



## Legislation Details

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**File #:** 23-289      **Version:** 1      **Name:**  
**Type:** Public Hearing Item      **Status:** Agenda Ready  
**File created:** 3/20/2023      **In control:** Planning Commission  
**On agenda:** 4/5/2023      **Final action:**  
**Title:** SUBJECT: General Plan Amendment #22-05, Fahrens Creek Specific Plan Amendment #5, Zone Change #432, Establishment of Residential Planned Development (RP-D) #78, and Vesting Tentative Subdivision Map #1326 initiated by ISEA International, property owner, for an approximately 10.76 acre parcel generally located on the south side of Cardella Road, between El Redondo Drive and Horizons Avenue (1250 Cardella Road). The General Plan Amendment would change the General Plan land use designation from Office Commercial (CO)/Neighborhood Commercial (CN) to Low Density Residential (LD). The Fahrens Creek Specific Plan Amendment would change the land use designation for the Specific Plan from Office Commercial/Neighborhood Commercial to Low Density Residential. The Zone Change would change the Zoning designation from Planned Development (P-D) #50 to Residential Planned Development (RP-D) #78. The Vesting Tentative Subdivision Map would subdivide the parcel into 53 single-family lots, ranging in size from 5,000 square feet to 6,718 square feet, \*PUBLIC HEARING\*

**ACTION                      PLANNING COMMISSION:**

Recommendation to City Council

- 1) Environmental Review #22-50 (Negative Declaration)
- 2) General Plan Amendment #22-05
- 3) Fahrens Creek Specific Plan Amendment #5
- 4) Zone Change #432
- 5) Residential Planed Development (RP-D) #78

Approve/Disapprove/Modify:

- 1) Environmental Review #22-50 (Negative Declaration)
- 2) Tentative Subdivision Map #1326

(subject to City Council approval of General Plan Amendment #22-05, Fahrens Creek Specific Plan Amendment #5, Zone Change #432, and Establishment of Residential Planned Development (RP-D) #78)

**CITY COUNCIL:**

Approve/Disapprove/Modify:

- 1) Environmental Review #22-50 (Negative Declaration)
- 2) General Plan Amendment #22-05
- 3) Fahrens Creek Specific Plan Amendment #5
- 4) Zone Change #432
- 5) Establishment of Residential Planned Development (RP-D) #78

**SUMMARY**

The subject site is an undeveloped 10.76-acre lot located in Northwest Merced at 1250 Cardella Road. The subject site is generally located on the south side of Cardella Road, between El Redondo Drive and Horizons Avenue (Location Map at Attachment C). The General Plan Amendment would change the General Plan land use designation from Office Commercial (CO)/Neighborhood Commercial (CN) to Low Density Residential (LD). The Fahrens Creek Specific Plan Amendment would change the Specific Plan land use designation from Office Commercial/Neighborhood Commercial to Low Density Residential. The Zone Change would change the Zoning designation from Planned Development (P-D) #50 to Residential Planned Development (RP-D) #78. The Tentative Subdivision Map would subdivide the parcel into 53 single-family lots, ranging in size from 5,000 square feet to 6,718 square feet. The proposed density of the subdivision would be approximately

4.93 dwelling units per acre. This density would comply with the proposed General Plan designation of Low Density (LD) Residential, which allows between 2 to 6 dwelling units per acre.

**RECOMMENDATION**

Planning staff is neutral with this proposal and is not recommending approval or denial. The Planning Commission may recommend approval or denial of Environmental Review #22-50 [Negative Declaration], General Plan Amendment #22-05, Fahrens Creek Specific Plan Amendment #5, Zone Change #432, and Establishment of Residential Planned Development #78; and approve or deny Tentative Subdivision Map #1326 (subject to City Council adopting the General Plan Amendment, Fahrens Creek Specific Plan Amendment, Zone Change, and Establishment of Residential Planned Development #78) including the adoption of the Draft Resolutions at Attachments A and B of Staff Report #23-289, subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of each attachment.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment A- PC Resolution for GPA FCSPA ZC RPD Establishment.pdf, 2. Attachment B - PC Resolution TSM.pdf, 3. Attachment C - Location Map.pdf, 4. Attachment D - Land Use Map.pdf, 5. Attachment E - Site Map.pdf, 6. Attachment F - Residential Land Use Table.pdf, 7. Attachment G - Residential Zone Development Standards.pdf, 8. Attachment H - Residential Design Standards.pdf, 9. Attachment I - TSM Findings.pdf, 10. Attachment J - Urban Design.pdf, 11. Attachment K - Initial Study.pdf, 12. Attachment L - Presentation.pdf

Date	Ver.	Action By	Action	Result
4/5/2023	1	Planning Commission	recommended for denial	Pass