



## Legislation Details

**File #:** 22-215      **Version:** 1      **Name:**

**Type:** Public Hearing Item      **Status:** Passed

**File created:** 3/14/2022      **In control:** City Council/Public Finance and Economic Development Authority/Parking Authority

**On agenda:** 5/2/2022      **Final action:** 5/2/2022

**Title:** SUBJECT: Public Hearing to Consider a Resolution Approving General Plan Amendment #22-02 and Environmental Review #22-14 (Mitigated Negative Declaration), and the Introduction of an Ordinance for Zone Change #430 for Approximately 4.59 Acres Located on the East Side of Parsons Avenue, Approximately 300 Feet South of Yosemite Parkway (Hwy 140); and Approval of a Legislative Action Agreement for the Project

### REPORT IN BRIEF

Request for City Council approval to change the General Plan Land Use Designation from Thoroughfare Commercial (CT) to High-Medium Density (HMD) Residential and change the Zoning designation from Thoroughfare Commercial (C-T) to Medium Density Residential (R-3-1.5) for approximately 4.59 acres generally located on the east side of Parsons Avenue, approximately 300 feet south of Yosemite Parkway (Hwy 140), including the adoption of a Mitigated Negative Declaration and approval of a Legislative Action Agreement.

### RECOMMENDATION

City Council - Adopt a motion:

A. Adopting Resolution 2022-21, A Resolution of the City Council of the City of Merced, California, Approving a Mitigated Negative Declaration (Environmental Review #22-14) for General Plan Amendment #22-02 and Zone Change #430 for approximately 4.59 acres of land generally located on the east side of Parsons Avenue, south of Yosemite Parkway (Hwy 140) (1808 Parsons Avenue) and approving General Plan Amendment #22-02 changing the General Plan land use designation from thoroughfare Commercial (CT) to High-Medium Density (HMD) Residential and approving a Legislative Action Agreement for General Plan Amendment #22-02 and Zone Change #430; and,

B. Introducing Ordinance 2540, an Ordinance of the City Council of the City of Merced, California, amending the Official Zoning Map by rezoning approximately 4.59 acres of land generally located on the east side of Parsons Avenue, south of Yosemite Parkway (Hwy 140) (1808 Parsons Avenue) from thoroughfare Commercial (C-T) to Medium Density Residential (R-3-1.5); and,

C. Approving the Legislative Action Agreement and authorizing the City Manager or Deputy City Manager to execute the necessary documents.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Location Map.pdf, 2. Site Plan.pdf, 3. Visionary Home Builders Project Description, 4. Floor Plans.pdf, 5. Building Elevations.pdf, 6. Planning Commission Resolution #4088, 7. Planning Commission Staff Report #22-200, 8. Draft City Council Resolution.pdf, 9. Draft Ordinance.pdf, 10. Legislative Action Agreement, 11. Draft Presentation

Date	Ver.	Action By	Action	Result
5/2/2022	1	City Council/Public Finance and Economic Development Authority/Parking Authority	approved	Pass