)



FRONT ELEVATION



PERSPECTIVE

BUILDING TYPE - A (21PLEX)

Scale: 1/8" = 1'-0"
EXTERIOR ELEVATIONS

Building Elevations for Building Type B (24 Plex) would be the same.

Findings/Considerations

General Plan/Zoning Compliance

- If the General Plan and Zone Change are approved, the project would comply with the General Plan and Zoning designations.

Traffic/Circulation

- Parsons Avenue has been widened to 4-lanes in front of the project site.
- The addition of the project traffic would not reduce the level of service below LOS D.
- Alternative Transportation is available (bus stops, bike lanes, sidewalks)

Parking

- 191 spaces required.
- 5% reduction allowed due to proximity to the bus stop on Parsons Avenue.
- 181 spaced required after reduction.
- 184 spaces provided.

Findings/Conditions

Neighborhood Impact

- Site is adjacent to Joe Herb Park, residential uses, vacant land, and commercial uses.
- The three-story buildings would be taller than the other buildings in the area.
- General Plan Policies and conditions of approval would reduce impacts from lighting.
- Condition #28 requires a solid fence along the eastern property line adjacent to the residential uses.
- Uses allowed under the Thoroughfare Commercial Zone could include gas stations, hotels, car washes, etc.
- All property owners within 300 feet notified of proposed project.
- Staff received one call inquiring about the project prior to the Planning Commission Meeting on March 23, 2022.

Density Bonus

- Applicant has applied for a Density Bonus.
- No additional density is being requested, but concession and waiver from Design Standards are being requested.
- The Density Bonus will be considered separately by the City Council.

Environmental Review

- Mitigated Negative Declaration is being recommended.
- The implementation of Mitigation Measures would reduce all potential impacts to a less than significant level.

DRAFT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

FOR THE
PARSONS AVENUE APARTMENTS

1808 Parsons Avenue, Merced, CA

March 2, 2022

Prepared for:
City of Merced
Planning and Permitting
678 W. 18th Street
Merced, CA 95340

Prepared by:
BaseCamp Environmental, Inc.
802 W. Lodi Avenue
Lodi, CA 95240

Environmental, Inc.



Planning Commission Action

- Held a duly noticed public hearing on March 23, 2022.
- Recommended approval of:
 - Environmental Review #22-14 (Mitigated Negative Declaration)
 - General Plan Amendment #22-02
 - Zone Change #430

City Council Action

Adopt a Motion to Approve or Deny the project.

To approve the project, the motion should include:

1. The adoption of **Resolution 2022-__**, approving Environmental Review #22-14 (Mitigated Negative Declaration) and approving General Plan Amendment #22-02 changing the General Plan designation from Thoroughfare Commercial (CT) to High-Medium Density (HMD) Residential; and,
2. The Introduction of **Ordinance _____**, amending the Official Zoning Map by rezoning property generally located on the east side of Parsons Avenue, south of Yosemite Parkway (Hwy 140) from Thoroughfare Commercial (C-T) to Medium Density Residential (R-1-1.5); and,
3. The approval of the **Legislative Action Agreement** and authorizing the City Manager or Deputy City Manager to execute the necessary documents.

Questions???